



Dallas Premiere Location SFR \$280k **excellent deal**

12249 High Point Cir: Located in North Dallas minutes from the Galleria, downtown, Dow airport, major medical facilities, and walking distance from k-6 Hamilton Park elementary. This is a very high tenant demand area and this property will be a jewel in any rental portfolio. Lease comps support \$2600 per month with similar homes even leasing for \$2750+ in the same subdivision. No HOA. Taxes \$4911.

<https://redf.in/OAfF0H>

Sale Price	\$280,000.00	Projected Income	\$2,600.00
Principal + Interest (25% down at 6.75% assumes 1pt buydown)			\$1,362.00
Cash Needed (down payment + closing costs)			\$75,600.00
Monthly NOI			\$1,628.88

Operating Expenses			
Taxes	\$409.25	Insurance	\$166.67
Maint. Reserve	\$78.00	Landscaping	\$0.00
Management	\$187.20	Vacancy	\$130.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$971.12	MONTHLY CASHFLOW	\$266.88
CAP RATE	6.98%	CASH ON CASH	4.24%