



Dallas RARE Quadplex for LTR MTR STR \$750k rent \$6200

217 Shrum Ct: Located in Irving, a strong performer for short-term rentals, mid-term furnished stays, and traditional long-term plays. This property checks every box—turnkey, flexible leasing strategies, and major tenant draws nearby. There’s upside from STR-level returns, and fallback stability with long-term comps at \$1550 per door. If you’ve been waiting for a clean quadplex in DFW, this is a must-see. Taxes \$15963.

<https://redf.in/jIX1Af>

Sale Price	\$750,000.00	Projected Income	\$6,200.00
Principal + Interest (25% down at 6.75%)			\$3,648.00
Cash Needed (purchase price + closing costs)			\$195,000.00
Monthly NOI			\$3,878.92
Operating Expenses			
Taxes	\$1,330.25	Insurance	\$320.83
Maint. Reserve	\$186.00	Landscaping	\$50.00

Management	\$434.00	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$2,321.08	MONTHLY CASHFLOW	\$230.92
CAP RATE	6.21%	CASH ON CASH	1.42%