



**DFW Single Family Rental \$299k**

5147 Ivycrest Trail Arlington: central location for a dense tenant pool. Lease comps support \$2400-\$2500 per month. The asset is turnkey and ready for tenants. Schools are rated 6s and 5s. This is a perfect B.E.A.F. deal for a 5-7 year hold while the asset pays for itself. No HOA. Taxes \$6983.

<https://redf.in/4TdxCw>

Sale Price	\$299,000.00	Projected Income	\$2,500.00
Principal + Interest (25% down at 6.25%)			\$1,380.00
Cash Needed (down payment + closing costs)			\$80,730.00
Monthly NOI			\$1,402.00
<b>Operating Expenses</b>			
Taxes	\$581.00	Insurance	\$167.00
Maint. Reserve	\$75.00	Landscaping	\$0.00

Management	\$150.00	Vacancy	\$125.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,098.00	MONTHLY CASHFLOW	\$22.00
CAP RATE	5.63%	CASH ON CASH	0.33%