



**Fort Worth Duplex \$360K**

2728 Countryside Ln, Fort Worth: Fully occupied duplex generating \$3,300/month in rent. Side A: 3 bed, 2 bath. Side B: 2 bed, 2 bath. Both units have been remodeled with updated plumbing, electrical, paint, floors, counters, and serviced HVACs. Located in a strong multi-family area with 5–6% annual appreciation over the past decade. Taxes \$6942.

<https://redf.in/wvfmaO>

Sale Price	\$360,000.00	Current Income	\$3,300.00
Principal + Interest (25% down at 6.75%)			\$1,751.00
Cash Needed (purchase price + closing costs)			\$93,600.00
Monthly NOI			\$2,133.17
<b>Operating Expenses</b>			
Taxes	\$578.50	Insurance	\$208.33
Maint. Reserve	\$99.00	Landscaping	\$50.00
Management	\$231.00	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,166.83	MONTHLY CASHFLOW	\$382.17
CAP RATE	7.11%	CASH ON CASH	4.90%