

Property Details

820 W Olmos Dr, San Antonio



Property Summary

Property Data

Purchase Price	\$ 309,000	Turnkey MTR duplex with 2 bed units close to medical centers and downtown. Currently occupied for \$1995/mo with leases expiring in February and March 2024.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 77,250	
Closing Costs	\$ 6,180	
Cash Outlay	\$ 103,430	

Financing Data

Interest Rate	7.00%
Finance Amt	\$231,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,541.84

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss (10%)	\$ (480.00)	\$ (2,880.00)
Gross Income	\$ 4,320.00	\$ 51,840.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 403.97	\$ 4,847.65
Management	\$ 480.00	\$ 5,760.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,733.97	\$ 20,807.65
Net Operating Income	\$ 2,586.03	\$ 31,032.35
Mortgage	\$ 1,541.84	\$ 18,502.06
Cashflow	\$ 1,044.19	\$ 12,530.29
Loan Principal Paydown		\$ 2,354.14
Appreciation	5%	\$ 15,450.00
Total Return		\$ 30,334.43

ROI Metrics

Cap Rate	9.26%
IRR	27.30%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 103,430	\$ 118,880	\$ 149,780
Cash on Cash	12.11%	11.58%	10.84%
Cash + Principal	14.39%	13.43%	12.09%

Sale Comps

6/15/23, 2:24 PM

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CMA Summary Report

Multi-Family (2-8 Units)

Sold - Multi-Family (2-8 Units)

#	MLS #	Address	Status	Price	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1658856	801 W Hollywood Ave	Sold	\$374,950	1560	54	54	\$374,950	\$240.35	\$374,950	\$240.35		100.0%	100.0%	02/28/2023

1 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$374,950	\$374,950	\$374,950	\$374,950
Sold Price	\$374,950	\$374,950	\$374,950	\$374,950
Square Feet	1560	1560	1560	1560
Price/Square Foot	\$240.35	\$240.35	\$240.35	\$240.35
Cumulative Days On Market	54	54	54	54
Days On Market	54	54	54	54
LP:SP Ratio	100.0%	100.0%	100.0%	100.0%
OLP:SP Ratio	100.0%	100.0%	100.0%	100.0%
Seller's Concessions	\$0	\$0	\$0	\$0

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Prepared By: Victor Steffen | eXp Realty | 06/15/2023 01:24 PM

MTR Comps

MTR 1	\$2300/mo	Listing
MTR 2	\$3200/mo	Listing
MTR 3	\$2200/mo	Listing
MTR 4	\$2400/mo	Listing