



## DUPLEXES FOR SALE SOUTH OF FORT WORTH, TX

3501 E RENFRO ST. BURLESON, TX 76028

OFFERED AT **\$624,900** WITH A **3.75% RATE**  
**2 YEARS NO MONTHLY PROPERTY  
MANAGEMENT FEE**

### WHAT MAKES THIS PROPERTY SPECIAL

- Versatile Floor Plans** – A mix of 2-bedroom/2.5-bath and 3-bedroom/2.5-bath units, catering to a variety of tenants.
- Modern Design & Premium Finishes** – Thoughtfully designed interiors with high-end details throughout.
- Plenty of Green Space** – Spacious outdoor areas provide a peaceful and inviting environment.
- Prime Burleson Location** – Situated in a growing market with strong rental demand.
- Convenient Living** – Close to shopping, dining, schools, and major employers, making it an attractive choice for tenants.

- Easy Access to Major Highways** – Quick commutes to Fort Worth and surrounding areas.
- Strong Investment Potential** – A brand-new duplex in a high-demand rental market, ensuring steady income and long-term value.

Whether you're looking for a long-term rental asset or a profitable addition to your portfolio, 3501 E Renfro St is an opportunity you don't want to miss!

### UNIT FEATURES



2 or 3 Bedrooms



2.5 Bathrooms



Luxury Vinyl  
Plank Flooring



Appliances  
included



Tech Package



Two Car Garage

**CONTACT US NOW**

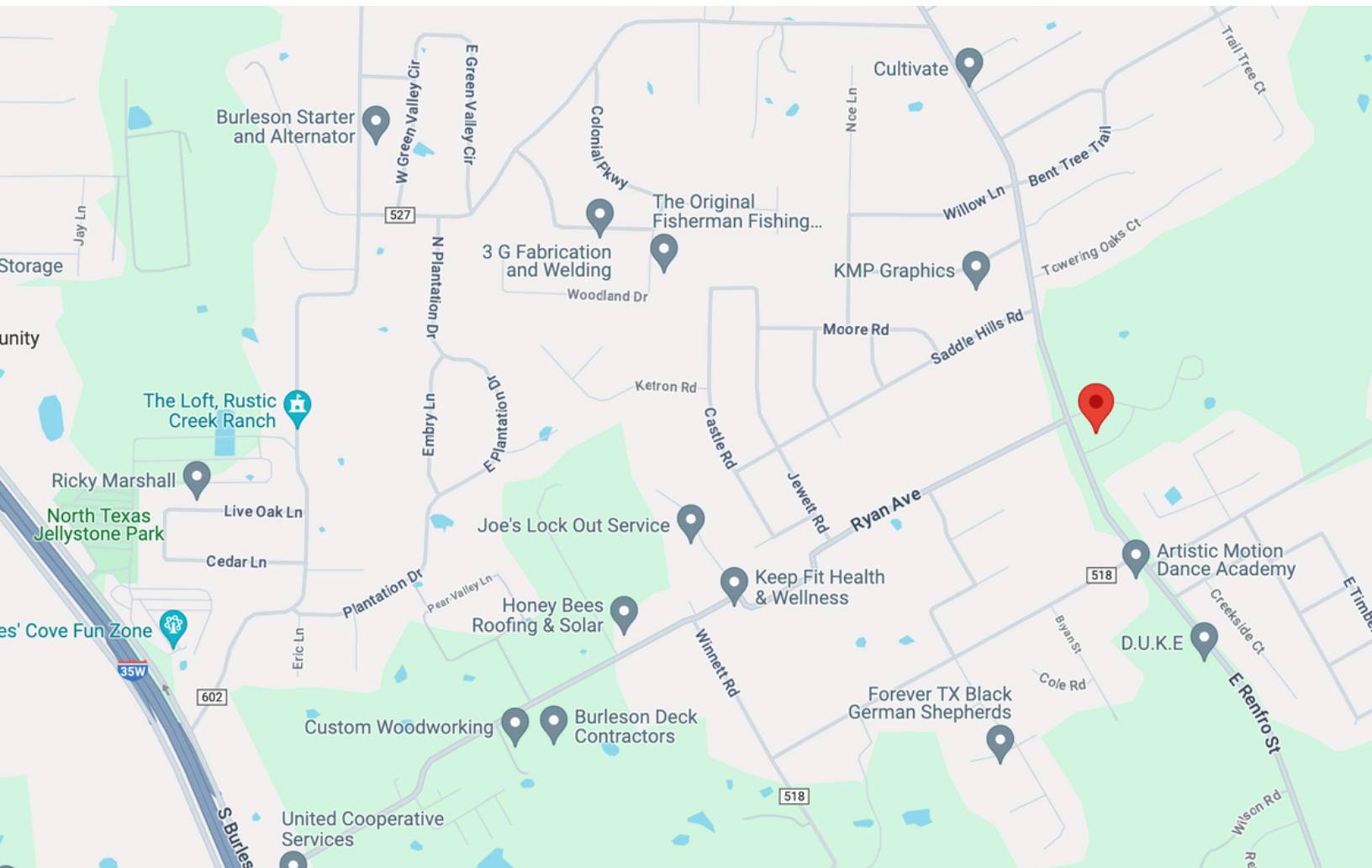
 956-445-3234

 [lexi@invest5s.com](mailto:lexi@invest5s.com)

YOUR NEXT INVESTMENT

Invest 

## 3501 E RENFRO ST. BURLESON, TX 76028



REASONS TO  
INVEST  
IN  
BURLESON



THINKING ABOUT  
BURLESON? HERE'S WHY  
IT'S THE RIGHT MOVE!

WATCH NOW



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## FLOOR PLANS: FIRST FLOOR



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## FLOOR PLANS: SECOND FLOOR



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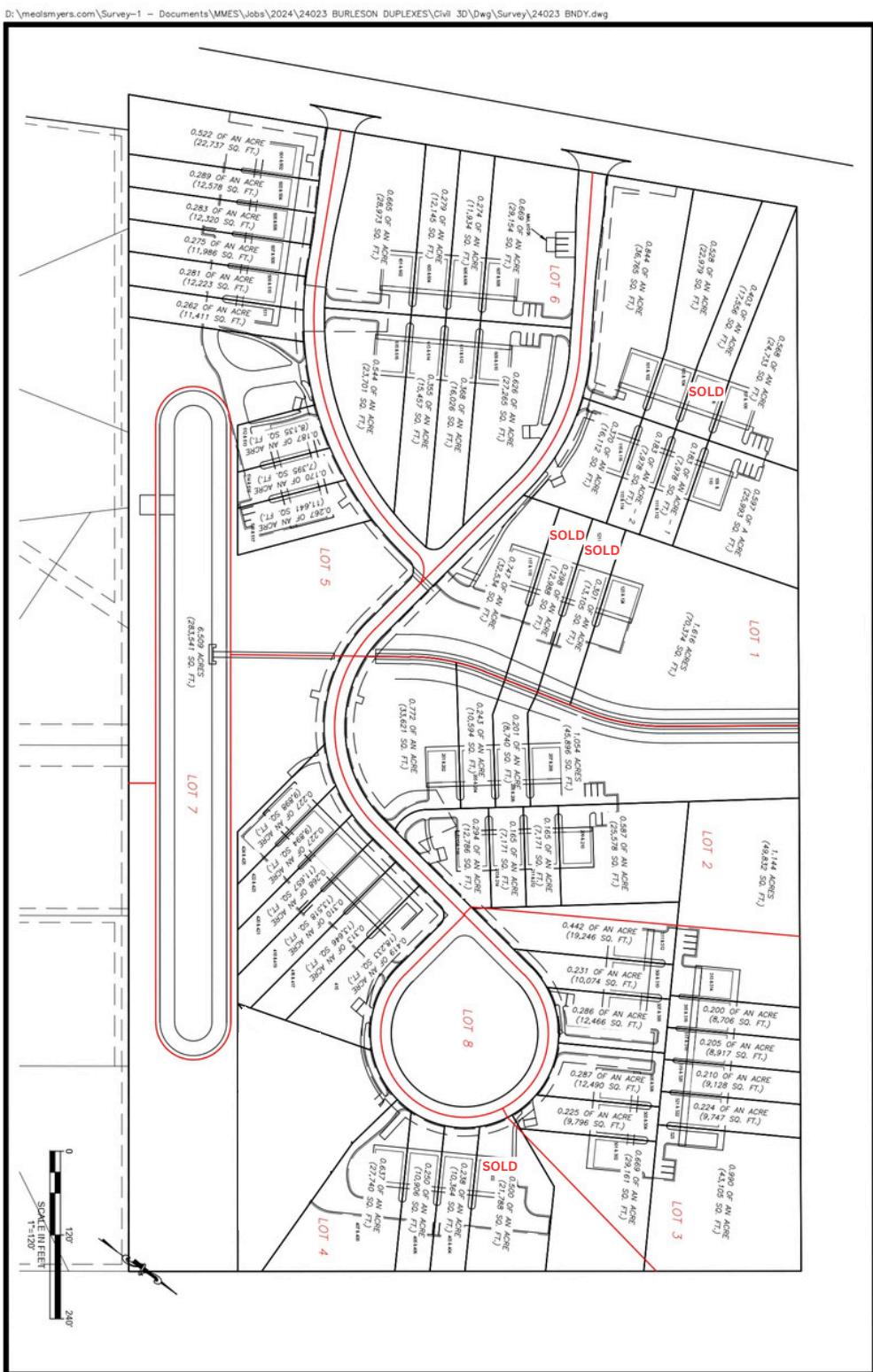
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## SITE PLAN: ALL OF LOT 1, LOT 2, AND LOT 6 AS SHOWN ON THE SITE PLAN WILL BE READY FOR CLOSING IN MAY 2025.



