

Property Details

833 W Page Ave, Dallas



Property Summary

Property Data

Purchase Price	\$ 349,000	Updated Bishop Arts duplex. Updated units with new floors, paint, siding, water heater. Walkable neighborhood in a central location close to med centers with strong tenant demand and appreciation. Furnished mid-term rents are \$2000-2200.
Make Ready	\$ 15,000	
Down Payment	25.0%	
Down Payment Amt	\$ 87,250	
Closing Costs	\$ 6,980	
Cash Outlay	\$ 109,230	

Financing Data

Interest Rate	7.25%
Finance Amt	\$261,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,785.60

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,300.00	\$ 51,600.00
Vacancy Loss	\$ (430.00)	\$ (5,160.00)
Gross Income	\$ 3,870.00	\$ 46,440.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 434.04	\$ 5,208.46
Management	\$ 387.00	\$ 4,644.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,696.04	\$ 20,352.46
Net Operating Income	\$ 2,173.96	\$ 26,087.54
Mortgage	\$ 1,785.60	\$ 21,427.16
Cashflow	\$ 388.37	\$ 4,660.38
Loan Principal Paydown		\$ 2,533.37
Appreciation	5%	\$ 17,450.00
Total Return		\$ 24,643.75

ROI Metrics

Cap Rate	7.03%
IRR	19.27%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 109,230	\$ 126,680	\$ 161,580
Cash on Cash	4.27%	4.81%	5.54%
Cash + Principal	6.59%	6.67%	6.79%

Sale Comps

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Property Type is 'Residential Income' Property Type is 'Residential Income' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 03/15/2024 to 09/17/2023 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' Latitude, Longitude is within 1.00 mi of 833 W Page Ave, Dallas, TX 75208, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential Income

Listings as of 3/15/24 at 12:03 pm, 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	20480254	328 W Page AVE	Dallas	1984	No	4	2,536	\$201.10	2	\$249,875.00	\$499,750	\$510,000	01/05/2024	102.1%	9
		Min		1984		4	2,536	\$201.10	2		\$499,750	\$510,000		102.1%	9
		Max		1984		4	2,536	\$201.10	2		\$499,750	\$510,000		102.1%	9
		Avg		1984		4	2,536	\$201.10	2		\$499,750	\$510,000		102.1%	9
		Med		1984		4	2,536	\$201.10	2		\$499,750	\$510,000		102.1%	9

1	Total Listings	Average for all:	1984	4.00	2,536	\$201.10	2		\$499,750	\$510,000	102.1%	9
		Median for all:	1984	4.00	2,536	\$201.10	2		\$499,750	\$510,000	102.1%	9

	Min	Max	Avg	Med
Quick Statistics	List Price \$499,750	\$499,750	\$499,750	\$499,750
	Sale Price \$510,000	\$510,000	\$510,000	\$510,000
	Sale / List 102.1%	102.1%	102.1%	102.1%

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

MTR Comps

MTR 1	\$1800/mo	Listing
MTR 2	\$2150/mo	Listing
MTR 3	\$1800/mo	Listing
MTR 4	\$2195/mo	Listing
MTR 5	\$1900/mo	Listing
MTR 6	\$2400/mo	Listing