



Property Details

3906 Midvale Dr, San Antonio

Property Summary

Property Data

Purchase Price	\$ 710,000	Luxury 4 bed completely rehabbed with high end industrial finishes and open layout. 0.6 acre lot next to medical district with easy access to I-10, 410, and SAT airport.
Make Ready	\$ 15,000	
Down Payment	25.0%	
Down Payment Amt	\$ 177,500	
Closing Costs	\$ 14,200	
Cash Outlay	\$ 206,700	

Financing Data

Interest Rate	7.00%
Finance Amt	\$532,500
Mortgage (yrs)	30
Mortgage Pmt	\$3,542.74

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 525.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 9,425.00	\$ 113,100.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 1,072.52	\$ 12,870.23
Management	\$ 892.50	\$ 10,710.00
Maintenance	\$ 120.00	\$ 1,440.00
Capex Reserves	\$ 120.00	\$ 1,440.00
Utilities	\$ 450.00	\$ 5,400.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,430.02	\$ 41,160.23
Net Operating Income	\$ 5,994.98	\$ 71,939.77
Mortgage	\$ 3,542.74	\$ 42,512.83
Cashflow	\$ 2,452.25	\$ 29,426.94
Loan Principal Paydown		\$ 5,409.19
Appreciation	5%	\$ 35,500.00
Total Return		\$ 70,336.13

ROI Metrics

Cap Rate	9.73%
IRR	28.43%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 206,700	\$ 242,200	\$ 313,200
Cash on Cash	14.24%	13.32%	12.11%
Cash + Principal	16.85%	15.11%	13.49%

Property Notes: Completely rehabbed 4 bed, 3 bath 2,975sq ft home built in 1962 on .6 acres. Updated with modern industrial finishes, custom cabinets, marble floors, and all major capex items.

Neighborhood Notes: Great location minutes from medical center, shopping, airport, and freeways. No HOA, quiet neighborhood with large lots.

Sale Comps

3/1/23, 4:20 PM

Victor Steffen | connectMLS

CMA Summary Report

Residential Single

Active - Residential Single

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt
1	1668494	6610		Laurelhill Dr	Active Option	3697	11	11	\$775,000	\$209.62

1 Active - Residential Single Statistics

	High	Low	Average	Median
List Price	\$775,000	\$775,000	\$775,000	\$775,000
Square Feet	3697	3697	3697	3697
Price/Square Foot	\$209.62	\$209.62	\$209.63	\$209.62
Cumulative Days On Market	11	11	11	11
Days On Market	11	11	11	11

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1634085	6807 Oakridge	Sold	2891	146	146	\$530,000	\$183.32	\$535,000	\$185.05	\$15,000	100.94%	82.19%	01/23/2023
2	1618574	4122 Greensboro Dr	Sold	3090	124	124	\$575,000	\$186.08	\$535,500	\$173.30		93.13%	82.38%	11/29/2022
3	1652438	7110 W Beverly Mae Dr	Sold	3892	26	26	\$725,000	\$186.27	\$670,000	\$172.14	\$600	92.41%	92.41%	01/20/2023

3 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$725,000	\$530,000	\$610,000	\$575,000
Sold Price	\$670,000	\$535,000	\$580,167	\$535,500
Square Feet	3892	2891	3291	3090
Price/Square Foot	\$185.05	\$172.14	\$176.29	\$173.30
Cumulative Days On Market	146	26	99	124
Days On Market	146	26	99	124
LP:SP Ratio	100.94%	92.41%	95.49%	93.13%
OLP:SP Ratio	92.41%	82.19%	85.66%	82.38%
Seller's Concessions	\$15,000	\$600	\$7,800	\$7,800

4 All Status - Residential Single Summary Statistics

	High	Low	Average	Median
List Price	\$775,000	\$530,000	\$651,250	\$650,000
Sold Price	\$670,000	\$535,000	\$580,167	\$535,500
Square Feet	3892	2891	3392	3393
Price/Square Foot	\$209.62	\$183.32	\$191.97	\$186.17
Cumulative Days On Market	146	11	77	75
Days On Market	146	11	77	75

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Prepared By: Victor Steffen | eXp Realty | 03/01/2023 03:20 PM

STR Comps

STR 1	\$550/night	Listing
STR 2	\$576/night	Listing
STR 3	\$299/night	Listing