

(3) DFW SFR EXCEEDING THE 1% RULE \$215k

3923 Coolidge Street, Dallas: 2017 build. Current tenant pays \$2200 per month. Landlord pays water and electric at \$200 per month. Taxes 4697. This is a turnkey property that will cashflow from day 1 with very low maintenance and vacancy risk. Location is C Grade.

Listing Link: <https://redf.in/7PGRyY>

Sale Price	\$215,000.00	Projected Rental Income	\$2,200.00
Principal + Interest + Taxes + Insurance (25% down at 6.125%)			\$1,571.00
Monthly Cashflow Before Operating Expenses			\$629.00
Operating Expenses			
Maint. Reserve	\$66.00	Lawn	\$0.00
Management	\$220.00	Vacancy	\$0.00
Utilities	\$200.00	HOA	\$0.00
TOTAL OPEX	\$486.00	MONTHLY CASHFLOW	\$143.00
CAP RATE	9.57%	CASH ON CASH	2.96%