

(3)



TURNKEY AND CASHFLOWING DFW DUPLEX \$475k

7804 Laver Ct: Back on market. Asking 475k. lease comps \$1800 for the 2 bed and \$2000 for the 3 bed. It will cashflow as a long term rental in year 1 as a long term rental with even further upside if operated as a mid term rental. The location is B grade and it will work as a househack as well. This is a turnkey asset, in a good location, with multiple viable leasing strategies and close to ATT Stadium, Six Flags, several universities and hospitals. taxes 4426.

Listing Link: <https://redf.in/PPncKa>

Sale Price	\$475,000.00	Projected Rental Income	\$3,800.00
Principal + Interest + Taxes + Insurance (25% down at 6.125%)			\$2,741.00
Monthly Cashflow Before Operating Expenses			\$1,059.00
Operating Expenses			
Maint. Reserve	\$114.00	Lawn	\$75.00
Management	\$266.00	Vacancy	\$114.00
Utilities	\$125.00	HOA	\$0.00
TOTAL OPEX	\$694.00	MONTHLY CASHFLOW	\$365.00
CAP RATE	7.85%	CASH ON CASH	3.42%