



(3) Remodeled Cashflowing and Appreciating DFW Duplex \$380k

608 Arbor Lane: top to bottom remodel in this south Dallas duplex. One side is occupied with a tenant paying \$1500. The other side is ready for a tenant or owner occupant. Lease comps are up to \$1700 for 2 bed units in the area. We love this deal for a client looking for a mix of cashflow and appreciation in a B grade area for low maintenance and easy tenant management. Taxes 4944.

Listing Link: <https://redf.in/B8zCsp>

Sale Price	\$380,000.00	Projected Income	\$3,200.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)		\$2,421.00	
Monthly Cashflow Before Operating Expenses		\$779.00	
Operating Expenses			
Maint. Reserve	\$96.00	Landscaping	\$75.00
Management	\$256.00	vacancy	\$160.00
Utilities	\$50.00	HOA	\$0.00
TOTAL OPEX	\$637.00	MONTHLY CASHFLOW	\$142.00
CAP RATE	8.09%	CASH ON CASH	1.66%