



Sherman Texas Duplex North of Dallas \$318k

620 S Charles St: located in Sherman which has been a target community for appreciation-focused investors. Several large microchip manufacturers and large-scale developments are underway in this city. This duplex is 100% occupied and collects \$2775 per month. Leases are through June and July 2025. This is a good deal for a long-term buy/hold investor looking for a mix of cashflow and appreciation. Taxes \$5964.

<https://redf.in/Zixedm>

Sale Price	\$318,000.00	Current Income	\$2,775.00
Principal + Interest (25% down at 5.98%)			\$1,426.00
Cash Needed (down payment + closing costs)			\$85,860.00
Monthly NOI			\$1,530.00
Operating Expenses			
Taxes	\$497.00	Insurance	\$229.00
Maint. Reserve	\$83.25	Landscaping	\$75.00
Management	\$222.00	Vacancy	\$138.75
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,245.00	MONTHLY CASHFLOW	\$104.00
CAP RATE	5.77%	CASH ON CASH	1.45%