



Dallas Cashflowing 8-Plex \$660k

2627 Jeffries St: 8-plex in the Dallas urban core, less than a mile to Deep Ellum, just 1.5 miles to downtown. Each 2 bed, 1 bath unit is 850 SF. Priced at \$680K, I think you can secure a small discount to \$375k. It hits the 1% rule as-is, with the last sale comp—a 6-unit at 3020 South Blvd—selling for \$750K. All tenants are currently month to month creating an opportunity to raise rents upon close. Current income is \$6,800/mo, projected at \$7,200/mo with comps suggesting rents could reach \$1,000 per door. Taxes \$13581.

<https://redf.in/Rp6cL9>

Sale Price	\$660,000.00	Projected Income	\$7,200.00
Principal + Interest (25% down at 7%)		\$3,293.00	
Cash Needed (purchase price + closing costs)		\$174,900.00	

Monthly NOI		\$4,584.92	
Operating Expenses			
Taxes	\$1,131.75	Insurance	\$333.33
Maint. Reserve	\$216.00	Landscaping	\$50.00
Management	\$504.00	Vacancy	\$180.00
Utilities	\$200.00	HOA	\$0.00
MONTHLY OPEX	\$2,615.08	MONTHLY CASHFLOW	\$1,291.92
CAP RATE	8.34%	CASH ON CASH	8.86%