



Fort Worth Duplex – 8 Beds, 6 Baths, Huge Section 8 Potential \$470K *

Neighborhood Rating: C+ | Asset Quality: B

11914 & 11912 Rhulen: Massive duplex with 4 beds/3 full baths/2-car garage per side (~1,900 sqft each). Prime candidate for Section 8 housing—voucher pays up to \$4,100 per 4BR in this zip ([Fort Worth Payment Standards](#)). YES- potential \$8k per month topline as a section 8 rental. Alternatively, works great as a traditional rental with \$1.30–\$1.35/ft comps (\$4,900–\$5,100 gross, ~\$2,450 per door). Currently a house hack: owner lives in one side, other delivered vacant. Taxes \$8,906.

<https://redf.in/l8RR4u>

Sale Price	\$470,000.00	Projected Income	\$5,000.00
Principal + Interest (25% down at 6.5%)			\$2,228.00
Cash Needed (purchase price + closing costs)			\$122,200.00
Monthly NOI			\$3,449.50

Operating Expenses			
Taxes	\$742.17	Insurance	\$208.33
Maint. Reserve	\$75.00	Landscaping	\$50.00
Management	\$350.00	Vacancy	\$125.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,550.50	MONTHLY CASHFLOW	\$1,221.50
CAP RATE	8.81%	CASH ON CASH	12.00%