

DALLAS LANDLORD READY RENTAL

2947 KAVASAR DR

DALLAS, TX 75241



**DALLAS INVESTMENT PROPERTY WITH RENTER IN PLACE 3 BED 1.5 BATH
1556 SQ FT HOME CURRENTLY RENTED - TENANT WILL MOVE AS SOON AS
COVID RESTRICTION PERMITS - ESTIMATES: ZILLOW \$174,630 TRULIA \$
174,630 REALTOR \$164,500 APPRAISAL \$165,924 REDFIN \$167,210
ASKING \$115,000**

Exclusively Presented By:

JOE T

210-446-9256

joetbuyshouses@gmail.com

BUYER MARKETING SHEET (HOLD)

DALLAS LANDLORD INVESTMENT PROPERTY

Property Address: **2947 KAVASAR DR**

Presented by:

Property City, State, ZIP: **DALLAS, TX 75241**

JOE T

Bedrooms: **3** Baths: **1.5** Sq.Feet: **1556** Built: **1962**

210-446-9256

Notes: FAIR MARKET RENT \$1,510 A MONTH

CURRENTLY RENTED \$1000 A MONTH

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TENANT WILL MOVE AS SOON AS COVID RESTRICTION

Project Description:

PURCHASE/REHAB ASSUMPTIONS		% of ARV
After-Repair Value (ARV)	160,000.00	
Purchase Price (Offer Price)	115,000.00	72%
Rehab Costs	30,000.00	19%
Total Closing and Holding Costs	3,000.00	2%
Total Financing Costs	-	0%
Total Project Cost Basis	148,000.00	93%
Total Amount Financed	-	
Total Cash Committed	148,000.00	

PROJECTED RESULTS

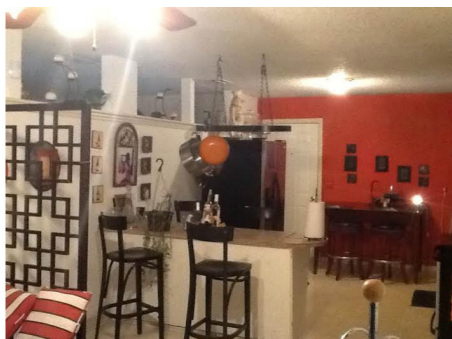
Projected Monthly Rent (net of vacancy)	1,200.00
Projected Monthly Expenses	260.00
Projected Monthly Net Operating Income	940.00

Cap Rate Based on Cost Basis	7.6%
Cap Rate Based on ARV	7.0%

Sweat Equity at End of Rehab	12,000.00
Monthly Cash Flow (before-tax)	940.00

Assumed Time to Complete Rehab	2 Months
Assumed Time to Lease Up	2 Months
Total Time between Acquisition and Lease-up	4 Months

Cash-on-Cash Return (before-tax)	7.6%
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CASH FLOW SUMMARY (HOLD)

<div> <div>2947 KAVASAR DR DALLAS, TX 75241</div> <div>JOE T 210-446-9256</div> </div>									
Month	0	1	2	3	4	5	6	7	8
Purchase	(115,000)								
Closing Costs	(1,500)								
Orig/Disc Points and Loan Closing Costs									
Holding Costs		(375)	(375)	(375)	(375)				
Rehab Draws/Expenses	(30,000)								
Interest (Paid or Accrued)		0	0	0	0				
Total Cash Spent in Period	(146,500)	(375)	(375)	(375)	(375)				
Cumulative Financed	0	0	0	0	0				
Cumulative Cost Basis	(146,500)	(146,875)	(147,250)	(147,625)	(148,000)				
Cash Tied up in Deal					148,000				
Equity Left in Deal					160,000				

CASH FLOW TO LENDER (HOLD)

