



**DFW Ideal Househack with ADU and FHA Eligible – \$240k**

2204 Berwick Ave: Ideal househack near downtown Dallas featuring a main home plus ADU. The 3-bedroom main house (1600 sqft) previously leased for \$1750 and could push to \$2000. The studio ADU is leased at \$750 through December 2026. Property includes new HVAC (Sept 2024), new roof (Jan 2024), and recent foundation work (April 2025). FHA and VA financing eligible. HOA \$220. Taxes \$5584.

<https://redf.in/L4U7ge>

Sale Price	\$240,000.00	Projected Income	\$2,550.00
Principal + Interest (25% down at 6.65%)			\$1,155.00
Cash Needed (purchase price + closing costs)			\$62,400.00
Monthly NOI			\$1,549.25
<b>Operating Expenses</b>			
Taxes	\$465.33	Insurance	\$166.67

Maint. Reserve	\$76.50	Landscaping	\$50.00
Management	\$178.50	Vacancy	\$63.75
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,000.75	MONTHLY CASHFLOW	\$394.25
CAP RATE	7.75%	CASH ON CASH	7.58%