Property Details

4152 Prescott Ave, Dallas

Property Summary

Property Data

Purchase Price	$ 1,700,000	Turnkey STR quadplex in the heart of Dallas. Minutes from medical district and downtown with strong demand. All 2 bed units. 2 are STR's operated by owner, 2 are leased out to a tenant running their own STR (lease expires July 31).
Make Ready	$ 25,000	
Down Payment	25.0%	
Down Payment Amt	$ 425,000	
Closing Costs	$ 34,000	
Cash Outlay	**$ 484,000**	

Financing Data

Interest Rate	7.25%
Finance Amt	$1,275,000
Mortgage (yrs)	30
Mortgage Pmt	$8,697.75

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	$ 1,100.00	
Avg Nights Booked	18	
Cleaning Fee	$ 1,000.00	
Gross Income	**$ 20,800.00**	**$ 249,600.00**
Insurance	$ 350.00	$ 4,200.00
Taxes	$ 3,263.31	$ 39,159.75
Management	$ 1,980.00	$ 23,760.00
Maintenance	$ 250.00	$ 3,000.00
Capex Reserves	$ 250.00	$ 3,000.00
Utilities	$ 800.00	$ 9,600.00
Lawncare	$ 75.00	$ 900.00
Pool Service	$ -	$ -
Cleaning	$ 1,000.00	$ 12,000.00
HOA	$ -	$ -
Other Expenses	$ -	$ -
Total Expenses	**$ 7,968.31**	**$ 95,619.75**
Net Operating Income	**$ 12,831.69**	**$ 153,980.25**
Mortgage	$ 8,697.75	$ 104,372.97
Cashflow	**$ 4,133.94**	**$ 49,607.28**
Loan Principal Paydown		$ 12,340.17
Appreciation	5%	$ 85,000.00
Total Return		**$ 146,947.45**

ROI Metrics

Cap Rate	8.75%
IRR	26.90%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	$ 484,000	$ 569,000	$ 739,000
Cash on Cash	10.25%	9.94%	9.54%
Cash + Principal	12.80%	11.68%	10.87%

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 04/30/2024 to 05/01/2023 **Property Sub Type** is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multiple Single Units' **Latitude, Longitude** is within 0.50 mi of 4152 Prescott Ave, Dallas, TX 75219, USA **State Or Province** is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential Income

Listings as of **4/30/24** at **8:49 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	20532024	4130 Prescott AVE	Dallas	1935	No	4	3,602	$249.86	0	$0.00	$900,000	$900,000	03/11/2024	100.0%	1
2	20263548	3620-3622 N Fitzhugh AVE	Dallas	1946	No	4	3,685	$317.50	3	$416,666.67	$1,250,000	$1,170,000	06/06/2023	93.6%	104
3	20384559	4210 Prescott AVE	Dallas	2006	No	12	11,960	$259.20	0	$0.00	$3,500,000	$3,100,000	09/18/2023	88.6%	34
			Min	**1935**		**4**	**3,685**	**$249.86**	**0**		**$900,000**	**$900,000**		**88.6%**	**1**
			Max	**2006**		**12**	**3,602**	**$317.50**	**3**		**$3,500,000**	**$3,100,000**		**100.0%**	**104**
			Avg	**1962**		**7**	**11,960**	**$275.52**	**1**		**$1,883,333**	**$1,723,333**		**94.1%**	**46**
			Med	**1946**		**4**	**6,416**	**$259.20**	**0**		**$1,250,000**	**$1,170,000**		**93.6%**	**34**
3	**Total Listings**		**Average for all:**	**1962**		**6.67**	**6,416**	**$275.52**	**1**		**$1,883,333**	**$1,723,333**		**94.1%**	**46**
			Median for all:	**1946**		**4.00**	**3,685**	**$259.20**	**0**		**$1,250,000**	**$1,170,000**		**93.6%**	**34**

Quick Statistics

	Min	Max	Avg	Med
List Price	**$900,000**	**$3,500,000**	**$1,883,333**	**$1,250,000**
Sale Price	**$900,000**	**$3,100,000**	**$1,723,333**	**$1,170,000**
Sale / List	**88.6%**	**100.0%**	**94.1%**	**93.6%**

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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.

STR Projections

**Per Unit*

Property Earning Potential

4152 PRESCOTT AVE, DALLAS, TX 75219

Market: Dallas **Market Score:** 87 **Type:** Urban Metro

2 bed | 2 Bath | 3 Guests | Update

$57.3K	58%	$269
Projected Revenue	Occupancy	Average Daily Rate