



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.

