



Off Market DFW Duplex \$290k

821 Bond St Fort Worth: Unit B is completely renovated and ready for a tenant. Unit A has a tenant moving out end of this month. The property will be delivered vacant. Market rent is \$1300 - \$1350 per door. Tenants pay their own utilities. Appliances convey with the sale. Taxes \$3136.

[Link To Rental Listing](#)

Sale Price	\$290,000.00	Projected Income	\$2,650.00
Principal + Interest (25% down at 5.98%)			\$1,301.00
Cash Needed (down payment + closing costs)			\$78,300.00
Monthly NOI			\$1,682.00
Operating Expenses			
Taxes	\$261.00	Insurance	\$208.00

Maint. Reserve	\$79.50	Landscaping	\$75.00
Management	\$212.00	Vacancy	\$132.50
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$968.00	MONTHLY CASHFLOW	\$381.00
CAP RATE	6.96%	CASH ON CASH	5.84%