



**DFW Duplex in Irving \$397k**

414 Lucille #414-416: Renovated and ready for tenants. Lease comps are \$1700 per door. The location will work as a utilitarian short-term rental, midterm rental, or long-term rental for multiple exit strategies. See proximity to several hospitals, universities, downtown Dallas, Arlington, and the DFW airport. Great location for a dense tenant pool and low vacancy rates. Taxes \$5384.

<https://redf.in/leFnjl>

Sale Price	\$397,000.00	Projected Income	\$3,400.00
Principal + Interest + Taxes + Insurance (25% down at 6%)		\$2,467.00	
Monthly Cashflow Before Operating Expenses		\$933.00	
<b>Operating Expenses</b>			
Maint. Reserve	\$102.00	Landscaping	\$75.00

Management	\$272.00	Vacancy	\$170.00
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$619.00	MONTHLY CASHFLOW	\$314.00
CAP RATE	8.41%	CASH ON CASH	3.52%