



Rare Plano Duplex with 8 Bedrooms \$800k *EXCELLENT DEAL*

1908 Nest Place Plano: *LOCATION* beautiful househack, long term buy/hold, OR rent by room deal. 8 bedrooms total (4 in each unit). Long-term rents in the area are \$2800 - \$3000 per door. Rooms lease for \$850 - \$1000 each. This is a rare asset type, especially in Plano. Opportunity to cashflow positive while holding a desirable asset in one of the fastest appreciating areas in the metroplex. Taxes \$10678.

<https://redf.in/hhclhq>

Sale Price	\$800,000.00	Projected Income	\$6,000.00
Principal + Interest (25% down at 5.98%)		\$3,589.00	
Cash Needed (down payment + closing costs)		\$216,000.00	
Monthly NOI		\$3,866.00	
Operating Expenses			
Taxes	\$889.00	Insurance	\$235.00

Maint. Reserve	\$180.00	Landscaping	\$50.00
Management	\$480.00	Vacancy	\$300.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$2,134.00	MONTHLY CASHFLOW	\$277.00
CAP RATE	5.80%	CASH ON CASH	1.54%