



Property Details

102 Savin Rise Ct, Pflugerville

Property Summary

Property Data

Purchase Price	\$ 496,500	Turnkey 4 bed on a cul-de-sac next to H-E-B and Walmart with high ceilings, upgraded finishes, recent capex and new appliances. Formal dining room, entry room, and office/flex room give potential for multiple additional bedrooms.
Make Ready	\$ 12,000	
Down Payment	25.0%	
Down Payment Amt	\$ 124,125	
Closing Costs	\$ 9,930	
Cash Outlay	\$ 146,055	

Financing Data

Interest Rate	7.00%
Finance Amt	\$372,375
Mortgage (yrs)	30
Mortgage Pmt	\$2,477.42

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss (5%)	\$ (240.00)	\$ (2,880.00)
Gross Income	\$ 4,560.00	\$ 54,720.00
Insurance	\$ 120.00	\$ 1,440.00
Taxes	\$ 681.79	\$ 8,181.53
Management	\$ 300.00	\$ 3,600.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 120.00	\$ 1,440.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,396.79	\$ 16,761.53
Net Operating Income	\$ 3,163.21	\$ 37,958.47
Mortgage	\$ 2,477.42	\$ 29,729.04
Cashflow	\$ 685.79	\$ 8,229.43
Loan Principal Paydown		\$ 3,782.62
Appreciation	5%	\$ 24,825.00
Total Return		\$ 36,837.05

ROI Metrics

Cap Rate	7.32%
IRR	20.78%

* IRR based on 10yr holding period with 25% down

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 146,055	\$ 170,880	\$ 220,530
Cash on Cash	5.63%	5.98%	6.43%
Cash + Principal	8.22%	8.04%	7.80%

Property Notes: Single story 2,863 sq ft 4 bed, 2.5 bath built in 1993 on .27 acre lot. No rear neighbor, backed up to greenbelt. Water Heater, HVAC, Dishwasher, Washer/Dryer, Refrigerator, Stove, Fence, Garage Door all replaced in last 5 years.

Neighborhood Notes: Well maintained neighborhood with no HOA. Quiet cul-de-sac with some street parking and a long driveway with 2 car garage. Close to HEB, Walmart, hospital, Amazon.

Sale Comps

Market Analysis Summary | Residential

Listings as of 2/16/2023 at 10:01 am, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	CS/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	3273496	PF	803 Goodspeed Pkwy	Parkcrest	2	5	2	1	3	0	Yes	1995	0.22	3,030	\$186.47	\$565,000	\$180.20	\$546,000	09/30/2022	84	83
2	1927978	PF	1204 Fenway Park	Katymead Sec 01	2	4	3	1	3	2	No	1993	0.22	2,931	\$174.00	\$510,000	\$169.43	\$496,609	01/27/2023	64	64
3	4726949	PF	1005 Rocky Creek Dr	Saxony	1	5	3	0	2	2	No	1992	0.19	2,797	\$187.70	\$525,000	\$187.70	\$525,000	08/31/2022	14	13
4	3477586	PF	1015 Hughmont Dr	Heatherwild e	2	4	2	1	2	2	No	1994	0.11	2,750	\$163.64	\$450,000	\$152.73	\$420,000	12/06/2022	69	67
					Min	4	2	0	2	0		1992	0.11	2,750	\$163.64	\$450,000	\$152.73	\$420,000		14	13
					Max	5	3	1	3	2		1995	0.22	3,030	\$187.70	\$565,000	\$187.70	\$546,000		84	83
					Avg	5	3	1	3	2		1994	0.19	2,877	\$177.95	\$512,500	\$172.52	\$496,902		58	57
					Med	5	3	1	3	2		1994	0.21	2,864	\$180.24	\$517,500	\$174.82	\$510,805		67	66

4

Total Listings

Average for all:	5	3	1	3	2		1994	0.19	2,877	\$177.95	\$512,500	\$172.52	\$496,902		58	57
Median for all:	5	3	1	3	2		1994	0.21	2,864	\$180.24	\$517,500	\$174.82	\$510,805		67	66

Quick Statistics

	Min	Max	Avg	Med
List Price	\$450,000	\$565,000	\$512,500	\$517,500
Sale Price	\$420,000	\$546,000	\$496,902	\$510,805
Sale / List	93.3%	100.0%	96.8%	97.0%

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 02/16/2023 to 08/20/2022 Latitude, Longitude is within 1.00 mi of 102 Savin Rise Ct, Pflugerville, TX 78660, USA

Presented by: Vic Steffen

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.