



**DFW 4.99% Interest Single Family Rental \$373k *\*great deal\****

1870 Lockhart Dr: Located east of downtown Dallas in Forney ISD with highly rated schools (8-rated elementary, 6-rated high school). Lease comps support \$3,000 per month (\$1.11 per sq. ft.). New construction with warranty in place. Builder offering preferred financing at 4.99%. No rental restrictions. Three of these homes were opened to investor purchasers. Excellent SFR deals with local property managers available for lease-up or ongoing management. HOA \$75. Taxes \$7,750.

<https://redf.in/VLCCsa>

Sale Price	\$373,000.00	Projected Income	\$3,000.00
Principal + Interest (25% down at 4.99%)			\$1,500.00
Cash Needed (purchase price + closing costs)			\$98,845.00
Monthly NOI			\$1,600.00

<b>Operating Expenses</b>			
Taxes	\$645.83	Insurance	\$229.17
Maint. Reserve	\$90.00	Landscaping	\$0.00
Management	\$210.00	Vacancy	\$150.00
Utilities	\$0.00	HOA	\$75.00
MONTHLY OPEX	\$1,400.00	MONTHLY CASHFLOW	\$100.00
CAP RATE	5.15%	CASH ON CASH	1.21%