



Dallas Turnkey STR – Proven Cashflow Play \$300K

Neighborhood Rating: C+ | Asset Quality: B

527 Ave I: Fully furnished and actively booked Airbnb in South Dallas, averaging \$4,500/month with a strong history of bookings ([July 2025 income: \\$4,760](#)). Seller’s circumstance forces a quick sale—steep discount available. Expect an ultimate strike price around \$300K. Perfect turnkey, low-cost, proven performer and an ideal for self-management RPS candidate. Taxes \$6,446.

<https://redf.in/BofVS8>

Sale Price	\$300,000.00	Projected Income	\$4,500.00
Principal + Interest (25% down at 6.5%)			\$1,422.00
Cash Needed (down payment + closing costs)			\$78,000.00
Monthly NOI			\$2,106.17
Operating Expenses			

Taxes	\$537.17	Insurance	\$166.67
Maint. Reserve	\$150.00	Landscaping	\$75.00
Fees+HOT Tax	\$315.00	Cleaning	\$600.00
Management	\$0.00	Supplies	\$100.00
Utilities	\$450.00	HOA	\$0.00
MONTHLY OPEX	\$2,393.83	MONTHLY CASHFLOW	\$684.17
CAP RATE	8.42%	CASH ON CASH	10.53%