

Property Details

1209 Lacey Oak Loop, Round Rock



Property Summary

Property Data

Purchase Price	\$ 525,000	STR opportunity near Austin with a great backyard & pool, no HOA, and owner financing or rate buydown. Close to I-35 with 3 bedrooms, private backyard including 2 covered seating areas, outdoor kitchen and tv's backed up to a greenbelt.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 131,250	
Closing Costs	\$ 5,250	
Cash Outlay	\$ 146,500	

Financing Data

Interest Rate	6.00%
Finance Amt	\$393,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,360.73

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 385.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 7,045.00	\$ 84,540.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 600.00	\$ 7,200.00
Management	\$ 654.50	\$ 7,854.00
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	\$ 2,679.50	\$ 32,154.00
Net Operating Income	\$ 4,365.50	\$ 52,386.00
Mortgage	\$ 2,360.73	\$ 28,328.76
Cashflow	\$ 2,004.77	\$ 24,057.24
Loan Principal Paydown		\$ 4,835.30
Appreciation	5%	\$ 26,250.00
Total Return		\$ 55,142.53

ROI Metrics

Cap Rate	9.70%
IRR	27.16%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 146,500	\$ 172,750	\$ 225,250
Cash on Cash	16.42%	15.02%	13.20%
Cash + Principal	19.72%	17.26%	14.91%

Property Notes: Single story 1,696 sq ft 3 bed, 2 bath on a quarter acre being sold by original owners. Upgraded finishes inside and a private backyard with in-ground pool and two covered living areas. Outdoor kitchen and tv's, backed up to a greenbelt. Seller financing available or 2/1 rate buydown.

Neighborhood Notes: Well maintained neighborhood with no HOA. Close to I-35 just 5 minutes from St David's and 15-20 minutes to central Austin, the Domain, and multiple major employers and attractions.

Sale Comps

Market Analysis Summary | Residential

Listings as of 6/22/2023 at 9:23 am, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	8407438	RRW	1201 Peach Tree Cv	Peach Tree Valley	1	3	2	0	1	2	No	1985	0.18	1,385	\$281.52	\$389,900	\$274.37	\$380,000	03/27/2023	33	33
2	2826946	RRW	1504 Hermitage Dr	Hermitage Sec 02 Amd	1	3	2	0	1	2	No	1984	0.18	1,560	\$214.74	\$335,000	\$227.56	\$355,000	06/20/2023	4	4
3	9537485	RRW	2402 Creek Bend Cir	Creek Bend Ph I	1	3	2	0	1	2	No	1984	0.18	1,727	\$246.09	\$425,000	\$222.93	\$385,000	04/06/2023	4	4
4	3761998	RRW	1512 Hermitage Dr	Hermitage Sec 02 Amd	1	3	2	0	1	2	No	1985	0.19	1,855	\$202.16	\$375,000	\$202.16	\$375,000	05/16/2023	5	4
5	5019379	RRW	2000 Chestnut Cir	Woods Sec 2 Amd	2	3	2	1	2	2	Yes	1992	0.39	2,120	\$271.23	\$575,000	\$271.70	\$576,000	05/11/2023	5	5
6	6992274	RRW	2913 Laurel Grove Way	Hidden Glen Ph 04A	1	3	2	0	1	2	No	2004	0.15	2,167	\$244.53	\$529,900	\$245.50	\$532,000	03/08/2023	15	15

Min	3	2	0	1	2	1984	0.15	1,385	\$202.16	\$335,000	\$202.16	\$355,000	4	4
Max	3	2	1	2	2	2004	0.39	2,167	\$281.52	\$575,000	\$274.37	\$576,000	33	33
Avg	3	2	0	1	2	1989	0.21	1,802	\$243.38	\$438,300	\$240.70	\$433,833	11	11
Med	3	2	0	1	2	1985	0.18	1,791	\$245.31	\$407,450	\$236.53	\$382,500	5	5

6

Total Listings

Average for all:	3	2	0	1	2	1989	0.21	1,802	\$243.38	\$438,300	\$240.70	\$433,833	11	11
Median for all:	3	2	0	1	2	1985	0.18	1,791	\$245.31	\$407,450	\$236.53	\$382,500	5	5

Quick Statistics

	Min	Max	Avg	Med
List Price	\$335,000	\$575,000	\$438,300	\$407,450
Sale Price	\$355,000	\$576,000	\$433,833	\$382,500
Sale / List	90.6%	106.0%	99.1%	100.1%

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 06/22/2023 to 12/24/2022 Latitude, Longitude is within 1.00 mi of 1209 Lacey Oak Loop, Round Rock, TX 78681, 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.

STR Comps

STR 1	\$401/night	Listing
STR 2	\$724/night	Listing
STR 3	\$307/night	Listing