



Student Housing Duplex in North Dallas \$635k **excellent deal**

1914 N Floyd Rd: Richardson duplex within walking distance to the University of Texas at Dallas. Unit 1916 is leased for \$3450. Unit 1914 is leased for \$2300. Current income is \$5750. If both sides are leased as room rentals top line income is \$6900. The property is in great condition. The area is B+ grade. This is an excellent property for a long term, mid term, short term, or rbtr deal. Taxes \$11786.

<https://redf.in/8ghwF9>

Sale Price	\$635,000.00	Current Income	\$5,750.00
Principal + Interest (25% down at 6.5%)			\$3,010.00
Cash Needed (down payment + closing costs)			\$171,450.00
Monthly NOI			\$3,819.50

Operating Expenses			
Taxes	\$982.00	Insurance	\$266.00
Maint. Reserve	\$172.50	Landscaping	\$50.00
Management	\$460.00	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,930.50	MONTHLY CASHFLOW	\$809.50
CAP RATE	7.22%	CASH ON CASH	5.67%