(1) DFW 6-Plex Hitting The 1% Rule $750k

3020 South Boulevard Dallas: newly remodeled 6-unit apartment complex in Dallas. (4) 2 bed units and (2) 1 bed units. 2 bed lease comps are $1300 per door. 1 bed comps at $1100 per door making this a 1% rule deal at a $740k strike price. Perfect deal for an investor looking to scale and purchase via a DSCR loan. All units vacant and move-in ready. Taxes 13685.

Listing Link: https://redf.in/1ousq7

Sale Price	$740,000.00	Projected Income	$7,400.00
Principal + Interest + Taxes + Insurance (25% down at 6.75%)			$5,031.00
Monthly Cashflow Before Operating Expenses			$2,369.00
Operating Expenses			
Maint. Reserve	$222.00	Landscaping	$75.00
Management	$592.00	vacancy	$370.00
Utilities	$150.00	HOA	$0.00
TOTAL OPEX	$1,409.00	MONTHLY CASHFLOW	$960.00
CAP RATE	9.72%	CASH ON CASH	5.77%