



DFW Rent By Room Deal \$430k **best co-living deal of the year**

1040 Lakeview Court Little Elm: one of the best co-living or rent by room deals of the year. Any investor interested in house hacking a single family home or leasing out bedrooms should jump on this one. 6 beds, 3.5 baths, plenty of parking for 6 tenants. No hoa. Rooms lease for \$800 - \$1000 in this area. You could not ask for a better rent by room setup! Rent by room management firms in the area include HomeRoom and Padsplit. Taxes \$7318.

[Link To Listing](#)

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| Sale Price | \$430,000.00 | Projected Income | \$5,100.00 |
| Principal + Interest (25% down at 6.5%) | | | \$2,038.00 |
| Cash Needed (down payment + closing costs) | | | \$116,100.00 |
| Monthly NOI | | | \$3,039.00 |
| Operating Expenses | | | |

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|----------------|------------|------------------|------------|
| Taxes | \$609.00 | Insurance | \$229.00 |
| Maint. Reserve | \$153.00 | Landscaping | \$50.00 |
| Management | \$510.00 | Vacancy | \$510.00 |
| Utilities | \$0.00 | HOA | \$0.00 |
| MONTHLY OPEX | \$2,061.00 | MONTHLY CASHFLOW | \$1,001.00 |
| CAP RATE | 8.48% | CASH ON CASH | 10.35% |