



(3) DFW SINGLE FAMILY RENTAL W/ BIG PRICE DROP \$335k

1317 Woodbine Cliff: Take advantage of a soft single family market. This property has been lowered from \$375k to \$335k. Lease comps support \$2450 per month. This is one of the larger 3 bedroom floor plans in the community and will appreciate nicely while leasing up quickly. Excellent deal here for a long term buy/ hold/ appreciate investor looking for a turnkey, recently built asset in a good neighborhood offered at a 10%+ discount from fair market value. A classic BEAF deal! Taxes 7608. Note: if you'd like to break even in cashflow I suggest self-managing and negotiating to have the space leased prior to closing to limit vacancy expense.

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

Sale Price	\$335,000.00	projected Income	\$2,450.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)			\$2,379.00
Monthly Cashflow Before Operating Expenses			\$71.00
Operating Expenses			
Maint. Reserve	\$73.50	Landscaping	\$0.00
Management	\$147.00	vacancy	\$122.50
Utilities	\$0.00	HOA	\$32.00
TOTAL OPEX	\$375.00	MONTHLY CASHFLOW	-\$304.00
CAP RATE	7.43%	CASH ON CASH	-4.03%