Dallas Proper Newer-Built Duplex Producing $5,700/mo | $700k *Asset Quality A- | Neighborhood Quality B- | Year Built 2024*

$5,700 per month in current rent gives this newer-built Dallas duplex real cash flow from day one. Each side has 5 bedrooms, 3.5 bathrooms, two ensuite bedrooms, modern finishes, private backyard space, and long-term tenants paying $2,850 per door. We almost never see duplexes in Dallas proper that are this large, this new, fully occupied, and already cash-flow positive at this price point. I think this is one worth reviewing closely for an investor who wants low capex, higher rents per unit, and prefers more bang for their buck than the typical "$400k DFW duplex".

1654-1656 Hudspeth Ave, Dallas 75216

Listing Link | 1654 Hudspeth Ave, Dallas, TX 75216

Sale Price	$ 675,000	*Cap Rate*		6.53%
Cash Needed	$ 175,500	*Cash on Cash*		2.67%
		Monthly	**Annual**	
Income		$ 5,700		$ 68,400
Mortgage	*6.75%*	$ 3,284		$ 39,402
	Tax	$ 1,125		$ 13,500
	Insurance	$ 428		$ 5,130
	Repairs	$ -		$ -
	Mgmt	$ 399		$ 4,788
	Vacancy	$ -		$ -
	Utilities	$ -		$ -
	Lawn	$ 75		$ 900
	HOA	$ -		$ -
NOI		$ 3,674		$ 44,082
Cashflow		$ 390		$ 4,680