



**DFW 2020 Built Single Family Rental \$260k**

801 E Jefferson St: 3 bed 2 bath 1650 sqft home built in 2020 located in Waxahachie, schools are rated in the 5s and the zip code has appreciated 5%+ YOY for the last decade. This property is in excellent condition and no HOA. Lease comps support \$2300 per month. A great asset for any investor looking for a turnkey long term rental close to the 1% rule in a good area. Taxes \$5407.

<https://redf.in/blCTrl>

Sale Price	\$260,000.00	Projected Income	\$2,300.00
Principal + Interest (assumes 25% down at 6.75% w/ 1pt buydown)			\$1,264.00

Cash Needed (purchase price + closing costs)		\$70,200.00	
Monthly NOI		\$1,333.15	
<b>Operating Expenses</b>			
Taxes	\$450.58	Insurance	\$166.67
Maint. Reserve	\$69.00	Landscaping	\$0.00
Management	\$165.60	Vacancy	\$115.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$966.85	MONTHLY CASHFLOW	\$69.15
CAP RATE	6.15%	CASH ON CASH	1.18%