

Property Details

754 Cypresshill Dr, San Antonio



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Property Summary

Property Data

Purchase Price	\$ 297,000	Turnkey 3 bed pool home on a cul-de-sac next to Seaworld. Upgraded interior and a large backyard with basketball hoop and diving pool.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 74,250	
Closing Costs	\$ 5,940	
Cash Outlay	\$ 90,190	

Financing Data

Interest Rate	7.00%
Finance Amt	\$222,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,481.96

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	\$ 120.00	\$ 1,440.00
Taxes	\$ 581.03	\$ 6,972.34
Management	\$ 467.50	\$ 5,610.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,493.53	\$ 29,922.34
Net Operating Income	\$ 2,681.47	\$ 32,177.66
Mortgage	\$ 1,481.96	\$ 17,783.54
Cashflow	\$ 1,199.51	\$ 14,394.12
Loan Principal Paydown		\$ 2,262.72
Appreciation	5%	\$ 14,850.00
Total Return		\$ 31,506.84

ROI Metrics

Cap Rate	10.28%
IRR	30.09%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 90,190	\$ 105,040	\$ 134,740
Cash on Cash	15.96%	14.83%	13.32%
Cash + Principal	18.47%	16.56%	14.67%

Property Notes: 1,779 sq ft 3 bed, 2 bath single story built in 1985 on oversize .38 acre lot. Upgraded interior includes fireplace, granite counters, stainless appliances, and an open layout. Private oversized backyard has a cement half-court and in-ground pool.

Neighborhood Notes: Quiet cul-de-sac in a well maintained neighborhood with no HOA. 10 minutes to Seaworld, 15 minutes to Lackland AFB, 20 minutes to airport and downtown.

Sale Comps

4/4/23, 4:17 PM

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	1658140	9807 Sugarloaf Dr	Sold	1466	38	38	\$250,000	\$170.53	\$250,000	\$170.53	\$2500	100.0%	100.0%	02/24/2023
2	1657662	9611 Dugas Dr	Sold	1543	18	18	\$235,000	\$152.30	\$235,000	\$152.30		100.0%	100.0%	03/03/2023
3	1659888	252 Saddlebrook Dr	Sold	1695	17	17	\$235,000	\$138.64	\$225,000	\$132.74	\$5000	95.74%	95.74%	03/17/2023
4	1642172	9822 Sugarloaf Dr	Sold	1831	16	16	\$295,990	\$161.65	\$283,000	\$154.56	\$14,000	95.61%	95.61%	11/18/2022
5	1625955	662 Cypresscliff Dr	Sold	1874	95	95	\$274,000	\$146.21	\$270,000	\$144.07	\$9000	98.54%	90.3%	12/15/2022

5 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$295,990	\$235,000	\$257,998	\$250,000
Sold Price	\$283,000	\$225,000	\$252,600	\$250,000
Square Feet	1874	1466	1682	1695
Price/Square Foot	\$170.53	\$132.74	\$150.20	\$152.30
Cumulative Days On Market	95	16	37	18
Days On Market	95	16	37	18
LP:SP Ratio	100.0%	95.61%	97.98%	98.54%
OLP:SP Ratio	100.0%	90.3%	96.33%	95.74%
Seller's Concessions	\$14,000	\$2,500	\$7,625	\$7,000

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Prepared By: Victor Steffen | eXp Realty | 04/04/2023 03:17 PM

STR Comps

STR 1	\$307/night	Listing
STR 2	\$284/night	Listing
STR 3	\$238/night	Listing
STR 4	\$285/night	Listing