



DUPLEXES FOR SALE SOUTH OF FORT WORTH, TX

3501 E RENFRO ST. BURLESON, TX 76028

STARTING AT **\$500,000** 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



LVP Flooring
Downstairs



Appliances
included



Tech Package



Two Car Garage

CONTACT US NOW

 956-445-3234

 lexi@invest5s.com

BURLESON — INVESTMENT PROFORMA

Burleson, TX | 3 Bed & 2 Bed / 2.5 Bath / 2-Car Garage | 2,750 Sq Ft | New Construction 2026

Property Description	
Construction Type:	Duplex
Location:	Burleson, TX
Bed / Bath / Garage:	3 & 2 / 2.5 / 2-Car
Year Built:	2026
Square Footage:	2,750
Property Life (Yrs):	27.5
Residual Value:	\$125,000
Est. Appreciation %:	3.50%

Costing Assumptions	
Price Per Sq. Ft.:	\$182
Purchase Price:	\$500,000
Purchase Closing Costs:	\$5,000
Total Investment:	\$505,000

Income & Expense Inputs	
Monthly Rent / 2 Bed Unit:	\$1,797
Monthly Rent / 3 Bed Unit:	\$1,875
Annual Mgmt. Fee Rate:	0.0%
Number of Units:	2
Annual Tax Rate:	1.64%
Est. Annual Insurance:	\$1,500
HOA (Annual):	\$1,200
Maint. & Vacancy Rate:	3.0%
Est. Annual Taxes:	\$6,560

Annual Income & Expense Summary	
Annual Gross Income:	\$44,064
<i>Expenses</i>	
Annual Mgmt. Fee:	\$0
Est. Annual Taxes:	\$6,560
Est. Annual Insurance:	\$1,500
Est. Maint. & Vacancy:	\$1,322
Est. Annual HOA:	\$1,200
Total Annual Expenses:	\$10,582
Net Operating Income (NOI):	\$33,482
Net Cap Rate:	6.70%
Cash on Cash Return:	9.72%

Depreciation per Year:	\$13,636
Est. Annual Appreciation:	\$17,500

Monthly Cash Flow Analysis	
Monthly Rent:	\$3,672
Annual Mgmt. Fee:	\$0
Est. Annual Taxes:	\$6,560
Maint. & Vacancy:	\$1,322

Financing Options	
Loan % of Purchase Price:	75%
Owner Contribution %:	25%
Down Payment:	\$125,000
Loan Amount:	\$375,000
Interest Rate:	3.75%
Loan Term (Months):	360
Monthly P&I (PMT):	\$1,737
Est. Monthly Taxes:	\$547
Est. Monthly Insurance:	\$125
(PITI) Total Payment:	\$2,408

Monthly Expenses	
(PITI) Payment:	\$2,408
Monthly HOA:	\$100
Monthly Maint. & Vac.:	\$110
Management Fee:	\$0
Total Monthly Expenses:	\$2,619
Cash Flow	\$1,053

Return on Investment	
Down Payment:	\$125,000
Annual Gross Income:	\$44,064
Est. Annual Appreciation:	\$17,500
Annual P&I:	\$20,840
Est. Annual Taxes:	\$6,560
Est. Annual Insurance:	\$1,500
Est. Annual Mgmt. Fee:	\$0
Est. Annual Maint. & Vac.:	\$1,322
Est. Annual HOA:	\$1,200
Annual Net Income (w/o Appr.):	\$12,642
Annual Net Income (w/ Appr.):	\$30,142
ROI (w/o Appreciation):	10.11%
ROI (w/ Appreciation):	24.11%

Months in a Year:	12
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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.

