



Cashflowing and Appreciating DFW Duplex \$440k

5344-5346 Wonder Dr Fort Worth: Both units are identical large 3 bedroom, 1600sqft units. One side is leased for \$1600 per month. Lease comps support \$1850 per door. This duplex is a great option for investors looking for a mix of appreciation and cashflow in a turnkey asset. Taxes \$6397.

<https://redf.in/mMTVOy>

Sale Price	\$440,000.00	Projected Income	\$3,700.00
Principal + Interest (25% down at 5.98%)			\$1,974.00
Cash Needed (down payment + closing costs)			\$118,800.00
Monthly NOI			\$2,292.00
Operating Expenses			
Taxes	\$533.00	Insurance	\$208.00
Maint. Reserve	\$111.00	Landscaping	\$75.00

Management	\$296.00	Vacancy	\$185.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,408.00	MONTHLY CASHFLOW	\$318.00
CAP RATE	6.25%	CASH ON CASH	3.21%