NORTH TEXAS
PROPERTY LISTINGS

Available | Hot Property



Wholesale Deal: 3/2 Fixer in Oak Cliff

1547 Edgefield Ave, Dallas, TX 75208

$145,000.00

Beds	3	**Baths**	2
Square Footage	1,380 sqft	**Lot Size**	0.15 ac
Year Built	1955	**Occupancy**	—
Listing Source	Wholesaler		
Property Type	Single-Family		
Investment Strategy	Cash Only		
ARV	$235,000.00	**Repair Estimate**	$45,000.00
Rent Estimate	$1,900.00/mo	**Assignment Fee**	$8,000.00

Descriptive Text

Distressed 3-bedroom home in up-and-coming Oak Cliff under contract and available for assignment. Strong ARV with comparable renovated homes selling above $230,000 nearby.

Listing Notes

Numbers run conservatively: ARV $235,000 less repairs $45,000 and assignment fee $8,000 leaves healthy margin for a flip or BRRRR.

Rehab Notes

Full interior rehab needed: kitchen, both bathrooms, flooring, and HVAC replacement.

Due Diligence Notes

Foundation inspection recommended prior to closing; minor settling observed.

Contact Wholesaler: NTAREI Listing Desk — NTAREI | (817) 555-0142 | listings@ntarei.com

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