



DUPLICES IN WOLFORTH AVAILABLE FOR SALE

7,9,11,5,13,15&17 Wagon Dr. Wolforth, Texas

LOCATION:

Located on Wagon Dr. in Wolforth Texas by the Frenship School Complex on 82nd at Hwy 179.

UNIT BREAKDOWN:

1. Seven duplex Buildings (11 rental units). These are 3 bedroom, 2 bath, 2 car garage. They are 1450 sf per unit.

LEASE RATES:

- 3 bed units are \$725.00/mo
- 2 bed units are \$675.00/mo

PURCHASE PRICE:
\$1,050,000.00

Eleven Units: 3/2/2
Three Units: 2/2/2

Tenant pays utilities and landlord pays taxes and insurance

All of the buildings are brick with composition roofing



THE WESTAR TEAM

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APOD

Income	8,700
	1,350
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total	10,050
	x 12
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	120,600
vacancy (10%)	12,060
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	108,540
tax	23,163
insurance	6,600
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NOI	78,770

The units are currently under leased.