BURLESON — INVESTMENT PROFORMA

Burleson, TX | 3 Bed / 2.5 Bath / 2-Car Garage | 2,760 Sq Ft | New Construction 2026

Property Description	
Construction Type:	Duplex
Location:	Burleson, TX
Bed / Bath / Garage:	3 / 2.5 / 2-Car
Year Built:	2026
Square Footage:	2,760
Property Life (Yrs):	27.5
Residual Value:	\$125,000
Est. Appreciation %:	3.50%

Costing Assumptions	
Price Per Sq. Ft.:	\$190
Purchase Price:	\$524,900
Purchase Closing Costs:	\$5,000
Total Investment:	\$529,900

Income & Expense Inputs	
Monthly Rent / Unit:	\$1,875
Annual Mgmt. Fee Rate:	0.0%
Number of Units:	2
Annual Tax Rate:	1.64%
Est. Annual Insurance:	\$1,500
HOA (Annual):	\$1,200
Maint. & Vacancy Rate:	3.0%
Est. Annual Taxes:	\$6,887

Annual Income & Expense Summary	
Annual Gross Income:	\$45,000
<i>Expenses</i>	
Annual Mgmt. Fee:	\$0
Est. Annual Taxes:	\$6,887
Est. Annual Insurance:	\$1,500
Est. Maint. & Vacancy:	\$1,350
Est. Annual HOA:	\$1,200
Total Annual Expenses:	\$10,937
Net Operating Income (NOI):	\$34,063
Net Cap Rate:	6.49%
Cash on Cash Return:	8.94%

Depreciation per Year:	\$14,542
Est. Annual Appreciation:	\$18,372

Monthly Cash Flow Analysis	
Monthly Rent:	\$3,750
Annual Mgmt. Fee:	\$0
Est. Annual Taxes:	\$6,887
Maint. & Vacancy:	\$1,350

Financing Options	
Loan % of Purchase Price:	75%
Owner Contribution %:	25%
Down Payment:	\$131,225
Loan Amount:	\$393,675
Interest Rate:	3.75%
Loan Term (Months):	360
Monthly P&I (PMT):	\$1,823
Est. Monthly Taxes:	\$574
Est. Monthly Insurance:	\$125
(PITI) Total Payment:	\$2,522

