



Dallas Quadplex Cashflowing \$635k

210 S Rosemont Ave: Winnetka Heights, near Bishop Arts & Downtown Dallas. Two of four units rented at \$1,375 and \$1,250; market rent is \$1,350 per door. With two vacant units, it's a solid option for house hackers or investors seeking cash flow and equity growth in a low-vacancy area. Taxes: \$13,533.

<https://redf.in/AI2fB8>

Sale Price	\$635,000.00	Projected Income	\$5,400.00
Principal + Interest (25% down at 7%)		\$3,168.00	
Cash Needed (purchase price + closing costs)		\$168,275.00	
Monthly NOI		\$3,756.33	
Operating Expenses			
Taxes	\$652.00	Insurance	\$266.67

Maint. Reserve	\$162.00	Landscaping	\$50.00
Management	\$378.00	Vacancy	\$135.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,643.67	MONTHLY CASHFLOW	\$588.33
CAP RATE	7.10%	CASH ON CASH	4.20%