

# Property Details

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9508 Kempler Dr, Austin



# Property Summary

## Property Data

Purchase Price	\$ 800,000	\$95k in price drops! 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	25.0%	
Down Payment Amt	\$ 200,000	
Closing Costs	\$ 16,000	
<b>Cash Outlay</b>	<b>\$ 256,000</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$600,000
Mortgage (yrs)	30
Mortgage Pmt	\$3,991.81

## 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	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 4,184.93</b>	<b>\$ 50,219.18</b>
<b>Net Operating Income</b>	<b>\$ 5,715.07</b>	<b>\$ 68,580.82</b>
Mortgage	\$ 3,991.81	\$ 47,901.78
<b>Cashflow</b>	<b>\$ 1,723.25</b>	<b>\$ 20,679.04</b>
Loan Principal Paydown		\$ 6,094.86
Appreciation	7%	\$ 56,000.00
<b>Total Return</b>		<b>\$ 82,773.90</b>

## ROI Metrics

Cap Rate	8.01%
IRR	25.27%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 256,000	\$ 296,000	\$ 376,000
Cash on Cash	8.08%	8.07%	8.05%
Cash + Principal	10.46%	8.07%	8.05%

**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 4/11/2023 at 10:07 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
<b>Listings: Closed</b>															
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	8615609	SWE	2318 Riddle Rd	Duplex	3/2.5	0.18	1997	2,573	\$252.23	\$649,000	\$180.96	\$465,600	12/02/2022	9	9
3	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
4	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
				<b>Min</b>		0.18	1984	2,399	\$211.89	\$599,900	\$180.96	\$465,600		6	5
				<b>Max</b>		0.20	1997	3,752	\$252.23	\$795,000	\$271.57	\$820,000		64	64
				<b>Avg</b>		0.19	1991	2,824	\$236.84	\$660,975	\$226.06	\$634,250		26	26
				<b>Med</b>		0.19	1991	2,573	\$241.63	\$624,500	\$225.85	\$625,700		17	17

<b>4</b>	<b>Total Listings</b>	Average for all:	0.19	1991	2,824	\$236.84	\$660,975	\$226.06	\$634,250	26	26
		Median for all:	0.19	1991	2,573	\$241.63	\$624,500	\$225.85	\$625,700	17	17

	Min	Max	Avg	Med
<b>Quick Statistics</b>				
List Price	\$599,900	\$795,000	\$660,975	\$624,500
Sale Price	\$465,600	\$820,000	\$634,250	\$625,700
Sale / List	71.7%	108.6%	95.9%	101.6%

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 04/11/2023 to 04/11/2022 Latitude, Longitude is within 1.00 mi of 9508 Kempler Dr, Austin, TX 78748, 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	\$2995/mo	<a href="#">Listing</a>
MTR 3	\$4500/mo	<a href="#">Listing</a>
MTR 4	\$3000/mo	<a href="#">Listing</a>