



(1) *DEAL OF THE YEAR* Duplex in North Dallas \$575k

9980 Brockbank Dr: One side is already leased for \$2800 per month. The other side is owner-occupied so a househacker can take over OR an investor can lease the owner's unit for an additional \$2800. Gross income of \$5600 per month, from a duplex in north Dallas priced below \$700k is EXCEPTIONAL. This property could easily sell for \$650k so there's a strong equity position to be had regardless if you're a househacker or conventional investor. One of the best deals of the year. Prime location, cashflow positive, in good condition. I suggest a clean offer at \$580k and get it locked up before other bids start to trickle in. Taxes 10000.

Listing Link: <https://redf.in/P5ZnnA>

Sale Price	\$575,000.00	Projected Income	\$5,600.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)			\$3,808.00
Monthly Cashflow Before Operating Expenses			\$1,792.00
Operating Expenses			
Maint. Reserve	\$168.00	Landscaping	\$75.00
Management	\$448.00	vacancy	\$280.00
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$971.00	MONTHLY CASHFLOW	\$821.00
CAP RATE	9.66%	CASH ON CASH	6.35%