Compare All

Frisco, TX

10938 Haversham Drive

Frisco, TX 75035 · Single-Family Residential · Suburban Dallas–Fort Worth

Est. Market Value

$525,000–$565,000

Submarket knowledge — no live comps returned

Strategy Focus

Compare All 4

Rental · Flip · Teardown · House-Hack

Submarket

Frisco, TX

Collin County — high-growth DFW suburb

BOTTOM LINE

Frisco 75035 is a high-appreciation, low-cap-rate market — rental cash flow is thin at full price, but long-term equity growth is strong. House-hack is impractical (single-family). The flip pencils only if bought below $490,000. Best play is a long-term buy-and-hold rental targeting 5–8% appreciation, acquired at or below $530,000.

PROPERTY SNAPSHOT

Address	10938 Haversham Drive, Frisco, TX 75035
Property Type	Single-Family Residence
Submarket	Frisco / Collin County, TX
Est. Living Area	~2,400–2,800 sqft (submarket estimate)
Est. Beds / Baths	4 bd / 3 ba (typical for ZIP)
Year Built	~2000–2010 (Haversham Dr. vintage)
Lot Size	~0.15–0.20 ac (typical tract lot)
School District	Frisco ISD (highly rated)
Property Tax Rate	~1.65% of assessed value (Collin County)
Est. Annual Taxes	~$8,600–$9,300
Est. Insurance	~$2,400/yr (DFW suburban SFR)
Market Status	Off-market — no MLS/Redfin listing found
Live Comps	None returned — submarket knowledge used

STRATEGY 1 — BUY & HOLD RENTAL

A straight rental hold in Frisco 75035 offers minimal near-term cash flow but strong equity-building via appreciation. The market commands premium rents for 4-bed SFRs but purchase prices compress cap rates well below 5%.

Item	Monthly	Annual
Gross Rent (4bd SFR, market rate)	$2,850	$34,200
Vacancy Reserve (5%)	($143)	($1,710)
Effective Gross Income	$2,707	$32,490
Property Mgmt (8%)	($228)	($2,736)
Property Tax	($742)	($8,900)
Insurance	($200)	($2,400)
Maintenance / CapEx Reserve (1% of value)	($375)	($4,500)
HOA (est.)	($75)	($900)
Total Operating Expenses	($1,620)	($19,436)
Net Operating Income (NOI)	$1,087	$13,054

Financing Metric	Conventional Investor (25% Down)
Purchase Price (target)	$530,000
Down Payment (25%)	$132,500
Loan Amount	$397,500
Interest Rate / Term	7.5% / 30yr
Monthly P&I	$2,781
Monthly Cash Flow (NOI less P&I)	($1,694)
Cap Rate (on purchase price)	2.46%
Gross Rent Multiplier	15.6x
Cash-on-Cash Return	Negative (–15.3%)
5-Year Equity Gain @ 6% annual appreciation	~$155,000

Cash flow is negative at market price — typical for Frisco. The investment thesis is appreciation + equity paydown, not cash yield. Recommend targeting purchase at ≤$490,000 to approach cash-flow neutrality.

STRATEGY 2 — FIX & FLIP

No live sold comps were returned by the data feed. ARV is derived from submarket knowledge of Frisco 75035 — comparable updated 4bd/3ba SFRs in move-in condition transact in the $545,000–$585,000 range. Use $560,000 as the working ARV pending MLS verification.

Address	Sale Price	Bed/Bath	Sqft	$/Sqft	Sale Date	Distance
Submarket Estimate — 75035 (updated SFR)	$545,000–$585,000	4bd/3ba	~2,600 sqft	~$210–$225	Current est.	—
No live Redfin comps returned	—	—	—	—	—	—

Flip Metric	Value
ARV (working estimate)	$560,000
Purchase Price (distressed / below market)	$430,000
Renovation Budget (light–mid cosmetic)	$55,000
Holding Costs (6 months taxes, ins., utils., financing)	$18,000
Closing Costs — Buy (2%)	$8,600
Closing Costs — Sell (7% incl. agent + title)	$39,200
Total All-In Cost	$550,800
Gross Profit	$9,200
ROI on Cash Deployed	1.7%

The flip margin is razor-thin at these price points. Frisco is a mature, well-maintained market — true distressed opportunities are rare. A flip only makes financial sense if the acquisition price is ≤$420,000 (roughly 75% of ARV), which is deeply below market. This is a LOW-CONVICTION flip market.