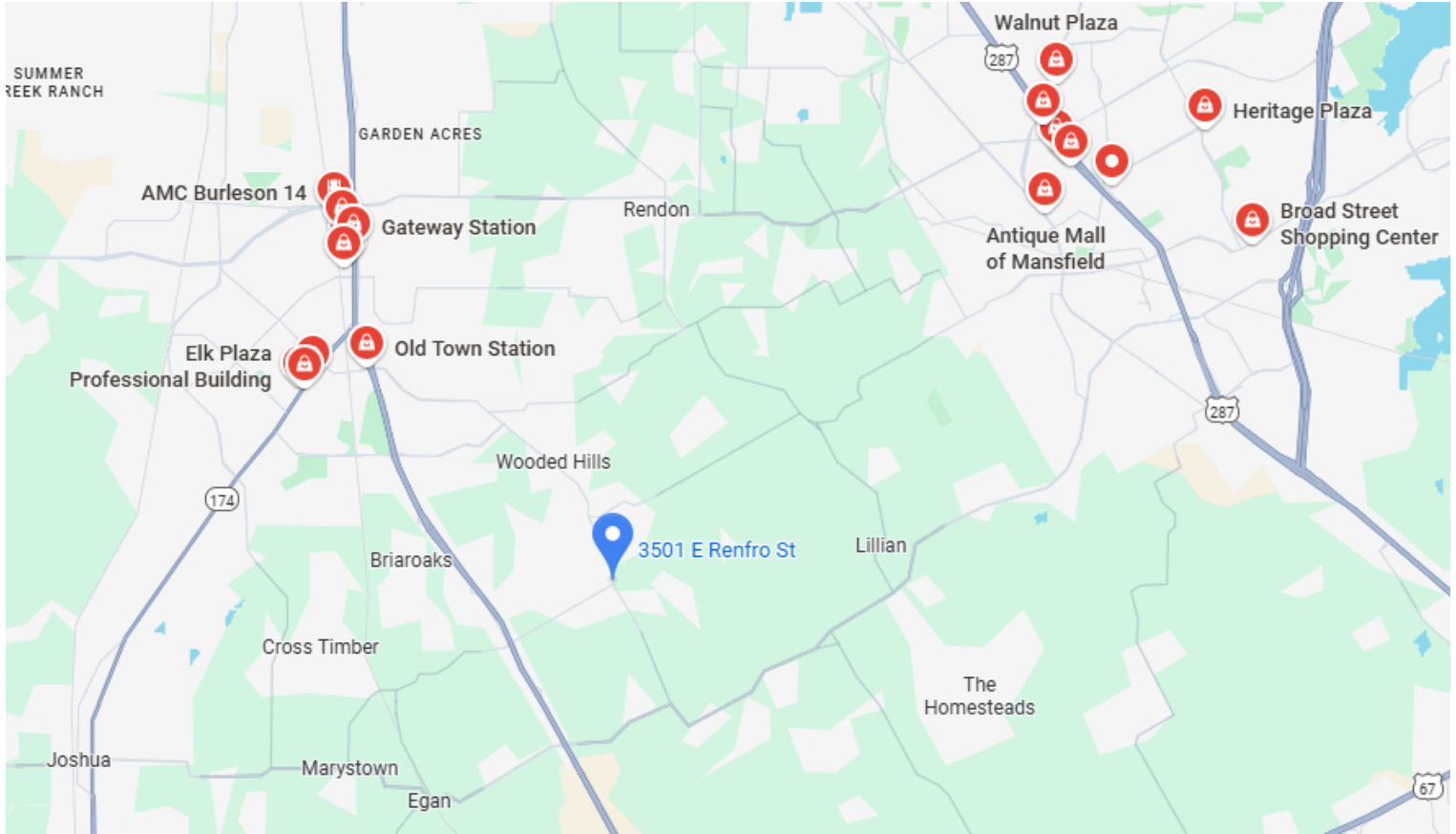
Monthly Expenses	
(PITI) Payment:	\$2,522
Monthly HOA:	\$100
Monthly Maint. & Vac.:	\$113
Management Fee:	\$0
Total Monthly Expenses:	\$2,735
Cash Flow	\$1,015

Return on Investment	
Down Payment:	\$131,225
Annual Gross Income:	\$45,000
Est. Annual Appreciation:	\$18,372
Annual P&I:	\$21,878
Est. Annual Taxes:	\$6,887
Est. Annual Insurance:	\$1,500
Est. Annual Mgmt. Fee:	\$0
Est. Annual Maint. & Vac.:	\$1,350
Est. Annual HOA:	\$1,200
Annual Net Income (w/o Appr.):	\$12,185
Annual Net Income (w/ Appr.):	\$30,557
ROI (w/o Appreciation):	9.29%
ROI (w/ Appreciation):	23.29%

Months in a Year:	12
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**THINKING ABOUT
BURLESON? HERE'S WHY
IT'S THE RIGHT MOVE!**

WATCH NOW



FLOOR PLANS: FIRST FLOOR



TAKE A VIRTUAL WALKTHROUGH:

[VIEW 3D TOUR](#)

CONTACT US NOW

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YOUR NEXT INVESTMENT



FLOOR PLANS: SECOND FLOOR



TAKE A VIRTUAL WALKTHROUGH:

