



DFW Distressed Builder Deep Discount Townhome \$281k

2820 Baneberry: Located in Mesquite, just east of downtown Dallas. Appraisal is over \$320k. Seller needs to clear \$281k before their note balloons. Tenant is already in place paying \$2452 through October 20 2025. Build in 2022. No deferred maintenance. This deal offers cashflow and a strong walk in equity position from day 1. Taxes \$7154.

<https://redf.in/CszoT4>

Sale Price	\$281,000.00	Projected Income	\$2,452.00
Principal + Interest (25% down at 6.65%)			\$1,352.00
Cash Needed (purchase price + closing costs)			\$73,060.00
Monthly NOI			\$1,454.38
Operating Expenses			
Taxes	\$596.17	Insurance	\$156.25

Maint. Reserve	\$73.56	Landscaping	\$0.00
Management	\$171.64	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$997.62	MONTHLY CASHFLOW	\$102.38
CAP RATE	6.21%	CASH ON CASH	1.68%