



Dallas Single Family Rental \$235k

2203 Chatham Sq: recently renovated and located in Nantucket Village. 6 rated elementary school. Lease comps are dense and support \$2000 per month. No HOA. 1984 build in turnkey condition and well maintained will make an excellent long term buy/ hold. Taxes \$4641.

<https://redf.in/WEpp0m>

Sale Price	\$235,000.00	Projected Income	\$2,000.00
Principal + Interest (25% down at 7%)			\$1,172.00
Cash Needed (purchase price + closing costs)			\$62,275.00
Monthly NOI			\$1,192.58
Operating Expenses			
Taxes	\$386.75	Insurance	\$166.67

Maint. Reserve	\$60.00	Landscaping	\$0.00
Management	\$144.00	Vacancy	\$50.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$807.42	MONTHLY CASHFLOW	\$20.58
CAP RATE	6.09%	CASH ON CASH	0.40%