DFW Low Vacancy Risk 2-Year Leased Duplex – $475k

11358 Quail Run St: Unit 11358 leased at $2,050 per month through October 31, 2027. Unit 11360 leased at $2,000 per month through July 31, 2027. This provides extremely strong income predictability and near-zero vacancy risk for the next 24 months. Excellent buy-and-hold option in a high growth corridor and a strong candidate for owner management. Taxes $10,849.

Listing Link

Sale Price	$475,000.00	Projected Income	$4,050.00
Principal + Interest (25% down at 6%)			$2,135.90
Cash Need (down payment + closing costs)			$128,250.00
Monthly NOI			$2,405.25
Operating Expenses			
Taxes	$904.08	Insurance	$291.67
Maint. Reserve	$50.00	Landscaping	$75.00
Management	$324.00	Vacancy	$0.00
Utilities	$0.00	HOA	$0.00

MONTHLY OPEX	$1,644.75	MONTHLY CASHFLOW	$269.35
CAP RATE	6.08%	CASH ON CASH	2.52%