# Property Details

**406 Dawson Circle, Grand Prairie**

# Property Summary

**Property Data**

| | | |
|---|---|---|
| Purchase Price | $ 489,000 | Renovated triplex close to Arlington entertainment district. One unit left vacant for a househacker using FHA or VA loan or a long term investor to place their own tenant. |
| Make Ready | $ - | |
| Down Payment | 25.0% | |
| Down Payment Amt | $ 122,250 | |
| Closing Costs | $ 9,780 | |
| **Cash Outlay** | **$ 132,030** | |

**Financing Data**

| | |
|---|---|
| Interest Rate | 7.25% |
| Finance Amt | $366,750 |
| Mortgage (yrs) | 30 |
| Mortgage Pmt | $2,501.88 |

**First Year Operating Statement**

| | Monthly | Yearly |
|---|---|---|
| Rental Income | $ 4,125.00 | $ 49,500.00 |
| Vacancy Loss | $ (123.75) | $ (1,485.00) |
| **Gross Income** | **$ 4,001.25** | **$ 48,015.00** |
| | | |
| Insurance | $ 250.00 | $ 3,000.00 |
| Taxes | $ 227.04 | $ 2,724.47 |
| Management | $ 320.10 | $ 3,841.20 |
| Maintenance | $ 150.00 | $ 1,800.00 |
| Capex Reserves | $ 150.00 | $ 1,800.00 |
| Utilities | $ - | $ - |
| Lawncare | $ 75.00 | $ 900.00 |
| HOA | $ - | $ - |
| Other Expenses | $ - | $ - |
| **Total Expenses** | **$ 1,172.14** | **$ 14,065.67** |
| | | |
| **Net Operating Income** | **$ 2,829.11** | **$ 33,949.33** |
| Mortgage | $ 2,501.88 | $ 30,022.58 |
| **Cashflow** | **$ 327.23** | **$ 3,926.75** |
| | | |
| Loan Principal Paydown | | $ 3,549.61 |
| Appreciation | 5% | $ 24,450.00 |
| **Total Return** | | **$ 31,926.37** |

**ROI Metrics**

| | |
|---|---|
| Cap Rate | 6.81% |
| IRR | 19.91% |

**Cash on Cash Returns**

| | 25% down | 30% down | 40% down |
|---|---|---|---|
| Cash Outlay | $ 132,030 | $ 156,480 | $ 205,380 |
| Cash on Cash | 2.97% | 3.79% | 4.84% |
| Cash + Principal | 5.66% | 5.91% | 6.22% |

# Sales Comps

**John Steffen**
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Ph:

*Prepared By John Steffen* March 19, 2024

**Property Type** is 'Residential Income' **Property Type** is 'Residential Income' **Mls Status** is 'Active' **Mls Status** is 'Closed' **Status Contractual Search Date** is 03/19/2024 to 03/20/2023 **Property Sub Type** is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' **Latitude, Longitude** is within 1.00 mi of 406 Dawson Cir, Grand Prairie, TX 75051, USA **State Or Province** is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential Income

Listings as of **3/19/24** at **9:10 am, Page 1 of 1**

| # | MLS # | Address | City | YB | Pool | # Prk | Sqft | $/SqFt | Units | $/Unit | List Price | Sold Price | Sold Date | Sale/List | CDOM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Listings: Closed** | | | | | | | | | | | | | | | |
| 1 | 20463989 | 320 Dawson CIR | Grand Prai | 1953 | No | 4 | 1,719 | $186.15 | 2 | $174,950.00 | $349,900 | $320,000 | 12/07/2023 | 91.5% | 8 |
| 2 | 20180745 | 422 Dawson CIR | Grand Prai | 1954 | No | 4 | 4,000 | $157.58 | 4 | $149,750.00 | $599,000 | $630,300 | 07/28/2023 | 105.2% | 75 |
| | | | **Min** | **1953** | | **4** | **2,860** | **$157.58** | **2** | | **$349,900** | **$320,000** | | **91.5%** | **8** |
| | | | **Max** | **1954** | | **4** | **1,719** | **$186.15** | **4** | | **$599,000** | **$630,300** | | **105.2%** | **75** |
| | | | **Avg** | **1954** | | **4** | **4,000** | **$171.86** | **3** | | **$474,450** | **$475,150** | | **98.3%** | **42** |
| | | | **Med** | **1954** | | **4** | **2,860** | **$171.86** | **3** | | **$474,450** | **$475,150** | | **98.3%** | **42** |
| 2 | **Total Listings** | | **Average for all:** | **1954** | | **4.00** | **2,860** | **$171.86** | **3** | | **$474,450** | **$475,150** | | **98.3%** | **42** |
| | | | **Median for all:** | **1954** | | **4.00** | **2,860** | **$171.86** | **3** | | **$474,450** | **$475,150** | | **98.3%** | **42** |

