



Plano Seller Financed SFR \$385k

2912 Brookview Dr: Located in Plano. Offered with seller financing terms as low as 15% down, 4.5% interest. Rental comps support \$2600 per month. This is a great option for investors looking to limit their cash out of pocket or get into a long term hold at below-market interest rates. This is a wrap around mortgage. Lower interest rate negotiable with higher down payment. Taxes \$6594.

<https://redf.in/fKXkY1>

Sale Price	\$385,000.00	Projected Income	\$2,600.00
Principal + Interest (25% down at 5%)			\$1,550.00
Cash Needed (purchase price + closing costs)			\$100,100.00
Monthly NOI			\$1,476.00
Operating Expenses			
Taxes	\$549.50	Insurance	\$187.50

Maint. Reserve	\$75.00	Landscaping	\$0.00
Management	\$182.00	Vacancy	\$130.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,124.00	MONTHLY CASHFLOW	-\$74.00
CAP RATE	4.60%	CASH ON CASH	-0.89%