

# Property Details

---

9508 Kempler Dr, Austin



# Property Summary

## Property Data

Purchase Price	\$ 895,000	Quadruplex in South Austin by St David's hospital with great mid-term rental potential. All 2 bed units with 3 units recently renovated. Currently occupied with leases ending in 2-6 months.
Make Ready	\$ 40,000	
Down Payment	25%	
Down Payment Amt	\$ 223,750	
Closing Costs	\$ 17,900	
<b>Cash Outlay</b>	<b>\$ 281,650</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$671,250
Mortgage (yrs)	30
Mortgage Pmt	\$4,465.84

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 11,000.00	\$ 132,000.00
Vacancy Loss (10%)	\$ (1,100.00)	\$ (6,600.00)
<b>Gross Income</b>	<b>\$ 9,900.00</b>	<b>\$ 118,800.00</b>
Insurance	\$ 300.00	\$ 3,600.00
Taxes	\$ 1,309.93	\$ 15,719.18
Management	\$ 1,100.00	\$ 13,200.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ 1,000.00	\$ 12,000.00
Lawncare	\$ 100.00	\$ 1,200.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 4,209.93</b>	<b>\$ 50,519.18</b>
<b>Net Operating Income</b>	<b>\$ 5,690.07</b>	<b>\$ 68,280.82</b>
Mortgage	\$ 4,465.84	\$ 53,590.12
<b>Cashflow</b>	<b>\$ 1,224.23</b>	<b>\$ 14,690.70</b>
Loan Principal Paydown		\$ 6,818.62
Appreciation	7%	\$ 62,650.00
<b>Total Return</b>		<b>\$ 84,159.33</b>

## ROI Metrics

Cap Rate	7.17%
IRR	22.69%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 281,650	\$ 326,400	\$ 415,900
Cash on Cash	5.22%	5.60%	6.11%
Cash + Principal	7.64%	5.60%	6.11%

**Property Notes:** Quadruplex built in 1984 with 2 bed, 2 bath units. Currently leased for \$4795/mo total with leases expiring 6/1/23, 8/1/23, and 9/30/23 (x2). All new AC's, 1 newer water heater, 2 units renovated last year and 1 unit renovated in 2021.

**Neighborhood Notes:** Well maintained neighborhood with no HOA. Just off I-35 in South Austin, 12 minutes from St David's hospital and 5 minutes from Southpark Meadows entertainment district.

# Sale Comps

## Market Analysis Summary | Residential Income

Listings as of 3/15/2023 at 3:39 pm, 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
---	---------	------	---------	------	----------	-------	----	------	---------	------------	----------	-------------	------------	-----	------

### Listings: Closed

1	5354464	SWE	2520 Howellwood Way #B	Duplex	2/2, 3/2	0.20	1985	2,399	\$250.10	\$599,999	\$271.57	\$651,500	05/16/2022	6	5
2	1435939	SWE	2318 Riddle Rd	Duplex	3/2.5	0.18	1997	2,573	\$233.15	\$599,900	\$233.15	\$599,900	03/10/2023	25	25
3	6336824	SWE	2503 W Slaughter Ln	Quadruplex	2/2	0.20	1984	3,752	\$211.89	\$795,000	\$218.55	\$820,000	10/11/2022	64	64
				Min		0.18	1984	2,399	\$211.89	\$599,900	\$218.55	\$599,900		6	5
				Max		0.20	1997	3,752	\$250.10	\$795,000	\$271.57	\$820,000		64	64
				Avg		0.19	1989	2,908	\$231.71	\$664,966	\$241.09	\$690,467		32	31
				Med		0.20	1985	2,573	\$233.15	\$599,999	\$233.15	\$651,500		25	25

3	Total Listings	Average for all:	0.19	1989	2,908	\$231.71	\$664,966	\$241.09	\$690,467	32	31
		Median for all:	0.20	1985	2,573	\$233.15	\$599,999	\$233.15	\$651,500	25	25

Quick Statistics	Min		Max		Avg		Med	
	List Price	\$599,900	\$795,000	\$664,966	\$599,999			
Sale Price	\$599,900	\$820,000	\$690,467	\$651,500				
Sale / List	100.0%	108.6%	103.9%	103.1%				

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 03/15/2023 to 03/15/2022 Latitude, Longitude is within 1.00 mi of 9508 Kempler Dr, Austin, TX 78748, USA

Presented by: Vic Steffen

Copyright: 2023 All rights reserved.

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	\$2995/mo	<a href="#">Listing</a>
MTR 3	\$4500/mo	<a href="#">Listing</a>
MTR 4	\$3000/mo	<a href="#">Listing</a>