



3545 RASHTI COURT

FORT WORTH, TX 76109



\$1,920,000



0 sqft



12 beds



12 baths

DESCRIPTION

Exceptional investment opportunity in a highly sought-after location near TCU! This newer-construction duplex, built in 2018, offers a rare combination of scale, stability, and strong returns. Each side features 6 spacious bedrooms and 6 full bathrooms, for a total of 12 bedrooms and 12 bathrooms—ideal for student housing or high-demand rental use. Both units are fully leased with long-term occupancy in place—one through Summer 2027 and the other through 2028—providing immediate and reliable cash flow. With an impressive cap rate near 7% and consistent rental history, this property delivers strong, stable income with low vacancy risk. Tenants enjoy a prime location just minutes from TCU, as well as nearby shopping, dining, and entertainment options, making it an easy choice for continued leasing demand. Modern construction means lower maintenance costs and increased appeal to today’s renters. If you’re looking to expand your portfolio or secure a turnkey income-producing asset in a great location, this duplex should be at the top of the list. Full financials are available upon request.

PROPERTY TYPE: Multifamily - Duplex
MLS STATUS: Active
MLS: 21227509
YEAR BUILT: 2018
COUNTY: Tarrant
TRACT OR SUBDIVIION: Westcliff Add
LIST DATE: 04/14/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS: 12
FULL BATHS: 12
HALF BATHS: 0
ACRES: 0.26
LOT SIZE (SQFT): 11,412

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- Dishwasher
- Disposal
- Microwave

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Outside
- Paved
- ParkingLot

LOT DESCRIPTION:

- InteriorLot
- Landscaped
- NoBackyardGrass
- SprinklerSystem

ROOF TYPE:

- Composition

YARD/GROUNDS:

- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- Wood

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- PhoneAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable
- CableAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- OpenFloorplan
- CableTv

SECURITY FEATURES:

- SmokeDetectors

COMMUNITY:

- Curbs

LISTED BY: Michael Reeder 

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BROKERED BY: Chisholm, REALTORS