STRATEGY 3 — TEARDOWN / NEW CONSTRUCTION

Frisco infill teardown economics are challenging on a standard ~0.17-acre tract lot. New construction costs in DFW have risen substantially; combined with land value that is baked into the existing improved price, the margin is thin to negative.

Teardown Metric	Value
Land Value (lot only, inferred)	$150,000
Demo + Site Prep Cost	$25,000
New Construction Cost (2,800 sqft @ $160/sqft)	$448,000
Soft Costs (permits, arch., carrying, 12 months)	$55,000
Total Project Cost	$678,000
New Construction ARV (premium finishes, Frisco)	$650,000–$700,000
Mid-Point ARV	$675,000
Gross Profit / (Loss)	($3,000)
ROI	~Break-even to slightly negative

Risk Factor	Assessment
Land-to-Value Ratio	~22% — marginal for new construction economics
Construction Cost Risk	High — DFW labor and materials volatile
Timeline Risk	12–18 months; market can shift
HOA / Deed Restrictions	Likely restrict teardown in established tract subdivision

Teardown is NOT recommended. The existing home's value is too close to land value, construction costs eliminate margin, and HOA deed restrictions in Haversham-area subdivisions typically prohibit teardown-rebuild without committee approval. This strategy requires a deeply discounted acquisition and a rising market to succeed.

STRATEGY 4 — HOUSE HACK

Traditional house-hacking (rent other units while owner-occupying one) is not applicable to a single-family detached home. However, a partial house-hack via accessory dwelling unit (ADU) or room rental is explored below.

House-Hack Variant	Monthly Rent Offset	Owner's Net Housing Cost	Feasibility
Room Rental (rent 2 of 4 beds to roommates)	$1,400–$1,600	~$1,400–$1,600/mo	Moderate — lifestyle trade-off
ADU / Garage Apartment (if permitted)	$1,200–$1,500	~$1,700–$2,000/mo	Low — city permitting, HOA risk
Full Rental (pure investor, not owner-occ.)	$2,850	N/A — see Strategy 1	Covered in Strategy 1

FHA Owner-Occupant Financing (Room-Rental Scenario)	Value
Purchase Price	$530,000
Down Payment (3.5%)	$18,550
Upfront MIP (1.75%)	$8,966
Loan Amount (incl. upfront MIP)	$520,416
Interest Rate / Term	6.5% / 30yr
Monthly P&I + MIP	$3,444
Monthly Room Rent Income (2 rooms)	$1,500
Owner's Effective Monthly Housing Cost	$1,944
vs. Renting Comparable Home in Frisco	~$2,800/mo
Annual Savings vs. Renting	~$10,272

FHA financing on a single-family home is possible with 3.5% down, dramatically lowering the cash-to-close barrier. Room rental offsets ~44% of PITI. This is the most accessible entry point for an owner-occupant who wants to build Frisco equity with low capital outlay. Verify HOA rental/roommate policy before committing.

ALL SCENARIOS AT A GLANCE

Strategy	Acquisition Price	Cash to Close	Monthly Cash Flow	Year-1 ROI	5-Year Upside	Verdict
Buy & Hold Rental	$530,000	$132,500	($1,694)	−15.3% CoC	~$155,000 equity gain	Appreciation play BEST PLAY
Fix & Flip	$430,000	$493,000 all-in	N/A	~1.7% ROI	Low margin / high risk	Avoid at market prices
Teardown / Rebuild	$150,000 (land)	$678,000 total	N/A	~Break-even	High execution risk	Not recommended
House-Hack (Room Rental)	$530,000	$18,550 (FHA)	−$1,944 net cost	Lifestyle + equity	Same appreciation upside	Best for owner-occupants

RISKS & RED FLAGS

- Est. market value ~$525,000–$565,000 based on submarket knowledge of Frisco 75035 — NO live Redfin comps were returned. Verify against current MLS before underwriting.
- ARV of $560,000 for flip analysis is entirely submarket-knowledge-based — pull 5–10 recent closed comps within 0.5 miles before committing to any acquisition.
- Rental rate of $2,850/mo is a submarket estimate for a 4bd SFR in 75035 — confirm on Zillow Rental Manager, Apartments.com, or a local PM's current rent roll before underwriting.
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Exact beds/baths/sqft/year-built for 10938 Haversham Drive were not confirmed via live MLS data — pull the county appraisal district (CAD) record at Collin CAD to verify specs.

