

# Property Details

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515 Pheasant Ridge, Round Rock



# Property Summary

## Property Data

Purchase Price	\$ 439,000	Large 4 bed with a new roof being installed, cathedral ceilings. Downstairs office and upstairs bonus room can be converted into additional bedrooms.
Make Ready	\$ 12,000	
Down Payment	25.0%	
Down Payment Amt	\$ 109,750	
Closing Costs	\$ 8,780	
<b>Cash Outlay</b>	<b>\$ 130,530</b>	

## Financing Data

Interest Rate	6.50%
Finance Amt	\$329,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,081.08

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss (5%)	\$ (240.00)	\$ (2,880.00)
<b>Gross Income</b>	<b>\$ 4,560.00</b>	<b>\$ 54,720.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 577.48	\$ 6,929.77
Management	\$ 300.00	\$ 3,600.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 120.00	\$ 1,440.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,322.48</b>	<b>\$ 15,869.77</b>
<b>Net Operating Income</b>	<b>\$ 3,237.52</b>	<b>\$ 38,850.23</b>
Mortgage	\$ 2,081.08	\$ 24,973.01
<b>Cashflow</b>	<b>\$ 1,156.44</b>	<b>\$ 13,877.22</b>
Loan Principal Paydown		\$ 3,680.11
Appreciation	5%	\$ 21,950.00
<b>Total Return</b>		<b>\$ 39,507.33</b>

## ROI Metrics

Cap Rate	8.45%
IRR	25.95%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 130,530	\$ 152,480	\$ 196,380
Cash on Cash	10.63%	10.19%	9.61%
Cash + Principal	13.45%	12.45%	11.11%

**Property Notes:** Two story 2,616 4 bed, 2.5 bath built in 2004 on an oversize lot. Cathedral ceilings, granite counters, stainless appliances, and large bedrooms. Downstairs has an office and upstairs bonus loft which can be converted into 2 more bedrooms.

**Neighborhood Notes:** Well-maintained neighborhood no HOA. Located on a corner lot with plenty of street parking, minutes from hospitals and colleges with ongoing growth immediately nearby.

# Sale Comps

## Market Analysis Summary | Residential

Listings as of 2/7/2023 at 3:42 pm, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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### Listings: Closed

1	9234579	RRE	314 Pheasant Rdg	Chandler Creek Sec	2	4	2	1	1	2	Yes	2004	0.20	2,514	\$238.66	\$600,000	\$224.74	\$565,000	11/30/2022	38	38
2	8253484	RRE	1212 Champion Dr	Chandler Creek Sec	2	4	2	1	2	2	No	2002	0.14	2,534	\$161.80	\$410,000	\$157.85	\$400,000	09/22/2022	12	11
3	6027219	RRE	1301 Water Spaniel Way	Chandler Creek Sec	2	4	2	1	3	2	No	2001	0.14	2,612	\$164.62	\$430,000	\$162.71	\$425,000	01/17/2023	189	189
4	4284292	RRE	1511 Apollo Cir	Rhodes Sec 01	2	4	2	1	3	2	No	2004	0.16	2,618	\$175.71	\$460,000	\$172.65	\$452,000	09/13/2022	27	26
					Min	4	2	1	1	2		2001	0.14	2,514	\$161.80	\$410,000	\$157.85	\$400,000		12	11
					Max	4	2	1	3	2		2004	0.20	2,618	\$238.66	\$600,000	\$224.74	\$565,000		189	189
					Avg	4	2	1	2	2		2003	0.16	2,570	\$185.20	\$475,000	\$179.49	\$460,500		67	66
					Med	4	2	1	3	2		2003	0.15	2,573	\$170.17	\$445,000	\$167.68	\$438,500		33	32

4	Total Listings	Average for all:	4	2	1	2	2	2003	0.16	2,570	\$185.20	\$475,000	\$179.49	\$460,500		67	66
		Median for all:	4	2	1	3	2	2003	0.15	2,573	\$170.17	\$445,000	\$167.68	\$438,500		33	32

### Quick Statistics

	Min	Max	Avg	Med
List Price	\$410,000	\$600,000	\$475,000	\$445,000
Sale Price	\$400,000	\$565,000	\$460,500	\$438,500
Sale / List	94.2%	98.8%	97.2%	97.9%

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 02/07/2023 to 08/11/2022 Latitude, Longitude is within 1.00 mi of 515 Pheasant Ridge Dr, Round Rock, TX 78665, USA Year Built is 1999 to 2009

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.