**Quick Statistics**

| | Min | Max | Avg | Med |
|---|---|---|---|---|
| List Price | $349,900 | $599,000 | $474,450 | $474,450 |
| Sale Price | $320,000 | $630,300 | $475,150 | $475,150 |
| Sale / List | 91.5% | 105.2% | 98.3% | 98.3% |

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# Rent Comps

**John Steffen**
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Ph:

*Prepared By John Steffen* March 19, 2024

**Property Type** is 'Residential Lease' **Property Type** is 'Residential Lease' **Mls Status** is 'Closed' **Status Contractual Search Date** is 03/19/2024 to 09/21/2023 **Latitude, Longitude** is within 1.00 mi of 406 Dawson Cir, Grand Prairie, TX 75051, USA **State Or Province** is one of 'Louisiana', 'Texas'

## Market Analysis Summary | Residential Lease

Listings as of **3/19/24** at **9:11 am, Page 1 of 2**

| # | MLS # | Address | City | Bd | Ba | Sqft | YB | GAR/CP/TCP | Pool | Acres | $/SqFt | List Price | Sold Price | Sold Date | Sale/List | CDOM |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Listings: Closed** | | | | | | | | | | | | | | | | |
| 1 | 20376991 | 218 Renfro ST #D | Grand Prairie | 2 | 2 | 934 | 1983 | 0/0/0 | No | 0.351 | $1.37 | $1,275 | $1,275 | 09/26/2023 | 100.0% | 64 |
| 2 | 20425402 | 323 Ware DR | Grand Prairie | 2 | 2 | 940 | 1983 | 0/0/0 | No | 0.184 | $1.27 | $1,195 | $1,195 | 03/01/2024 | 100.0% | 174 |
| 3 | 20410641 | 829 SW 5th ST | Grand Prairie | 2 | 1 | 948 | 1951 | 1/0/1 | No | 0.178 | $1.79 | $1,700 | $1,700 | 02/16/2024 | 100.0% | 42 |
| 4 | 20441412 | 317 Ware DR | Grand Prairie | 2 | 2 | 950 | 1983 | 0/0/0 | No | 0.000 | $1.26 | $1,200 | $1,200 | 10/06/2023 | 100.0% | 9 |
| 5 | 20492500 | 1914 Dorothy DR | Grand Prairie | 3 | 1 | 1,092 | 1956 | 1/1/1 | No | 0.168 | $1.64 | $1,795 | $1,795 | 02/09/2024 | 100.0% | 60 |
| 6 | 20519214 | 319 SE 3rd ST #101 | Grand Prairie | 3 | 2 | 1,100 | 1984 | 0/0/0 | No | 0.872 | $1.36 | $1,495 | $1,495 | 02/23/2024 | 100.0% | 181 |
| 7 | 20498336 | 113 Harper CT | Grand Prairie | 3 | 2 | 1,236 | 1970 | 1/0/1 | No | 0.162 | $1.58 | $1,949 | $1,949 | 01/19/2024 | 100.0% | 16 |
| 8 | 20507625 | 641 Tamara LN | Grand Prairie | 3 | 1 | 1,261 | 1948 | 0/0/0 | No | 0.284 | $1.41 | $1,775 | $1,775 | 03/15/2024 | 100.0% | 46 |
| 9 | 20446856 | 315 Dawson CIR | Grand Prairie | 2 | 2 | 1,488 | 1981 | 0/0/0 | No | 0.072 | $1.01 | $1,500 | $1,500 | 10/09/2023 | 100.0% | 4 |
| 10 | 20408119 | 1802 Santa Rosa CT | Grand Prairie | 3 | 2 | 1,650 | 1966 | 2/0/2 | No | 0.218 | $1.24 | $2,050 | $2,050 | 10/16/2023 | 100.0% | 46 |
| | | | **Min** | **2** | **1** | **934** | **1948** | **0/0/0** | | **0.000** | **$1.01** | **$1,195** | **$1,195** | | **100.0%** | **4** |
| | | | **Max** | **3** | **2** | **1,650** | **1984** | **0/0/0** | | **0.872** | **$1.79** | **$2,050** | **$2,050** | | **100.0%** | **181** |
| | | | **Avg** | **3** | **2** | **1,160** | **1971** | **2/1/2** | | **0.249** | **$1.39** | **$1,593** | **$1,593** | | **100.0%** | **64** |
| | | | **Med** | **3** | **2** | **1,096** | **1976** | **1/0/1** | | **0.181** | **$1.36** | **$1,600** | **$1,600** | | **100.0%** | **46** |
| 10 | **Total Listings** | | **Average for all:** | **3** | **2** | **1,160** | **1971** | **1/0/1** | | **0.249** | **$1.39** | **$1,593** | **$1,593** | | **100.0%** | **64** |
| | | | **Median for all:** | **3** | **2** | **1,096** | **1976** | **0/0/0** | | **0.181** | **$1.36** | **$1,600** | **$1,600** | | **100.0%** | **46** |

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