



DFW 1% Rule Single Family LTR \$200k *great deal*

514 E 9th St Kaufman: Recent \$25k price drop. Schools are rated 5s and 6s. Lease comps are solid at \$2000-\$2200 per month putting this over the 1% Rule. No HOA. Taxes \$4773.

<https://redf.in/8pUZAE>

Sale Price	\$200,000.00	Projected Income	\$2,100.00
Principal + Interest (20% down at 5.98%)			\$957.00
Cash Needed (down payment + closing costs)			\$44,000.00
Monthly NOI			\$1,180.00
Operating Expenses			
Taxes	\$397.00	Insurance	\$187.00
Maint. Reserve	\$63.00	Landscaping	\$0.00

Management	\$168.00	Vacancy	\$105.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$920.00	MONTHLY CASHFLOW	\$223.00
CAP RATE	7.08%	CASH ON CASH	6.08%