



DFW Single Family Rental \$265k *EQUITY PLAY*

2470 Willard Way: located in Forney, schools rated 5s-7s. No rental restrictions. One of the best prices for a 4 bed home in the area! Lease comps support \$2200. Similar units take 30-40 days to fill. By the time you close we'll be entering the spring leasing market! Built in 2017 for minimal maintenance expenses and well maintained. Assessed value of \$315k in 2023. This is an excellent walk-in equity play. HOA \$42. Taxes \$7652.

<https://redf.in/ntj2bc>

Sale Price	\$265,000.00	Projected Income	\$2,200.00
Principal + Interest (25% down at 7%)			\$1,322.00
Cash Needed (purchase price + closing costs)			\$70,225.00
Monthly NOI			\$1,053.43
Operating Expenses			

Taxes	\$637.67	Insurance	\$187.50
Maint. Reserve	\$66.00	Landscaping	\$0.00
Management	\$158.40	Vacancy	\$55.00
Utilities	\$0.00	HOA	\$42.00
MONTHLY OPEX	\$1,146.57	MONTHLY CASHFLOW	-\$268.57
CAP RATE	4.77%	CASH ON CASH	-4.59%