DFW Active AirBnB $625k **must see airbnb property**

2030 Klondike St: Grand Prairie active short term rental generating $184,112.74 in revenue and average occupancy rate of 88% over the last 18 months. Property can be sold furnished. The location is exceptional on the northwest corner of Grand Prairie very close to Arlington stadiums, Six Flags, and DFW airport. Income averaged $10,200 per month for the last 18 months. Taxes $9354.

https://redf.in/9DUFiZ

Link To Airbnb Profile

Sale Price	$625,000.00	Projected Income	$10,200.00
Principal + Interest (25% down at 6.75% 1pt paid by seller)			$3,040.00
Cash Needed (down payment + closing costs)			$168,750.00
Monthly NOI			$5,245.50

Operating Expenses			
Taxes	$779.50	Insurance	$250.00
Maint. Reserve	$306.00	Landscaping	$75.00
Fees+HOT Tax	$714.00	Cleaning	$700.00
Management	$1,530.00	Supplies	$100.00
Utilities	$500.00	HOA	$0.00
MONTHLY OPEX	$4,954.50	MONTHLY CASHFLOW	$2,205.50
CAP RATE	10.07%	CASH ON CASH	15.68%