



Plano Turnkey AirBnB \$575k

1209 Wilson Dr Plano: \$191k in AirBnB income over that past 24 months. All furnishings convey with the sale. Located in Plano with strong historic rates of appreciation and demand from both short term guests as well as long term renters due to the highly rated school systems. Ask for the income history. Taxes \$7925.

<https://redf.in/6r3mWo>

Sale Price	\$575,000.00	Projected Income	\$7,958.33
Principal + Interest (25% down at 7%)			\$2,869.00
Cash Needed (down payment + closing costs)			\$149,500.00
Monthly NOI			\$4,032.92
Operating Expenses			
Taxes	\$660.42	Insurance	\$275.00

Maint. Reserve	\$159.17	Landscaping	\$50.00
Fees+HOT Tax	\$557.08	Cleaning	\$550.00
Management	\$1,193.75	Supplies	\$80.00
Utilities	\$400.00	HOA	\$0.00
MONTHLY OPEX	\$3,925.42	MONTHLY CASHFLOW	\$1,163.92
CAP RATE	8.42%	CASH ON CASH	9.34%