DFW 11-Door Portfolio (Equity Recapture Play!) $2.35M
Asset Quality B | Neighborhood Quality B | Year Built various

$20,238/month gross income across 9 single-family homes and 1 duplex. I love this for a “down payment recapture” play! You’ll purchase the portfolio in bulk, then sell 2–3 of the lowest-yielding homes individually at retail to recapture most or all of your original down payment. I expect we’ll be able to sell the bottom 3 performers for approx $700k. You keep the strongest cash-flowing rentals with almost none of your original equity left in the deal. Ideal for an investor looking to scale in premiere DFW markets and maximize cash on cash returns.

4835 Berridge Lane Dallas TX 75227

Listing Link | 4835 Berridge Ln, Dallas, TX 75227

Sale Price	$ 2,350,000	*Cap Rate*	6.14%
Cash Needed	$ 611,000	*Cash on Cash*	1.17%
		Monthly	Annual
Income		$ 20,238	$ 242,856
Mortgage	*6.75%*	$ 11,432	$ 137,178
	Tax	$ 3,917	$ 47,000
	Insurance	$ 2,070	$ 24,840
	Maintenance	$ 810	$ 29,700
	Management	$ 1,417	$ 17,000
NOI		$ 12,025	$ 144,302
Cashflow		$ 594	$ 7,123