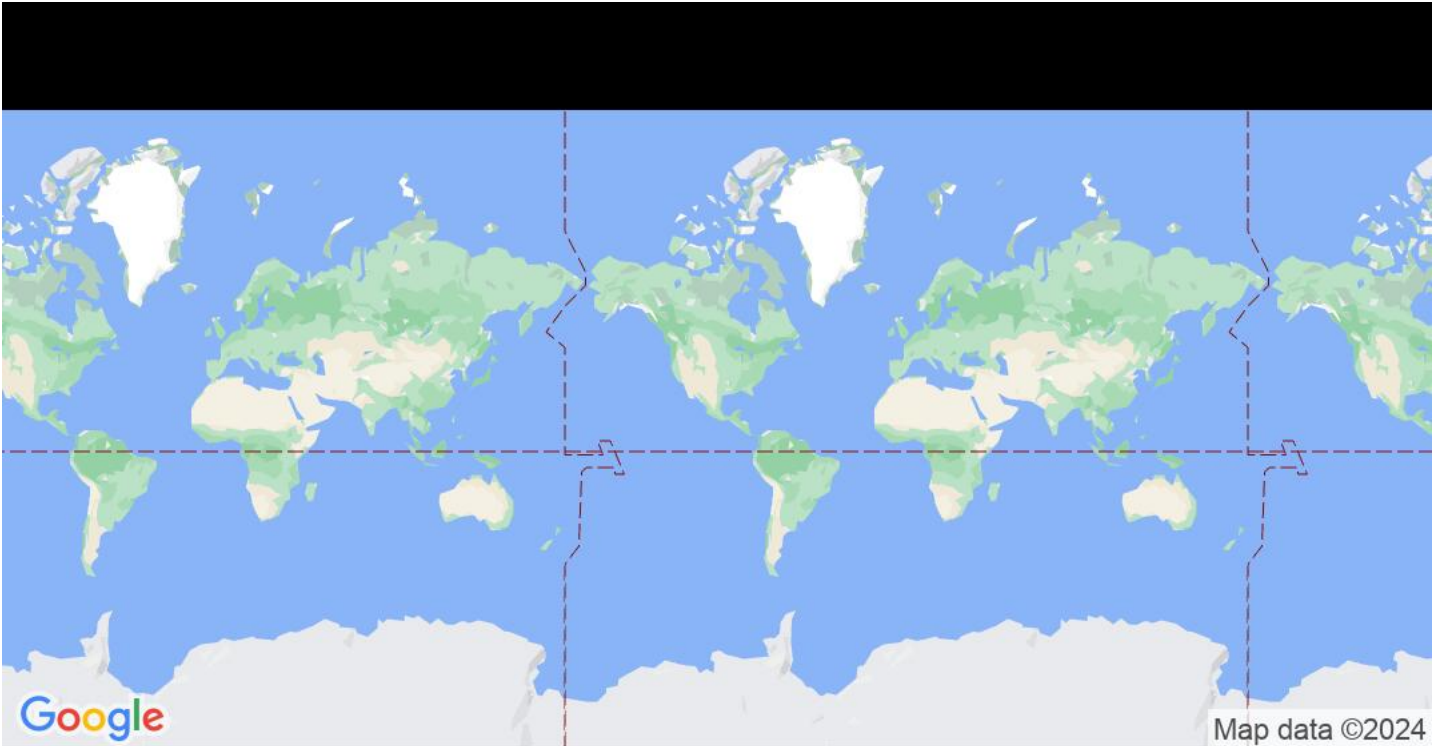
2947 KAVASAR DR DALLAS, TX 75241		JOE T 210-446-9256	
Points Offered to Lender:	3.00%	Total Interest Income:	-
Interest Rate Offered to Lender:	10.00%	Points, Fees:	-
Total Amount Funded By Lender:		Total:	
0		-	
Total Loan Amount (inc deferred):		Cash-on-Cash Return (annual): IRR (annualized):	
0			

Month	0	1	2	3	4	5	6	7	8
Purchase	0								
Purchase Closing Costs Funded									
Holding Costs Funded									
Origination/Discount Points									
Rehab Draws									
Interest on Loan (Paid)									
Interest on Loan (Deferred)									
Interest on Draws (Paid)									
Interest on Draws (Deferred)									
Total Loan Balance									
Payback of the Loan					0				
Cashflows Out									
Cashflows In									
Net									

COMPARABLE SALES REPORT

Property Address: **2947 KAVASAR DR**
 Property City, State, ZIP: **DALLAS, TX 75241**
 Bedrooms: **3** Baths: **1.5** Sq.Feet: **1556** Built: **1962**
 Notes: ZILLOW \$174,630 - REALTOR \$164,500 - TRULIA \$174,630
 - REDFIN \$167,210 - EPPRAISAL - \$161,000

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<u>Property Address:</u>	<u>Beds</u>	<u>Baths</u>	<u>Sq. Ft.</u>	<u>Date Sold</u>	<u>Year Built</u>	<u>Sales Price</u>	<u>\$/Sq. Ft.</u>	<u>Dist</u>	<u>Notes</u>
1. 3224 Little River Dr, Dallas, TX	3	2	1,202	8/01/19		150,000	125		
2. 3826 Morningview Dr, Dallas, TX	3	2	1,247	6/28/19		145,000	116		
3. 3727 Judge Dupree Dr, Dallas, TX	3	2	1,100	11/13/19		145,000	132		
4. 3914 Ambrose Dr Dallas, TX	3	2	1,620	12/18/19		175,000	108		
5. 3633 Silverhill Dr Dallas, TX	3	2	1,248	09/29/20		159,999	128		
6. 1654 Sax Leigh Dr, Dallas, TX	3	2	1,611	01/05/20		170,000	106		
7. 6210 Balcony Ln, Dallas, TX	3	2	1,488	06/25/20		176,000	118		
8. 6103 Balcony Ln, Dallas, TX	3	2	1,384	07/01/20		178,000	129		
9. 6225 Balcony Ln, Dallas, TX	3	2	1,684	08/25/20		185,000	110		
10. 3907 Mehalia Dr, Dallas, TX	4	2	1,229	10/02/20		159,000	129		
Average						164,300	120		