



## Property Details

**406 Oak Ridge Dr, Pflugerville**

# Property Summary

\*As-Is

## Property Data

Purchase Price	\$ 525,000	Turnkey 5 bed, 4 bath pool home with no HOA in Pflugerville, 20 minutes from North Austin and The Domain. Light value-add potential for STR with some dated finishes.
Make Ready	\$ 15,000	
Down Payment	25%	
Down Payment Amt	\$ 131,250	
Closing Costs	\$ 10,500	
<b>Cash Outlay</b>	<b>\$ 156,750</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$393,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,619.63

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 385.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 7,045.00</b>	<b>\$ 84,540.00</b>
Insurance	\$ 120.00	\$ 1,440.00
Taxes	\$ 1,094.94	\$ 13,139.31
Management	\$ 654.50	\$ 7,854.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 450.00	\$ 5,400.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,244.44</b>	<b>\$ 38,933.31</b>
<b>Net Operating Income</b>	<b>\$ 3,800.56</b>	<b>\$ 45,606.69</b>
Mortgage	\$ 2,619.63	\$ 31,435.54
<b>Cashflow</b>	<b>\$ 1,180.93</b>	<b>\$ 14,171.15</b>
Loan Principal Paydown		\$ 3,999.75
Appreciation	5%	\$ 26,250.00
<b>Total Return</b>		<b>\$ 44,420.90</b>

## ROI Metrics

Cap Rate	8.28%
IRR	22.45%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 156,750	\$ 183,000	\$ 235,500
Cash on Cash	9.04%	8.89%	8.69%
Cash + Principal	11.59%	10.64%	10.05%

**Property Notes:** 2,982 sq ft 5 bed, 4 bath two story pool home built in 1985. Granite counters, stainless appliances, dual HVAC and water heaters. Turnkey condition with some dated oak finishes. Furnish and rent as-is with lower out of pocket costs, or update cosmetics to improve STR marketability and brand as a higher-end stay with higher nightly rate.

**Neighborhood Notes:** Well-maintained neighborhood with no HOA. Walking distance to schools and parks, with easy freeway access 20 minutes from North Austin, The Domain, medical centers, etc.

# Property Summary

\*Value-Add (\$25-30k rehab)

### Property Data

Purchase Price	\$ 525,000	Turnkey 5 bed, 4 bath pool home with no HOA in Pflugerville, 20 minutes from North Austin and The Domain. Light value-add potential for STR with some dated finishes.
Make Ready	\$ 40,000	
Down Payment	25%	
Down Payment Amt	\$ 131,250	
Closing Costs	\$ 10,500	
<b>Cash Outlay</b>	<b>\$ 181,750</b>	

### Financing Data

Interest Rate	7.00%
Finance Amt	\$393,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,619.63

### First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 475.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 8,575.00</b>	<b>\$ 102,900.00</b>
Insurance	\$ 120.00	\$ 1,440.00
Taxes	\$ 1,094.94	\$ 13,139.31
Management	\$ 807.50	\$ 9,690.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 450.00	\$ 5,400.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,397.44</b>	<b>\$ 40,769.31</b>
<b>Net Operating Income</b>	<b>\$ 5,177.56</b>	<b>\$ 62,130.69</b>
Mortgage	\$ 2,619.63	\$ 31,435.54
<b>Cashflow</b>	<b>\$ 2,557.93</b>	<b>\$ 30,695.15</b>

### ROI Metrics

Cap Rate	10.80%
IRR	30.60%

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

### Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 181,750	\$ 208,000	\$ 260,500
Cash on Cash	16.89%	15.76%	14.20%
Cash + Principal	19.09%	17.30%	15.42%

# Sale Comps

Market Analysis Summary | Residential

Listings as of 2/16/2023 at 11:08 am, Page 1 of 2

#	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	8700227	PF	1004 Hackberry Dr	Saxony	2	4	2	1	3	2	No	1995	0.21	3,110	\$168.81	\$524,990	\$162.22	\$504,500	01/03/2023	59	58
2	5248033	PF	1204 Woodlawn Dr	Katymead Sec 01	2	4	3	1	2	2	Yes	1992	0.23	3,065	\$176.15	\$539,900	\$169.66	\$520,000	02/03/2023	31	31
3	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
4	6039771	PF	803 Oxford Dr	CAMBRIDGE ESTATES	2	4	3	1	2	2	Yes	1999	0.20	2,979	\$216.52	\$645,000	\$212.82	\$634,000	10/04/2022	64	64
5	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
6	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
7	5437814	PF	1307 Crossvine Way	Bohls Place Sec 02	2	4	2	1	2	2	No	1998	0.20	2,633	\$203.19	\$535,000	\$203.95	\$537,000	01/13/2023	53	53

<b>Min</b>	4	2	0	2	0	1992	0.19	2,633	\$168.81	\$510,000	\$162.22	\$496,609	14	13
<b>Max</b>	5	3	1	3	2	1999	0.23	3,110	\$216.52	\$645,000	\$212.82	\$634,000	84	83
<b>Avg</b>	4	3	1	2	2	1995	0.21	2,935	\$187.55	\$549,270	\$183.71	\$537,587	53	52
<b>Med</b>	4	3	1	2	2	1995	0.21	2,979	\$186.47	\$535,000	\$180.20	\$525,000	59	58

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**Total Listings**

<b>Average for all:</b>	4	3	1	2	2	1995	0.21	2,935	\$187.55	\$549,270	\$183.71	\$537,587	53	52
<b>Median for all:</b>	4	3	1	2	2	1995	0.21	2,979	\$186.47	\$535,000	\$180.20	\$525,000	59	58

**Quick Statistics**

	Min	Max	Avg	Med
List Price	\$510,000	\$645,000	\$549,270	\$535,000
Sale Price	\$496,609	\$634,000	\$537,587	\$525,000
Sale / List	96.1%	100.4%	97.9%	97.4%

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.

## STR Comps

STR 1	\$393/night	<a href="#">Listing</a>
STR 2	\$446/night	<a href="#">Listing</a>
STR 3	\$495/night	<a href="#">Listing</a>
STR 4	\$686/night	<a href="#">Listing</a>