



## Property Details

**6811/6813 John Marshal St, San Antonio**

# Property Summary

## Property Data

|                    |                   |                                                                                                                                                                                         |
|--------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purchase Price     | \$ 420,000        | Occupied duplex next to medical district with strong MTR demand. Current tenants long-term paying \$1535 & \$1565/mo which covers PITI, furnished rental rates \$2500-2750/mo per side. |
| Make Ready         | \$ 20,000         |                                                                                                                                                                                         |
| Down Payment       | 25.0%             |                                                                                                                                                                                         |
| Down Payment Amt   | \$ 105,000        |                                                                                                                                                                                         |
| Closing Costs      | \$ 8,400          |                                                                                                                                                                                         |
| <b>Cash Outlay</b> | <b>\$ 133,400</b> |                                                                                                                                                                                         |

## Financing Data

|                |            |
|----------------|------------|
| Interest Rate  | 7.00%      |
| Finance Amt    | \$315,000  |
| Mortgage (yrs) | 30         |
| Mortgage Pmt   | \$2,095.70 |

## First Year Operating Statement

|                             | Monthly            | Yearly              |
|-----------------------------|--------------------|---------------------|
| Rental Income               | \$ 5,200.00        | \$ 62,400.00        |
| Vacancy Loss (10%)          | \$ (520.00)        | \$ (3,120.00)       |
| <b>Gross Income</b>         | <b>\$ 4,680.00</b> | <b>\$ 56,160.00</b> |
| Insurance                   | \$ 120.00          | \$ 1,440.00         |
| Taxes                       | \$ 821.72          | \$ 9,860.65         |
| Management                  | \$ 520.00          | \$ 6,240.00         |
| Maintenance                 | \$ 100.00          | \$ 1,200.00         |
| Capex Reserves              | \$ 100.00          | \$ 1,200.00         |
| Utilities                   | \$ -               | \$ -                |
| Lawncare                    | \$ 75.00           | \$ 900.00           |
| HOA                         | \$ -               | \$ -                |
| Other Expenses              | \$ -               | \$ -                |
| <b>Total Expenses</b>       | <b>\$ 1,736.72</b> | <b>\$ 20,840.65</b> |
| <b>Net Operating Income</b> | <b>\$ 2,943.28</b> | <b>\$ 35,319.35</b> |
| Mortgage                    | \$ 2,095.70        | \$ 25,148.43        |
| <b>Cashflow</b>             | <b>\$ 847.58</b>   | <b>\$ 10,170.92</b> |
| Loan Principal Paydown      |                    | \$ 3,199.80         |
| Appreciation                | 5%                 | \$ 21,000.00        |
| <b>Total Return</b>         |                    | <b>\$ 34,370.72</b> |

## ROI Metrics

|          |        |
|----------|--------|
| Cap Rate | 7.88%  |
| IRR      | 21.90% |

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

## Cash on Cash Returns

|                  | 25% down   | 30% down   | 40% down   |
|------------------|------------|------------|------------|
| Cash Outlay      | \$ 133,400 | \$ 154,400 | \$ 196,400 |
| Cash on Cash     | 7.62%      | 7.67%      | 7.74%      |
| Cash + Principal | 10.02%     | 7.67%      | 7.74%      |

**Property Notes:** Duplex with 3 beds, 2 baths per side. Built in 2007 with newer HVAC and water heaters. Currently occupied with long-term tenants for \$1535 & \$1565/mo.

**Neighborhood Notes:** Well maintained neighborhood with no HOA. 5 minutes from medical district, 15 minutes from Seaworld, Lackland AFB, and UTSA.

# Sale Comps

3/16/23, 1:44 PM

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## 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 | 1588615 | 4910 Ty Terrace St | Sold   | \$680,000 | 4964 | 11   | 11  | \$624,900 | \$125.88 | \$680,000 | \$136.98    | \$1500    | 108.82% | 108.82% | 03/31/2022 |

#### 1 Sold - Multi-Family (2-8 Units) Statistics

|                           | High      | Low       | Average   | Median    |
|---------------------------|-----------|-----------|-----------|-----------|
| List Price                | \$624,900 | \$624,900 | \$624,900 | \$624,900 |
| Sold Price                | \$680,000 | \$680,000 | \$680,000 | \$680,000 |
| Square Feet               | 4964      | 4964      | 4964      | 4964      |
| Price/Square Foot         | \$136.98  | \$136.98  | \$136.99  | \$136.98  |
| Cumulative Days On Market | 11        | 11        | 11        | 11        |
| Days On Market            | 11        | 11        | 11        | 11        |
| LP:SP Ratio               | 108.82%   | 108.82%   | 108.82%   | 108.82%   |
| OLP:SP Ratio              | 108.82%   | 108.82%   | 108.82%   | 108.82%   |
| Seller's Concessions      | \$1,500   | \$1,500   | \$1,500   | \$1,500   |

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## MTR Comps

|       |           |                         |
|-------|-----------|-------------------------|
| MTR 1 | \$2900/mo | <a href="#">Listing</a> |
| MTR 2 | \$2500/mo | <a href="#">Listing</a> |
| MTR 3 | \$2000/mo | <a href="#">Listing</a> |
| MTR 4 | \$3200/mo | <a href="#">Listing</a> |
| MTR 5 | \$2350/mo | <a href="#">Listing</a> |
| MTR 6 | \$2500/mo | <a href="#">Listing</a> |