



Property Details

1402 Avant Ave, San Antonio

Property Summary

Property Data

Purchase Price	\$ 415,000	Turnkey AirBnB operation with pool and 5 bedrooms close to downtown. Furnishings available.
Make Ready	\$ 15,000	
Down Payment	25%	
Down Payment Amt	\$ 103,750	
Closing Costs	\$ 8,300	
Cash Outlay	\$ 127,050	

Financing Data

Interest Rate	7.00%
Finance Amt	\$311,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,070.75

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 400.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 7,300.00	\$ 87,600.00
Insurance	\$ 100.00	\$ 1,200.00
Taxes	\$ 888.56	\$ 10,662.75
Management	\$ 680.00	\$ 8,160.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 170.00	\$ 2,040.00
Utilities	\$ 450.00	\$ 5,400.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,163.56	\$ 37,962.75
Net Operating Income	\$ 4,136.44	\$ 49,637.25
Mortgage	\$ 2,070.75	\$ 24,849.05
Cashflow	\$ 2,065.68	\$ 24,788.20
Loan Principal Paydown		\$ 3,161.71
Appreciation	5%	\$ 20,750.00
Total Return		\$ 48,699.91

ROI Metrics

Cap Rate	11.32%
IRR	34.68%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 127,050	\$ 147,800	\$ 189,300
Cash on Cash	19.51%	17.89%	15.72%
Cash + Principal	22.00%	19.60%	17.06%

Property Notes: 2,990 sq ft 5 bed, 3 bath two story built in 2004. Fully upgraded throughout including quartz counters, stainless appliances, custom bathrooms, and luxury finishes.

Neighborhood Notes: No HOA, corner lot. Just off I-10 minutes from Denver Heights, downtown, AT&T Center.

STR Listing

STR Listing	\$450-1000/night	Link
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