



**Dallas Single Family Rental PRICE DROP \$385k**

420 Sparks St: Originally listed at \$475k, with a softening market, this should trade below \$400k. 2023-built single-family rental near downtown Dallas and Bishop Arts. Lease comps support \$3,200/month. Tenants typically cover utilities and landscaping in LTR SFRs. No HOA. Low-maintenance, high-appreciation LTR in a prime infill location. Taxes \$6,304.

<b>Year Built:</b> 2023	<b>Sale Price:</b> \$385,000
<b>Asset Quality Grade:</b> A	<b>Cap Rate:</b> 6.57%
<b>Neighborhood Rating:</b> C	<b>Cash-on-cash Return:</b> 3.33%

<b>P&amp;L</b>	<b>Monthly</b>	<b>Annual</b>
<b>Projected Income</b>	\$3,200	\$38,400
<b>Mortgage (25% Down 6.5% Int)</b>	\$1,825	\$21,901

Taxes	\$525	\$6,304
Maint Reserve	\$75	\$900
Management	\$224	\$2,688
Utilities	\$0	\$0
Insurance	\$188	\$2,250
Landscaping	\$0	\$0
Vacancy Reserve	\$80	\$960
HOA	\$0	\$0
Blank	\$0	\$0
<b>OPEX</b>	<b>\$1,092</b>	<b>\$13,102</b>
<b>Cashflow</b>	<b>\$283</b>	<b>\$3,397</b>
<b>NOI (Income - OPEX)</b>	<b>\$2,108</b>	<b>\$25,298</b>