

Property Details

120 E Highland Blvd, San Antonio



Property Summary

Property Data

Purchase Price	\$ 499,900	Active AirBnB comes fully furnished and cash flowing. 3 bed main house + 2 bed casita currently listed on airbnb as a single 5 bed. Great location 5 minutes from Riverwalk and Alamodome.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 124,975	
Closing Costs	\$ 9,998	
Cash Outlay	\$ 134,973	

Financing Data

Interest Rate	7.00%
Finance Amt	\$374,925
Mortgage (yrs)	30
Mortgage Pmt	\$2,494.39

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 375.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 6,875.00	\$ 82,500.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 952.54	\$ 11,430.52
Management	\$ 637.50	\$ 7,650.00
Maintenance	\$ 120.00	\$ 1,440.00
Capex Reserves	\$ 120.00	\$ 1,440.00
Utilities	\$ 500.00	\$ 6,000.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,055.04	\$ 36,660.52
Net Operating Income	\$ 3,819.96	\$ 45,839.48
Mortgage	\$ 2,494.39	\$ 29,932.62
Cashflow	\$ 1,325.57	\$ 15,906.86
Loan Principal Paydown		\$ 3,808.53
Appreciation	5%	\$ 24,995.00
Total Return		\$ 44,710.38

ROI Metrics

Cap Rate	8.99%
IRR	26.47%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 134,973	\$ 159,968	\$ 209,958
Cash on Cash	11.79%	11.19%	10.43%
Cash + Principal	14.61%	13.10%	11.88%

Sale Comps

3/22/23, 3:44 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	1605667	540 Adams St	Sold	1582	20	20	\$410,000	\$259.16	\$389,000	\$245.89		94.88%	94.88%	10/25/2022

1 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$410,000	\$410,000	\$410,000	\$410,000
Sold Price	\$389,000	\$389,000	\$389,000	\$389,000
Square Feet	1582	1582	1582	1582
Price/Square Foot	\$245.89	\$245.89	\$245.89	\$245.89
Cumulative Days On Market	20	20	20	20
Days On Market	20	20	20	20
LP:SP Ratio	94.88%	94.88%	94.88%	94.88%
OLP:SP Ratio	94.88%	94.88%	94.88%	94.88%
Seller's Concessions	\$0	\$0	\$0	\$0

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Prepared By: Victor Steffen | eXp Realty | 03/22/2023 02:44 PM

STR Listing

AirBnB	\$385/night	Listing
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