



Property Details

933 Lamar St, San Antonio

Property Summary

Property Data

Purchase Price	\$ 300,000	3 bed main house with 2 bed ADU in historic Dignowity Hill close to downtown. Main house fully updated with new roof, appliances, luxury floors. ADU needs cosmetic updates and possibly a roof. Seller offering \$5k closing credit.
Make Ready	\$ 20,000	
Down Payment	25%	
Down Payment Amt	\$ 75,000	
Closing Costs	\$ 1,000	
Cash Outlay	\$ 96,000	

Financing Data

Interest Rate	7.00%
Finance Amt	\$225,000
Mortgage (yrs)	30
Mortgage Pmt	\$1,496.93

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 275.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 5,175.00	\$ 62,100.00
Insurance	\$ 125.00	\$ 1,500.00
Taxes	\$ 568.02	\$ 6,816.23
Management	\$ 467.50	\$ 5,610.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,435.52	\$ 29,226.23
Net Operating Income	\$ 2,739.48	\$ 32,873.77
Mortgage	\$ 1,496.93	\$ 17,963.17
Cashflow	\$ 1,242.55	\$ 14,910.60
Loan Principal Paydown		\$ 2,285.57
Appreciation	5%	\$ 15,000.00
Total Return		\$ 32,196.17

ROI Metrics

Cap Rate	10.24%
IRR	29.06%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 96,000	\$ 111,000	\$ 141,000
Cash on Cash	15.53%	14.51%	13.12%
Cash + Principal	17.91%	16.16%	14.42%

Property Notes: 3 bed, 1 bath main house with upgrades throughout and a new roof. 2 bed, 1 bath ADU needing cosmetics and potentially a new roof. Separate property entrances to each building, multiple strategies with this one - house hack, STR both, LTR one and STR other, etc.

Neighborhood Notes: Historic Dignowity Hill close to downtown. Very popular area for visitors, near AT&T Center, Riverwalk, Downtown, etc.

Sale Comps

3/30/23, 11:59 AM

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	1624739	1106 Dawson St	Sold	1636	78	78	\$415,000	\$253.66	\$400,000	\$244.49	\$3000	96.39%	89.09%	11/16/2022
2	1633882	925 Burleson	Sold	1694	18	18	\$449,900	\$265.58	\$450,000	\$265.64	\$2000	100.02%	100.02%	10/03/2022
3	1579033	934 Dawson St	Sold	1705	103	103	\$519,000	\$304.39	\$495,000	\$290.32	\$4000	95.38%	99.2%	05/16/2022
4	1577901	133 Stafford St	Sold	1745	91	91	\$368,000	\$210.88	\$340,000	\$194.84	\$15200	92.39%	92.39%	05/27/2022
5	1587883	1012 Dawson St	Sold	1750	146	60	\$430,000	\$245.71	\$378,000	\$216	\$10000	87.91%	78.75%	08/05/2022
6	1614725	1712 N Pine St	Sold	1750	29	29	\$444,900	\$254.22	\$425,000	\$242.85		95.53%	94.47%	07/28/2022
7	1635517	2302 E Houston St	Sold	1824	21	21	\$395,000	\$216.55	\$385,000	\$211.07	\$500	97.47%	97.47%	09/30/2022
8	1600736	925 Burnet St	Sold	1842	15	15	\$475,000	\$257.87	\$500,000	\$271.44		105.26%	105.26%	05/25/2022
9	1596379	1215 Lamar St	Sold	1845	5	5	\$459,000	\$248.78	\$433,000	\$234.68	\$7000	94.34%	94.34%	04/29/2022

9 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$519,000	\$368,000	\$439,533	\$444,900
Sold Price	\$500,000	\$340,000	\$422,889	\$425,000
Square Feet	1845	1636	1755	1750
Price/Square Foot	\$290.32	\$194.84	\$241.02	\$242.85
Cumulative Days On Market	146	5	56	29
Days On Market	103	5	47	29
LP:SP Ratio	105.26%	87.91%	96.08%	95.53%
OLP:SP Ratio	105.26%	78.75%	94.55%	94.47%
Seller's Concessions	\$15,200	\$500	\$5,957	\$4,000

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Prepared By: Victor Steffen | eXp Realty | 03/30/2023 10:59 AM

STR Comps

2 Bed ADU

STR 1	\$88/night	Listing
STR 2	\$118/night	Listing

3 Bed Main House

STR 1	\$151/night	Listing
STR 2	\$154/night	Listing
STR 3	\$180/night	Listing