



**Arlington \*Entertainment District\* Short Term Rental \$515k**

1011 Wildwood Dr: *coming back to market*\* Rare opportunity in a desirable short term rental neighborhood. This home is sold fully furnished and updated by experienced STR investors with an average monthly income of \$8,300. Walking distance to restaurants, ATT stadium, globe life field, and 2 miles from Six Flags. Take advantage of World Cup coming to Arlington in 2026! Home is permitted as a legal operating short term rental. Current management can stay on if desired. See T12 and PnL linked below. Taxes \$4,561.

<https://redf.in/keb27R>

[Link To PnL](#)

[Link To AirBnB Profile](#)

Sale Price	\$515,000.00	Current Income	\$8,300.00
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Principal + Interest (25% down at 7%)		\$2,569.00	
Cash Needed (down payment + closing costs)		\$139,050.00	
Monthly NOI		\$3,845.00	
<b>Operating Expenses</b>			
Taxes	\$380.00	Insurance	\$250.00
Maint. Reserve	\$249.00	Landscaping	\$50.00
Fees+HOT Tax	\$581.00	Cleaning	\$900.00
Management	\$1,245.00	Supplies	\$200.00
Utilities	\$600.00	HOA	\$0.00
MONTHLY OPEX	\$4,455.00	MONTHLY CASHFLOW	\$1,276.00
CAP RATE	8.96%	CASH ON CASH	11.01%