

# Property Details

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6900 Hyland Cir, Austin



# Property Summary

## Property Data

Purchase Price	\$ 450,000	MTR duplex opportunity on a cul-de-sac in South Austin. Major capex completed, turnkey condition 2 bed units in convenient location just off I-35, 10 minutes from major medical centers and airport.
Make Ready	\$ 15,000	
Down Payment	25.0%	
Down Payment Amt	\$ 112,500	
Closing Costs	\$ 9,000	
<b>Cash Outlay</b>	<b>\$ 136,500</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$337,500
Mortgage (yrs)	30
Mortgage Pmt	\$2,245.40

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,500.00	\$ 66,000.00
Vacancy Loss (10%)	\$ (550.00)	\$ (3,300.00)
<b>Gross Income</b>	<b>\$ 4,950.00</b>	<b>\$ 59,400.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 669.01	\$ 8,028.13
Management	\$ 550.00	\$ 6,600.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 2,069.01</b>	<b>\$ 24,828.13</b>
<b>Net Operating Income</b>	<b>\$ 2,880.99</b>	<b>\$ 34,571.87</b>
Mortgage	\$ 2,245.40	\$ 26,944.75
<b>Cashflow</b>	<b>\$ 635.59</b>	<b>\$ 7,627.12</b>
Loan Principal Paydown		\$ 3,428.36
Appreciation	5%	\$ 22,500.00
<b>Total Return</b>		<b>\$ 33,555.48</b>

## ROI Metrics

Cap Rate	7.29%
IRR	20.34%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 136,500	\$ 159,000	\$ 204,000
Cash on Cash	5.59%	5.93%	6.38%
Cash + Principal	8.10%	5.93%	6.38%

**Property Notes:** Two story duplex with 2 bed, 1.5 bath units. 1,830 sq ft built in 1984. New roof, windows, water heaters, siding, and flooring. Turnkey condition ready to furnish and rent. Both units currently occupied month-to-month.

**Neighborhood Notes:** Well maintained neighborhood of duplexes on a cul-de-sac. 3 minutes from HEB and I-35, with easy access to medical center, airport, and major employers.

# Sale Comps

## Market Analysis Summary | Residential Income

Listings as of 3/28/2023 at 11:31 am, Page 1 of 1

#	List ID	Area	Address	Type	Unit Mix	Acres	YB	SqFt	\$ SqFt	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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### Listings: Closed

1	5946930	11	4405 Teri Rd	Duplex	3/1	0.16	1979	1,800	\$263.83	\$474,900	\$266.61	\$479,900	03/15/2023	20	20
2	3760110	11	5303 Woodland Oaks Ct	Duplex	2/2	0.16	1983	1,891	\$248.28	\$469,499	\$232.68	\$440,000	01/13/2023	168	168
				Min		0.16	1979	1,800	\$248.28	\$469,499	\$232.68	\$440,000		20	20
				Max		0.16	1983	1,891	\$263.83	\$474,900	\$266.61	\$479,900		168	168
				Avg		0.16	1981	1,846	\$256.06	\$472,200	\$249.65	\$459,950		94	94
				Med		0.16	1981	1,846	\$256.06	\$472,200	\$249.65	\$459,950		94	94

2	Total Listings	Average for all:	0.16	1981	1,846	\$256.06	\$472,200	\$249.65	\$459,950	94	94
		Median for all:	0.16	1981	1,846	\$256.06	\$472,200	\$249.65	\$459,950	94	94

	Min	Max	Avg	Med
Quick Statistics	List Price \$469,499	\$474,900	\$472,200	\$472,200
	Sale Price \$440,000	\$479,900	\$459,950	\$459,950
	Sale / List 93.7%	101.1%	97.4%	97.4%

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 03/28/2023 to 09/29/2022 Latitude, Longitude is within 1.50 mi of 6900 Hyland Cir, Austin, TX 78744, USA

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.

# MTR Comps

MTR 1	\$2650/mo	<a href="#">Listing</a>
MTR 2	\$2400/mo	<a href="#">Listing</a>
MTR 3	\$3000/mo	<a href="#">Listing</a>
MTR 4	\$2500/mo	<a href="#">Listing</a>