



North Dallas Househack Duplex \$650k

3408 and 3416 Lillie Street Sachse: Schools rated 8s and 6s. Excellent location in North Dallas close to Plano. Both units are 3 beds 2 baths and renovated. This is a premiere house hacking layout. Close to downtown, several major employers, will qualify for FHA financing, and very low vacancy risk. Lease comps support up to \$2500 per door. Asking \$676k. I'd offer \$640k and try to land at \$650k. Taxes \$11,200.

<https://redf.in/UnRXP>

Sale Price	\$650,000.00	Projected Income	\$5,000.00
Principal + Interest (25% down at 7%)			\$3,243.00
Cash Needed (purchase price + closing costs)			\$172,250.00
Monthly NOI			\$3,100.00
Operating Expenses			

Taxes	\$933.33	Insurance	\$266.67
Maint. Reserve	\$150.00	Landscaping	\$50.00
Management	\$250.00	Vacancy	\$250.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,900.00	MONTHLY CASHFLOW	-\$143.00
CAP RATE	5.72%	CASH ON CASH	-1.00%