

Property Details

2867 Almond Field Dr, San Antonio



Property Summary

Property Data

Purchase Price	\$ 220,000	Updated 3 bed built in 1985 close to SeaWorld and Lackland AFB. On market several months with potential to land below asking. Solid STR opportunity.
Make Ready	\$ 10,000	
Down Payment	25%	
Down Payment Amt	\$ 55,000	
Closing Costs	\$ (600)	
Cash Outlay	\$ 64,400	

Financing Data

Interest Rate	7.00%
Finance Amt	\$165,000
Mortgage (yrs)	30
Mortgage Pmt	\$1,097.75

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 170.00	
Avg Nights Booked	18	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 3,560.00	\$ 42,720.00
Insurance	\$ 100.00	\$ 1,200.00
Taxes	\$ 343.17	\$ 4,118.00
Management	\$ 306.00	\$ 3,672.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 350.00	\$ 4,200.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,824.17	\$ 21,890.00
Net Operating Income	\$ 1,735.83	\$ 20,830.00
Mortgage	\$ 1,097.75	\$ 13,172.99
Cashflow	\$ 638.08	\$ 7,657.01
Loan Principal Paydown		\$ 1,676.09
Appreciation	5%	\$ 11,000.00
Total Return		\$ 20,333.10

ROI Metrics

Cap Rate	9.08%
IRR	25.70%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 64,400	\$ 75,400	\$ 97,400
Cash on Cash	11.89%	11.32%	10.57%
Cash + Principal	14.49%	13.10%	11.94%

Sale Comps

2/15/23, 2:28 PM

Victor Steffen | connectMLS

CMA Summary Report

Residential Single

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1651131	11306 Cache Path	Sold	1204	39	39	\$220,000	\$182.72	\$220,000	\$182.72		100.0%	93.62%	01/12/2023
2	1633951	2526 Westgard Pass	Sold	1212	17	17	\$212,000	\$174.91	\$220,000	\$181.51		103.77%	103.77%	09/29/2022
3	1629833	11367 Fish Spgs	Sold	1213	90	90	\$195,000	\$160.75	\$195,000	\$160.75	\$2150	100.0%	100.0%	10/07/2022
4	1638890	11415 Hatchet Pass Dr	Sold	1256	90	70	\$220,000	\$175.15	\$225,000	\$179.14	\$6750	102.27%	97.83%	12/13/2022
5	1631349	11406 Potter Valley	Sold	1304	3	3	\$215,000	\$164.87	\$215,000	\$164.87	\$8600	100.0%	100.0%	10/21/2022
6	1642640	11343 Crescent Peak	Sold	1336	13	13	\$224,900	\$168.33	\$227,000	\$169.91		100.93%	100.93%	11/10/2022

6 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$224,900	\$195,000	\$214,483	\$217,500
Sold Price	\$227,000	\$195,000	\$217,000	\$220,000
Square Feet	1336	1204	1254	1234
Price/Square Foot	\$182.72	\$160.75	\$173.02	\$174.52
Cumulative Days On Market	90	3	42	28
Days On Market	90	3	39	28
LP:SP Ratio	103.77%	100.0%	101.16%	100.46%
OLP:SP Ratio	103.77%	93.62%	99.36%	100.0%
Seller's Concessions	\$8,600	\$2,150	\$5,833	\$6,750

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Victor Steffen | eXp Realty | 02/15/2023 01:28 PM

STR Comps

STR 1	\$149/night	Listing
STR 2	\$210/night	Listing
STR 3	\$152/night	Listing