- HOA rules at Haversham Drive subdivision may restrict short-term rentals, room rentals, and ADU construction — obtain CC&Rs before committing to any hack or rental strategy.
- Collin County property tax rate of ~1.65% is a blended estimate; actual assessed value and exemption status may differ. Confirm at Collin CAD before final underwriting.
- DFW new construction costs of ~$160/sqft are current estimates; material and labor inflation could erode teardown margins further — get 2–3 licensed GC bids.
- Cash-flow negativity on the rental scenario assumes full conventional financing. A larger down payment or seller-financed terms could alter the outcome significantly.
- Frisco ISD attendance boundary should be confirmed for this specific address — school zone can affect rental demand and resale value meaningfully.
- Interest rates used (6.5% FHA / 7.5% conventional) reflect current market; lock a rate and re-run numbers before closing if rates shift more than 25 bps.

RECOMMENDED PATH

1. Pull the Collin CAD Record Today
Go to collincad.org and search 10938 Haversham Drive. Confirm the official beds, baths, square footage, year built, assessed value, and current tax bill. This is free and takes 5 minutes.

2. Get Current MLS Comps from a Local Agent
Ask a Frisco-area buyer's agent to pull sold comps within 0.5 miles, same bed count, last 6 months. No live comps were returned by the data feed — you need actual MLS data before setting a max offer price.

3. Confirm HOA Rules in Writing
Request the CC&Rs and HOA contact info from the listing agent or Collin CAD records. Room-rental and ADU strategies hinge on what the HOA permits. Get a written answer, not a verbal one.

4. Target an Offer at or Below $510,000
At $510,000 with 25% down, the monthly shortfall narrows and the appreciation math still works. If the property is priced above $550,000, the rental returns weaken further — walk or negotiate hard.

5. Get Pre-Approved for Both FHA and Conventional
If you plan to owner-occupy (house-hack), get FHA pre-approval to lock the 3.5% down option. Run both scenarios with your lender side-by-side so you can decide at the offer table, not after.

6. Run a Rent-Ready Inspection Before Closing
Hire a licensed inspector to flag deferred maintenance and estimate any rent-ready costs. Add those costs into your underwriting. In Frisco, a $5,000–$15,000 cosmetic spend is common on 15–25-year-old homes.

FINAL TAKE

Frisco 75035 is one of the strongest long-term appreciation markets in Texas, but the entry price makes near-term cash flow nearly impossible as a pure rental. The flip and teardown strategies are structurally unattractive at market prices. The highest-conviction play is a buy-and-hold rental at ≤$510,000 — or a house-hack with FHA financing at 3.5% down if you're willing to owner-occupy — using Frisco ISD school quality and DFW population growth as your appreciation engine over a 5–10 year hold.

SOURCES & METHODOLOGY

All property specifications (beds, baths, sqft, year built) are estimates based on submarket knowledge of the Haversham Drive area in Frisco 75035 — no live MLS or Redfin listing was found for this address. ARV, rental rates, and construction costs are derived from current submarket knowledge of Collin County / Frisco, TX and should be treated as directional estimates only. No live sold comps or rental comps were returned by the Redfin data feed for this ZIP. Collin County property tax rate sourced from published county rate schedules (blended estimate). Financing assumptions: FHA 3.5% down / 6.5% / 30yr / 1.75% upfront MIP / 0.55% annual MIP; Conventional investor 25% down / 7.5% / 30yr. All figures must be verified against current MLS data, Collin CAD records, and licensed contractor bids before any investment decision is made. This report is a screening tool, not a substitute for due diligence.

A research-grade preliminary review. Not an appraisal or legal advice. Figures shown are estimates based on public listing data and submarket knowledge for screening purposes only. Investors must independently verify comparables, rents, tax rates, HOA fees, FHA limits, and property condition through licensed professionals before underwriting or making any offer. This report is not a substitute for a licensed appraisal, broker price opinion, title search, inspection, or counsel.