

YC1 Team1 Homework - Dallas Agent

我在Google上搜了几个Dallas Agent, 根据评价还有房屋价位打给其中两个, 这个人是我比较喜欢的, 主因就是诚实, 一件事他会同时提到优缺点, 并帮我进行客观分析, 他们buyer agent, seller agent, PM, general contractor都做, 对于房屋装修也很清楚, 能帮远程买家注意一些细节, 可惜没有维修全包的program, 每个月会预扣\$350维修费, 下面是一些我问题的笔记, 我们聊了快两个小时, 中间有些细节或闲聊记不得了, 人还挺有耐心的, 最后我留了email, 他之后会定时分享一些deal跟分析报告, 也算交到一个朋友:)

1. I may start my property investment from SFH, maybe multifamily later. Currently I focus on North Dallas, such as Plano, Frisco, McKinney. Do you have any suggestions?

North Dallas has many Asians, like Chinese and Indians. It's a good area with great schools and beautiful houses. Tech companies are located at Richardson and Frisco. However, house prices are getting expensive there. For better cash flow, I recommend West Dallas. Moreover, South Dallas is experiencing gentrification. Many old houses are replaced with new apartments. Overall traffic in Dallas is okay (compared with the Bay Area or LA : P)

2. Average days on markets?

The market is too hot recently. Houses are sold within one or two weeks. I suggest you buy the investment property after November.

3. Can you recommend some zip codes with a high cap rate or cash on cash return zip codes?

As previously mentioned, I recommend West Dallas. The renter ratio is higher there. People are mostly White or Spanish. They have a stable income and are more likely to accept renting a house rather than buying it.

4. How much is the property management fee? Do you have any recommended PM?

We can do PM for you. We charge 60% of the first-month rent and 6% of each month's rent. We also reserve \$350 to repair the house.

5. What's the average build year here? Is fix-and-flip okay? Is the labor force expensive? Can you give me a rough number to remodel a full bathroom and install the floor?

Yes, fix-and-flip works. We have our general contractor team if you need it. A full bathroom remodel can be around \$5000. The labor cost of the Laminate Floor per square feet is \$1 - \$2. Nevertheless, I would like to remind you that the current market is very competitive. It's not easy to find a good deal.