



**DFW Househack or LTR Quadplex \$749k \*excellent location\***

764 E Pecan: located in Hurst. It's rare to see quadplexes come up for sale in this part of the DFW metroplex. Very good schools (7 rating). Each unit is a 2 bed 2 bath with 1063 sqft. Two units are occupied with long term tenants. One paying \$1200 the other paying \$1400. Market rate is \$1695 per door. Two units were left vacant so a househacker could move in if desired. Taxes \$12683.

<https://redf.in/MNcDpo>

|  |              |                  |              |
|--|--------------|------------------|--------------|
| Sale Price                                 | \$749,000.00 | Projected Income | \$6,780.00   |
| Principal + Interest (25% down at 6.75%)   |              |                  | \$3,643.00   |
| Cash Needed (down payment + closing costs) |              |                  | \$202,230.00 |
| Monthly NOI                                |              |                  | \$4,298.20   |
| <b>Operating Expenses</b>                  |              |                  |              |
| Taxes                                      | \$1,056.00   | Insurance        | \$291.00     |

|                |            |                  |          |
|----------------|------------|------------------|----------|
| Maint. Reserve | \$203.40   | Landscaping      | \$50.00  |
| Management     | \$542.40   | Vacancy          | \$339.00 |
| Utilities      | \$0.00     | HOA              | \$0.00   |
| MONTHLY OPEX   | \$2,481.80 | MONTHLY CASHFLOW | \$655.20 |
| CAP RATE       | 6.89%      | CASH ON CASH     | 3.89%    |