

Property Details

7510 Oak Chase, San Antonio



Copyright 2023
San Antonio Board of Realtors®

Property Summary (Current leases)

Property Data

Purchase Price	\$ 425,000	Fully occupied fourplex with all large 3 bed units. All rented for \$900-925/mo, well below market rates of \$1200+/mo.
Make Ready	\$ -	
Down Payment	25%	
Down Payment Amt	\$ 106,250	
Closing Costs	\$ 8,500	
Cash Outlay	\$ 114,750	

Financing Data

Interest Rate	7.00%
Finance Amt	\$318,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,120.65

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,625.00	\$ 43,500.00
Vacancy Loss (5%)	\$ (181.25)	\$ (2,175.00)
Gross Income	\$ 3,443.75	\$ 41,325.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 330.84	\$ 3,970.03
Management	\$ 290.00	\$ 3,480.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 181.25	\$ 2,175.00
Utilities	\$ -	\$ -
Lawn care	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,227.09	\$ 14,725.03
Net Operating Income	\$ 2,216.66	\$ 26,599.97
Mortgage	\$ 2,120.65	\$ 25,447.82
Cashflow	\$ 96.01	\$ 1,152.15
Loan Principal Paydown		\$ 3,237.89
Appreciation	3%	\$ 12,750.00
Total Return		\$ 17,140.04

ROI Metrics

Cap Rate	6.14%
IRR	13.64%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 114,750	\$ 136,000	\$ 178,500
Cash on Cash	1.00%	2.09%	3.50%
Cash + Principal	3.83%	4.32%	4.95%

Property Summary (Market rents)

Property Data

Purchase Price	\$ 425,000	Fully occupied fourplex with all large 3 bed units. All rented for \$900-925/mo, well below market rates of \$1200+/mo.
Make Ready	\$ -	
Down Payment	25%	
Down Payment Amt	\$ 106,250	
Closing Costs	\$ 8,500	
Cash Outlay	\$ 114,750	

Financing Data

Interest Rate	7.00%
Finance Amt	\$318,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,120.65

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss (5%)	\$ (240.00)	\$ (2,880.00)
Gross Income	\$ 4,560.00	\$ 54,720.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 330.84	\$ 3,970.03
Management	\$ 384.00	\$ 4,608.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 240.00	\$ 2,880.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,379.84	\$ 16,558.03
Net Operating Income	\$ 3,180.16	\$ 38,161.97
Mortgage	\$ 2,120.65	\$ 25,447.82
Cashflow	\$ 1,059.51	\$ 12,714.15
Loan Principal Paydown		\$ 3,237.89
Appreciation	3%	\$ 12,750.00
Total Return		\$ 28,702.04

ROI Metrics

Cap Rate	8.80%
IRR	24.68%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 114,750	\$ 136,000	\$ 178,500
Cash on Cash	11.08%	10.60%	9.97%
Cash + Principal	13.90%	12.82%	11.43%

Sale Comps

2/2/23, 6:28 PM

Victor Steffen | connectMLS

CMA Summary Report

Multi-Family (2-8 Units)

Sold - Multi-Family (2-8 Units)

#	MLS #	Address	Status	Price	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1423616	5633 & 5635 Walzem Rd	Sold	\$300,000	2588	518	463	\$325,000	\$125.57	\$300,000	\$115.91		92.31%	100.33%	03/09/2022
2	1577701	6006 Jax Way	Sold	\$807,000	4876	37	37	\$825,000	\$169.19	\$807,000	\$165.50		97.82%	97.82%	02/04/2022
3	1569090	7010 Donovan Way	Sold	\$850,000	4876	70	70	\$850,000	\$174.32	\$850,000	\$174.32	\$470	100.0%	106.25%	03/29/2022

3 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$850,000	\$325,000	\$666,667	\$825,000
Sold Price	\$850,000	\$300,000	\$652,333	\$807,000
Square Feet	4876	2588	4113	4876
Price/Square Foot	\$174.32	\$115.91	\$158.59	\$165.50
Cumulative Days On Market	518	37	208	70
Days On Market	463	37	190	70
LP:SP Ratio	100.0%	92.31%	96.71%	97.82%
OLP:SP Ratio	106.25%	97.82%	101.47%	100.33%
Seller's Concessions	\$470	\$470	\$470	\$470

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 | 02/02/2023 05:28 PM

Lease Comps

2/2/23, 6:30 PM

Victor Steffen | connectMLS

CMA Summary Report

Residential Rental

Rented - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	1630098	7107		Swinford	Rented	1070	54	54	\$1,050	\$0.98	\$1,050	\$0.98	09/30/2022
2	1633050	7904		Broadwick	Rented	1104	133	133	\$1,095	\$0.99	\$1,095	\$0.99	01/31/2023
3	1606582	7041		Glen Mist	Rented	1232	87	87	\$1,150	\$0.93	\$1,150	\$0.93	08/08/2022
4	1634539	7138		Brecon	Rented	1276	72	72	\$995	\$0.77	\$995	\$0.77	11/09/2022

4 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,150	\$995	\$1,072	\$1,072
Sold Price	\$1,150	\$995	\$1,072	\$1,072
Square Feet	1276	1070	1170	1168
Price/Square Foot	\$0.99	\$0.77	\$0.92	\$0.95
Cumulative Days On Market	133	54	86	79
Days On Market	133	54	86	79

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 | 02/02/2023 05:30 PM