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## SITE PLAN:

ALL OF LOT 1, LOT 3, LOT 5 AND LOT 6 AS SHOWN ON THE SITE PLAN WILL BE READY FOR CLOSING IN MAY 2025.



1 Unit Type (Circle Colors)  
Yellow = 3BR/2BR  
Green = 3BR/3BR

2 Construction Status (Border Color)  
Black Border = Construction started  
Red Border = Construction not started

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## ESTIMATED FINANCIALS

### 3 BED / 2.5 BATH / 2 CAR GARAGE PER UNIT

#### Property Assumptions

##### Property Description

Construction Type:	Duplex
Location:	Burleson, TX
Bed/Bath/Garage:	3/2.5/2 car garage
Year Built:	2025
Square Footage:	2,750
Property Life (In Years)	27.50
Residual Property Value	40,000
Estimated Appreciation return	3.50%

#### Analysis

Monthly Rent Used:	4,198
Annual Management Fee (6%):	-
Est. Annual Taxes:	8,199
Maint. & Vac. (3%):	1,511

#### Financing Option Returns

Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	468,675
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	2,171
Est. Monthly Taxes:	683
Est. Monthly Ins.:	100
(PITI) Payment:	2,954
Monthly Rent	4,198.0
<b>Expenses</b>	
(PITI) Payment:	2,953.7
Monthly HOA	100.0
Monthly Maint. & Vac.	125.9
Management Fee	-
Monthly surplus / (Deficit)	<b>1,018.3</b>

#### Costing Assumptions

Price Per Sq. Ft.:	227
Purchase Price:	624,900
Purchase Closing Costs:	5,000
<b>Total Investment</b>	<b>629,900</b>
Rent Per Unit	2,099
Annual Management Fee	0%
Number of units	2
Annual Tax	1.64%
Est. Annual Ins:	1,200
HOA Annual	1,200
Maint. & Vac	3%