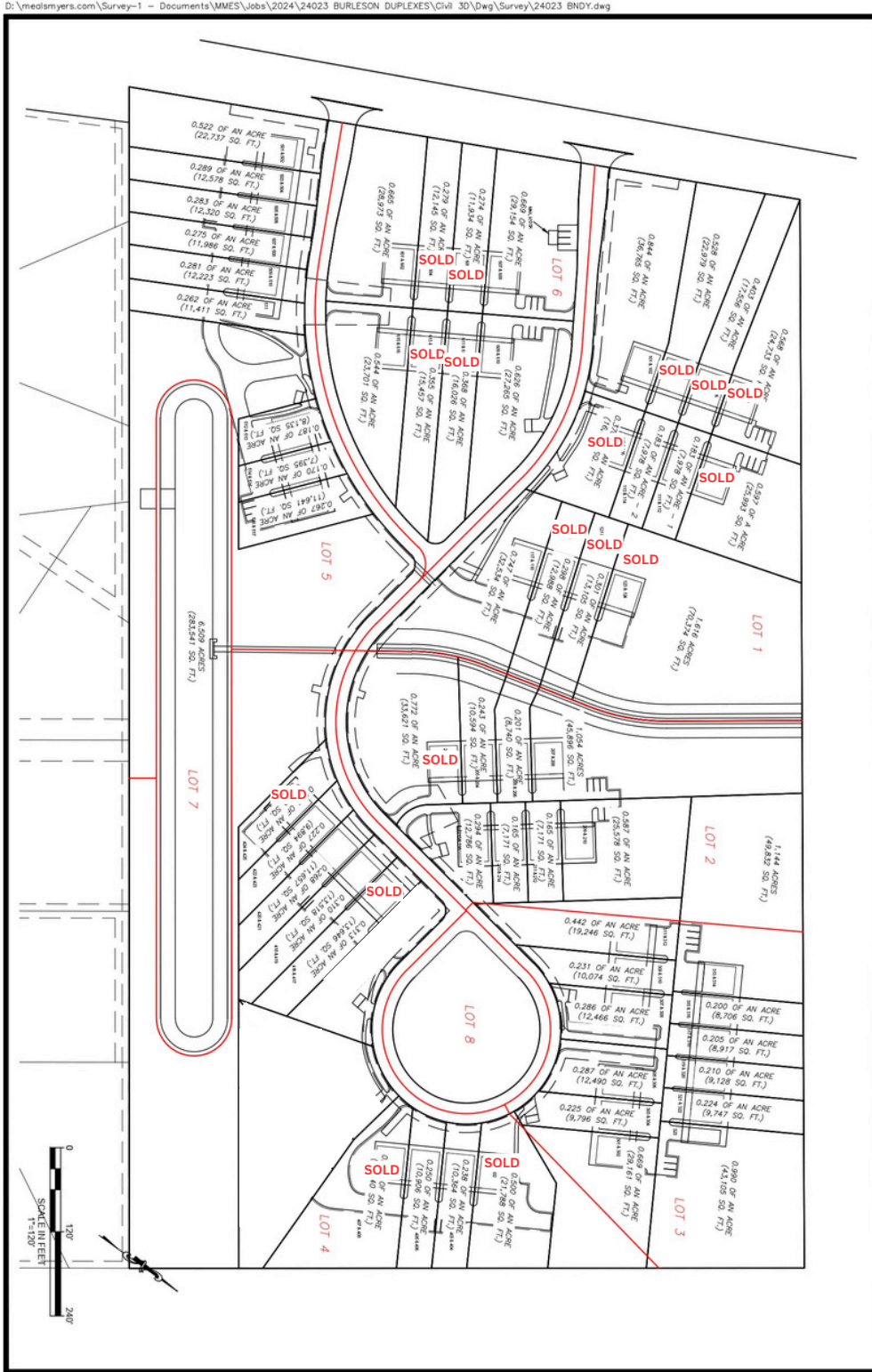
[VIEW 3D TOUR](#)

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SITE PLAN:



SITE PLAN:



Unit Type (Circle Colors)

-  Yellow = 3BR/2BR
-  Green = 3BR/3BR

READY TO INVEST?

CONTACT ME FOR MORE INFORMATION



LEXI SCHLINKE

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SALES MANAGER

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