

Property Details

130 Sunburst Ct, Weatherford



Property Summary

Property Data

Purchase Price	\$ 695,000	Turnkey fourplex built in 2009 in Weatherford outside Fort Worth. \$120-150/door in cash flow in an appreciating area.
Make Ready	\$ -	
Down Payment	25%	
Down Payment Amt	\$ 173,750	
Closing Costs	\$ 13,900	
Cash Outlay	\$ 187,650	

Financing Data

Interest Rate	6.00%
Finance Amt	\$521,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,125.16

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,600.00	\$ 67,200.00
Vacancy Loss (5%)	\$ (280.00)	\$ (3,360.00)
Gross Income	\$ 5,320.00	\$ 63,840.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 638.72	\$ 7,664.62
Management	\$ 448.00	\$ 5,376.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,711.72	\$ 20,540.62
Net Operating Income	\$ 3,608.28	\$ 43,299.38
Mortgage	\$ 3,125.16	\$ 37,501.89
Cashflow	\$ 483.12	\$ 5,797.49
Loan Principal Paydown		\$ 6,401.01
Appreciation	5%	\$ 34,750.00
Total Return		\$ 46,948.51

ROI Metrics

Cap Rate	6.11%
IRR	19.35%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 187,650	\$ 222,400	\$ 291,900
Cash on Cash	3.09%	3.73%	4.56%
Cash + Principal	6.50%	6.42%	6.31%

Sale Comps

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February 06, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 02/06/2023 to 05/12/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 5.00 mi of 130 Sunburst Ct, Weatherford, TX 76087, USA State Or Province is 'Texas' County is one of 'Collin', 'Dallas', 'Denton', 'Grayson', 'Hood', 'Johnson', 'Kaufman', 'Parker', 'Rockwall', 'Tarrant'

Market Analysis Summary | Residential Income

Listings as of 2/6/23 at 11:42 am, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed															
1	20061791	101 Kinbrook LN	Weatherfo	2019	No	6	3,579	\$135.51	2	\$274,500.00	\$549,000	\$485,000	08/23/2022	88.3%	54
2	20189597	312 Jennifer CT	Weatherfo	2008	Yes	8	4,420	\$135.75	2	\$300,000.00	\$600,000	\$600,000	12/05/2022	100.0%	2
3	20073048	702 Bryan ST	Weatherfo	1986	No	12	5,472	\$140.72	1	\$795,000.00	\$795,000	\$770,000	10/03/2022	96.9%	98

Min	1986	6	4,420	\$135.51	1	\$549,000	\$485,000	88.3%	2
Max	2019	12	3,579	\$140.72	2	\$795,000	\$770,000	100.0%	98
Avg	2004	9	5,472	\$137.33	2	\$648,000	\$618,333	95.1%	51
Med	2008	8	4,490	\$135.75	2	\$600,000	\$600,000	96.9%	54

3	Total Listings	Average for all:	2004	8.67	4,490	\$137.33	2	\$648,000	\$618,333	95.1%	51
		Median for all:	2008	8.00	4,420	\$135.75	2	\$600,000	\$600,000	96.9%	54

Quick Statistics	Min		Max		Avg		Med		
	List Price	\$549,000	\$795,000	\$648,000	\$600,000	Sale Price	\$485,000	\$770,000	\$618,333
Sale / List	88.3%	100.0%	95.1%	96.9%					

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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.

Lease Comps

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Prepared By John Steffen

February 06, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 02/06/2023 to 08/10/2022 Latitude, Longitude is within 2.00 mi of 130 Sunburst Ct, Weatherford, TX 76087, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential Lease

Listings as of 2/6/23 at 11:42 am, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Active																
1	20247141	111 Sunburst CT	Weatherford	3	2	1,092	2009	0/1/1	No	1.042	\$1.20	\$1,315				11
				Min	3	2	1,092	2009	0/1/1	1.042	\$1.20	\$1,315				11
				Max	3	2	1,092	2009	0/1/1	1.042	\$1.20	\$1,315				11
				Avg	3	2	1,092	2009	0/1/1	1.042	\$1.20	\$1,315				11
				Med	3	2	1,092	2009	0/1/1	1.042	\$1.20	\$1,315				11
Listings: Closed																
1	20182988	1013 Jodie DR	Weatherford	3	2	1,490	2012	2/0/2	No	0.500	\$1.20	\$1,795	\$1,795	11/08/2022	100.0%	29
2	20158395	303 Leea LN	Weatherford	2	2	1,597	9999	1/1/2	No	1.000	\$0.98	\$1,560	\$1,560	09/27/2022	100.0%	13
				Min	2	2	1,490	2012	2/1/2	0.500	\$0.98	\$1,560	\$1,560		100.0%	13
				Max	3	2	1,597	9999	1/0/2	1.000	\$1.20	\$1,795	\$1,795		100.0%	29
				Avg	3	2	1,544	6006	2/1/2	0.750	\$1.09	\$1,678	\$1,678		100.0%	21
				Med	3	2	1,544	6006	2/1/2	0.750	\$1.09	\$1,678	\$1,678		100.0%	21
3	Total Listings		Average for all:	3	2	1,393	4673	1/1/2		0.847	\$1.13	\$1,557	\$1,678		100.0%	18
			Median for all:	3	2	1,490	2012	1/1/2		1.000	\$1.20	\$1,560	\$1,678		100.0%	13

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