#### Cash on Cash Return

Annual Gross Income	50,376
<b>Expenses</b>	
Annual Management Fee (6%):	-
Est. Annual Taxes:	8,199
Est. Annual Ins:	1,200
<b>Profit / (loss)</b>	<b>40,977</b>
Cash on Cash Return	6.51%
Net Cap Rate	6.56%
Depreciation per Year	21,269
Estimated Appreciation	21,872

#### Return on Investment

Down Payment	156,225
Annual Gross Income:	50,376
Value of appreciation	21,872
Annual Prin. & Int.:	26,046
Est. Annual Taxes:	8,199
Est. Annual Ins:	1,200
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	1,511
Est. Annual HOA	1,200
Annual Net Income without appreciation	12,220
Annual Net Income with appreciation	34,091
ROI without appreciation	7.82%
ROI with appreciation	<b>21.82%</b>

Months in a year

12

Due to perpetually changing market conditions, estimated values can vary due to external factors such as lender requirements, appraiser used, and length of time to refinance after purchase. Estimated values indicated are from time of posting. Total potential Return of Investment (ROI) is based on calculations of external data and is subject to change. This estimation of ROI is in good faith. We realize that there are alternate methods to calculate ROI, and that some assumptions may not be applicable for your calculations. Data provided for the calculation is the user's responsibility. We do not make any representations or warranties of any kind on the information provided. We also disclaim any liability or responsibility for the accuracy, correctness, or completeness of any information provided.

## ESTIMATED FINANCIALS

### UNIT 1: 2 BED / 2.5 BATH / 2 CAR GARAGE PER UNIT

### UNIT 2: 3 BED / 2.5 BATH / 2 CAR GARAGE PER UNIT

#### Property Assumptions

##### Property Description

Construction Type:	Duplex
Location:	Burleson, TX
Bed/Bath/Garage:	3/2.5/2 car garage
Bed/Bath/Garage:	2/2.5/2 car garage
Year Built:	2025
Square Footage:	2,750
Property Life (In Years)	27.50
Residual Property Value	40,000
Estimated Appreciation return	3.50%

##### Costing Assumptions

Price Per Sq. Ft.:	209
Purchase Price:	575,000
Purchase Closing Costs:	5,000
<b>Total Investment</b>	<b>580,000</b>
Rent for 3 Bed	2,099
Rent for 2 Bed	1,800
Annual Management Fee	0%
Number of units	2
Annual Tax	1.64%
Est. Annual Ins:	1,200
HOA Annual	1,200
Maint. & Vac	3%

##### Cash on Cash Return

Annual Gross Income	46,788
<b>Expenses</b>	
Annual Management Fee (6%):	-
Est. Annual Taxes:	7,544
Est. Annual Ins:	1,200
<b>Profit / (loss)</b>	<b>38,044</b>
Cash on Cash Return	6.56%
Net Cap Rate	6.62%
Depreciation per Year	19,455
Estimated Appreciation	20,125

#### Analysis

Monthly Rent Used:	3,899
Annual Management Fee (6%):	-
Est. Annual Taxes:	7,544
Maint. & Vac. (3%):	1,404

##### Financing Option Returns

Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	431,250
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	1,997
Est. Monthly Taxes:	629
Est. Monthly Ins.:	100
(PITI) Payment:	2,726
Monthly Rent	3,899.0

##### Expenses

(PITI) Payment:	2,725.9
Monthly HOA	100.0
Monthly Maint. & Vac.	117.0
Management Fee	-
Monthly surplus / (Deficit)	956.2

##### Return on Investment

Down Payment	143,750
Annual Gross Income:	46,788
Value of appreciation	20,125
Annual Prin. & Int.:	23,966
Est. Annual Taxes:	7,544
Est. Annual Ins:	1,200
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	1,404
Est. Annual HOA	1,200
Annual Net Income without appreciation	11,474
Annual Net Income with appreciation	31,599
ROI without appreciation	7.98%
ROI with appreciation	21.98%

Months in a year

12

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**READY TO INVEST?**

**CONTACT ME FOR MORE INFORMATION**



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