

# Property Details

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404 Brooks Ave, Schertz



# Property Summary

## Property Data

Purchase Price	\$ 155,000	Value add opportunity right next to Randolph AFB at a great entry point with an ARV \$210k+.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 38,750	
Closing Costs	\$ 3,100	
<b>Cash Outlay</b>	<b>\$ 61,850</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$116,250
Mortgage (yrs)	30
Mortgage Pmt	\$773.41

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 1,600.00	\$ 19,200.00
Vacancy Loss (5%)	\$ (80.00)	\$ (960.00)
<b>Gross Income</b>	<b>\$ 1,520.00</b>	<b>\$ 18,240.00</b>
Insurance	\$ 100.00	\$ 1,200.00
Taxes	\$ 233.87	\$ 2,806.47
Management	\$ 128.00	\$ 1,536.00
Maintenance	\$ 50.00	\$ 600.00
Capex Reserves	\$ 80.00	\$ 960.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 591.87</b>	<b>\$ 7,102.47</b>
<b>Net Operating Income</b>	<b>\$ 928.13</b>	<b>\$ 11,137.53</b>
Mortgage	\$ 773.41	\$ 9,280.97
<b>Cashflow</b>	<b>\$ 154.71</b>	<b>\$ 1,856.56</b>
Loan Principal Paydown		\$ 1,180.88
Appreciation	5%	\$ 7,750.00
<b>Total Return</b>		<b>\$ 10,787.44</b>

## ROI Metrics

Cap Rate	6.25%
IRR	17.83%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 61,850	\$ 69,600	\$ 85,100
Cash on Cash	3.00%	3.56%	4.36%
Cash + Principal	4.91%	5.14%	5.47%

# Sale Comps

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## 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	1640273	210 Brooks Ave	Sold	1077	27	27	\$229,500	\$213.09	\$239,500	\$222.37	\$8500	104.36%	104.36%	11/03/2022
2	1622711	412 Brooks Ave	Sold	1214	42	42	\$200,000	\$164.74	\$201,000	\$165.56	\$5550	100.5%	91.36%	09/26/2022

#### 2 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$229,500	\$200,000	\$214,750	\$214,750
Sold Price	\$239,500	\$201,000	\$220,250	\$220,250
Square Feet	1214	1077	1145	1145
Price/Square Foot	\$222.37	\$165.56	\$192.27	\$193.96
Cumulative Days On Market	42	27	34	34
Days On Market	42	27	34	34
LP:SP Ratio	104.36%	100.5%	102.43%	102.43%
OLP:SP Ratio	104.36%	91.36%	97.86%	97.86%
Seller's Concessions	\$8,500	\$5,550	\$7,025	\$7,025

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# Lease Comps

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## CMA Summary Report

### Residential Rental

#### Active - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt
1	1656605	221		Scott Ave	Active	1135	48	48	\$1,550	\$1.36
2	1651771	1044		Richmond Dr	Active	1206	77	77	\$1,600	\$1.32

#### 2 Active - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,600	\$1,550	\$1,575	\$1,575
Square Feet	1206	1135	1170	1170
Price/Square Foot	\$1.36	\$1.32	\$1.35	\$1.34
Cumulative Days On Market	77	48	62	62
Days On Market	77	48	62	62

#### Rented - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	1638175	404		Nell Deane Blvd	Rented	1057	19	19	\$1,695	\$1.60	\$1,695	\$1.60	10/04/2022
2	1648591	1036		Curtiss Ave	Rented	1066	17	17	\$1,495	\$1.40	\$1,495	\$1.40	11/19/2022
3	1633046	501		Marilyn Dr	Rented	1216	10	10	\$1,400	\$1.15	\$1,400	\$1.15	08/26/2022

#### 3 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,695	\$1,400	\$1,530	\$1,495
Sold Price	\$1,695	\$1,400	\$1,530	\$1,495
Square Feet	1216	1057	1113	1066
Price/Square Foot	\$1.60	\$1.15	\$1.37	\$1.40
Cumulative Days On Market	19	10	15	17
Days On Market	19	10	15	17

#### 5 All Status - Residential Rental Summary Statistics

	High	Low	Average	Median
List Price	\$1,695	\$1,400	\$1,548	\$1,550
Sold Price	\$1,695	\$1,400	\$1,530	\$1,495
Square Feet	1216	1057	1136	1135
Price/Square Foot	\$1.60	\$1.15	\$1.36	\$1.36
Cumulative Days On Market	77	10	34	19
Days On Market	77	10	34	19

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