

# Property Details

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406 Dawson Circle, Grand Prairie



# Property Summary

## Property Data

Purchase Price	\$ 485,000	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	\$ 121,250	
Closing Costs	\$ 9,700	
<b>Cash Outlay</b>	<b>\$ 130,950</b>	

## Financing Data

Interest Rate	7.25%
Finance Amt	\$363,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,481.42

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,125.00	\$ 49,500.00
Vacancy Loss	\$ (123.75)	\$ (1,485.00)
<b>Gross Income</b>	<b>\$ 4,001.25</b>	<b>\$ 48,015.00</b>
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	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,172.14</b>	<b>\$ 14,065.67</b>
<b>Net Operating Income</b>	<b>\$ 2,829.11</b>	<b>\$ 33,949.33</b>
Mortgage	\$ 2,481.42	\$ 29,776.99
<b>Cashflow</b>	<b>\$ 347.69</b>	<b>\$ 4,172.34</b>
Loan Principal Paydown		\$ 3,520.58
Appreciation	5%	\$ 24,250.00
<b>Total Return</b>		<b>\$ 31,942.91</b>

## ROI Metrics

Cap Rate	6.86%
IRR	20.12%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 130,950	\$ 155,200	\$ 203,700
Cash on Cash	3.19%	3.97%	4.97%
Cash + Principal	5.87%	6.08%	6.35%

# 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
<b>Listings: Closed</b>															
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
		<b>Min</b>		1953		4	2,860	\$157.58	2		\$349,900	\$320,000		91.5%	8
		<b>Max</b>		1954		4	1,719	\$186.15	4		\$599,000	\$630,300		105.2%	75
		<b>Avg</b>		1954		4	4,000	\$171.86	3		\$474,450	\$475,150		98.3%	42
		<b>Med</b>		1954		4	2,860	\$171.86	3		\$474,450	\$475,150		98.3%	42

2	<b>Total Listings</b>	<b>Average for all:</b>	1954	4.00	2,860	\$171.86	3	\$474,450	\$475,150	98.3%	42
		<b>Median for all:</b>	1954	4.00	2,860	\$171.86	3	\$474,450	\$475,150	98.3%	42

	Min	Max	Avg	Med
<b>Quick Statistics</b>	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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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.

# Rent Comps

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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
<b>Listings: Closed</b>																
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
			<b>Min</b>	2	1	934	1948	0/0/0		0.000	\$1.01	\$1,195	\$1,195		100.0%	4
			<b>Max</b>	3	2	1,650	1984	0/0/0		0.872	\$1.79	\$2,050	\$2,050		100.0%	181
			<b>Avg</b>	3	2	1,160	1971	2/1/2		0.249	\$1.39	\$1,593	\$1,593		100.0%	64
			<b>Med</b>	3	2	1,096	1976	1/0/1		0.181	\$1.36	\$1,600	\$1,600		100.0%	46
<b>10</b>	<b>Total Listings</b>	<b>Average for all:</b>		3	2	1,160	1971	1/0/1		0.249	\$1.39	\$1,593	\$1,593		100.0%	64
		<b>Median for all:</b>		3	2	1,096	1976	0/0/0		0.181	\$1.36	\$1,600	\$1,600		100.0%	46

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