



DFW Quadplex Exceeding the 1 Percent Rule \$470K

901 Bessie Street Fort Worth TX 76104 offered at \$470000. Four 2 bed 1 bath units each 700 plus sqft. C grade asset in a C grade community but all units updated since 2020. One unit leased at \$1200 per month and three units vacant and ready for lease up. Electric separately metered tenants pay water plus on site coin laundry estimated to generate \$150 to \$200 per month in additional income. Assessed value is \$543000 creating immediate walk in equity. Heavy cash flow play with strong yield and upside through stabilization.

Year Built: 1966	Sale Price: \$470,000
Asset Quality Grade: C	Cap Rate: 7.36%
Neighborhood Rating: C	Cash-on-cash Return: 7.55%

P&L	Monthly	Annual
Projected Income	\$4,800	\$57,600
Mortgage (25% Down 6% Int)	\$2,113	\$25,359
Cash Needed (assuming 25% down)	\$122,200	
Taxes	\$1,016	\$12,193
Maint Reserve	\$150	\$1,800
Management	\$336	\$4,032
Utilities	\$0	\$0
Insurance	\$221	\$2,650
Landscaping	\$75	\$900
Vacancy Reserve	\$120	\$1,440
HOA	\$0	\$0
OPEX	\$1,918	\$23,015
Cashflow	\$769	\$9,226
NOI (Income - OPEX)	\$2,882	\$34,585