



Property Details

1903 S Ellison Dr, San Antonio

Property Summary

Property Data

Purchase Price	\$ 290,000	Back on market - Updated large 3 bed pool home close to SeaWorld with solid STR potential.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 72,500	
Closing Costs	\$ 5,800	
Cash Outlay	\$ 88,300	

Financing Data

Interest Rate	7.00%
Finance Amt	\$217,500
Mortgage (yrs)	30
Mortgage Pmt	\$1,447.03

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	\$ 511.61	\$ 6,139.30
Management	\$ 467.50	\$ 5,610.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 350.00	\$ 4,200.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,379.11	\$ 28,549.30
Net Operating Income	\$ 2,795.89	\$ 33,550.70
Mortgage	\$ 1,447.03	\$ 17,364.40
Cashflow	\$ 1,348.86	\$ 16,186.30
Loan Principal Paydown		\$ 2,209.39
Appreciation	5%	\$ 14,500.00
Total Return		\$ 32,895.69

ROI Metrics

Cap Rate	10.97%
IRR	27.89%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 88,300	\$ 102,800	\$ 131,800
Cash on Cash	18.33%	16.87%	14.92%
Cash + Principal	20.83%	18.59%	16.26%

Property Notes: 2,165 sq ft 3 bed, 2 bath single story pool home built in 1994. Updated interior including stainless appliances and indoor fireplace.

Neighborhood Notes: Well maintained neighborhood with no HOA. Minutes from Lackland AFB and SeaWorld.

Sale Comps

6/21/23, 11:19 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	1669030	9666 Ivy Plain Dr	Sold	1951	82	82	\$265,000	\$135.82	\$257,500	\$131.98	\$2897	97.17%	93.64%	06/01/2023
2	1673540	2907 Quiet Plain Dr	Sold	2399	26	26	\$260,000	\$108.37	\$260,000	\$108.37	\$10600	100.0%	100.0%	04/24/2023

2 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$265,000	\$260,000	\$262,500	\$262,500
Sold Price	\$260,000	\$257,500	\$258,750	\$258,750
Square Feet	2399	1951	2175	2175
Price/Square Foot	\$131.98	\$108.37	\$118.97	\$120.17
Cumulative Days On Market	82	26	54	54
Days On Market	82	26	54	54
LP:SP Ratio	100.0%	97.17%	98.58%	98.58%
OLP:SP Ratio	100.0%	93.64%	96.82%	96.82%
Seller's Concessions	\$10,600	\$2,897	\$6,748	\$6,748

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Prepared By: Victor Steffen | eXp Realty | 06/21/2023 10:19 AM

STR Comps

STR 1	\$341/night	Listing
STR 2	\$329/night	Listing
STR 3	\$204/night	Listing
STR 4	\$361/night	Listing