



Temple New Construction Fully Occupied Duplex – \$365k

318 Dolphin Dr: Temple is a major military and medical town located on the I-35 growth path between Austin and Dallas. This brand new duplex has both units leased at \$1500 per month, offering immediate cash flow and low CapEx. Assessed at \$404k and priced well below neighboring comps with the same layout and finishes, this deal gives you built-in equity from day one. Taxes \$6500.

<https://redf.in/PK3mPO>

Sale Price	\$365,000.00	Projected Income	\$3,000.00
Principal + Interest (25% down at 6.65%)			\$1,757.00
Cash Needed (purchase price + closing costs)			\$94,900.00
Monthly NOI			\$1,920.83
Operating Expenses			

Taxes	\$541.67	Insurance	\$187.50
Maint. Reserve	\$90.00	Landscaping	\$50.00
Management	\$210.00	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,079.17	MONTHLY CASHFLOW	\$163.83
CAP RATE	6.32%	CASH ON CASH	2.07%