



**Dallas Short Term Rental Duplex \$550k**

939-941 Bayonne St: Motivated seller. Previous asking price was \$580k. Seller says bring an offer. Proven income of \$6000-\$8000 per month. The asset is in good condition and all furnishings convey. Each side is a 3 bed 2 bath unit. I suggest running each side as a STR / MTR setup. Taxes \$6800.

<https://redf.in/G2HMSc>

[Link To Booking History](#)

Sale Price	\$550,000.00	Projected Income	\$7,000.00
Principal + Interest (25% down at 6.75% 1pt paid by seller)			\$2,675.00
Cash Needed (down payment + closing costs)			\$148,500.00
Monthly NOI			\$3,058.33

<b>Operating Expenses</b>			
Taxes	\$566.67	Insurance	\$250.00
Maint. Reserve	\$210.00	Landscaping	\$75.00
Fees+HOT Tax	\$490.00	Cleaning	\$700.00
Management	\$1,050.00	Supplies	\$100.00
Utilities	\$500.00	HOA	\$0.00
MONTHLY OPEX	\$3,941.67	MONTHLY CASHFLOW	\$383.33
CAP RATE	6.67%	CASH ON CASH	3.10%