



Sherman Remodeled and Occupied Duplex \$365k

403-405 N Burdette Ave: located in Sherman, a high-growth market North of Dallas benefitting from the semiconductor industry establishing on the I75 corridor. Unit 403 is leased for \$1,425 per month through May 2025. Unit 405 is leased for \$1,450 per month through April 2025. Both sides of the duplex have been thoroughly remodeled. Buyer will need to self-manage in order to breakeven cashflow. Taxes \$6482.

<https://redf.in/kXyeVt>

Sale Price	\$365,000.00	Current Income	\$2,875.00
Principal + Interest (25% down at 7%)			\$1,821.00
Cash Needed (purchase price + closing costs)			\$94,900.00
Monthly NOI			\$1,797.33
Operating Expenses			

Taxes	\$540.17	Insurance	\$200.00
Maint. Reserve	\$86.25	Landscaping	\$50.00
Management	\$201.25	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,077.67	MONTHLY CASHFLOW	-\$23.67
CAP RATE	5.91%	CASH ON CASH	-0.30%