

Property Details

2400 Jupiter Rd #D10, Plano



Property Summary

Property Data

Purchase Price	\$ 165,000	Off market 1 bed condo with over \$100/mo in positive cash flow. Turnkey condition with newer appliances and fresh paint.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 41,250	
Closing Costs	\$ 3,300	
Cash Outlay	\$ 44,550	

Financing Data

Interest Rate	7.00%
Finance Amt	\$123,750
Mortgage (yrs)	30
Mortgage Pmt	\$823.31

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 1,650.00	\$ 19,800.00
Vacancy Loss	\$ (82.50)	\$ (990.00)
Gross Income	\$ 1,567.50	\$ 18,810.00

ROI Metrics

Cap Rate	6.69%
IRR	19.45%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 44,550	\$ 52,800	\$ 69,300
Cash on Cash	3.10%	3.86%	4.85%
Cash + Principal	5.92%	6.09%	6.30%

Insurance	\$ 75.00	\$ 900.00
Taxes	\$ 217.02	\$ 2,604.29
Management	\$ 132.00	\$ 1,584.00
Maintenance	\$ 50.00	\$ 600.00
Capex Reserves	\$ -	\$ -
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ 155.00	\$ 1,860.00
Other Expenses	\$ -	\$ -
Total Expenses	\$ 629.02	\$ 7,548.29
Net Operating Income	\$ 938.48	\$ 11,261.71
Mortgage	\$ 823.31	\$ 9,879.74
Cashflow	\$ 115.16	\$ 1,381.97
Loan Principal Paydown		\$ 1,257.06
Appreciation	5%	\$ 8,250.00
Total Return		\$ 10,889.03

Sale Comps

John Steffen
 John.T.Steffen@eXprealty.com
 Ph:

Prepared By John Steffen

May 19, 2023

Mls Status is one of 'Active', 'Active Contingent', 'Active KO', 'Active Option Contract' Mls Status is 'Closed' Status Contractual Search Date is 05/19/2023 to 11/20/2022 Latitude, Longitude is within 1.00 mi of 2400 Jupiter Rd APT D10, Plano, TX 75074, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential

Listings as of 5/19/23 at 5:40 pm, Page 1 of 1

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed																
1	20200247	2400 Jupiter RD #E7	Plano	2	2	1,221	1985	0/0/0	Yes	0.015	\$171.99	\$229,990	\$210,000	03/07/2023	91.3%	96
2	20221096	2500 E Park BLVD #S3	Plano	2	1	855	1985	0/0/0	No	0.023	\$210.53	\$180,000	\$180,000	01/05/2023	100.0%	4
		Min		2	1	855	1985	0/0/0		0.015	\$171.99	\$180,000	\$180,000		91.3%	4
		Max		2	2	1,221	1985	0/0/0		0.023	\$210.53	\$229,990	\$210,000		100.0%	96
		Avg		2	2	1,038	1985	0/0/0		0.019	\$191.26	\$204,995	\$195,000		95.7%	50
		Med		2	2	1,038	1985	0/0/0		0.019	\$191.26	\$204,995	\$195,000		95.7%	50

2	Total Listings	Average for all:	2	2	1,038	1985	0/0/0	0.019	\$191.26	\$204,995	\$195,000	95.7%	50
		Median for all:	2	2	1,038	1985	0/0/0	0.019	\$191.26	\$204,995	\$195,000	95.7%	50

	Min	Max	Avg	Med
Quick Statistics	List Price \$180,000	\$229,990	\$204,995	\$204,995
	Sale Price \$180,000	\$210,000	\$195,000	\$195,000
	Sale / List 91.3%	100.0%	95.7%	95.7%

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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.

Rent Comps

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Market Analysis Summary | Residential

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