

# Property Details

14223 Parkhurst Dr, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 414,000	Turnkey active AirBnB close to airport. Updated interior with 4 beds and an in-ground pool out back. No HOA. New HVAC.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 103,500	
Closing Costs	\$ 8,280	
<b>Cash Outlay</b>	<b>\$ 121,780</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$310,500
Mortgage (yrs)	30
Mortgage Pmt	\$2,065.76

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 345.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 6,365.00</b>	<b>\$ 76,380.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 685.11	\$ 8,221.28
Management	\$ 586.50	\$ 7,038.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 2,696.61</b>	<b>\$ 32,359.28</b>
<b>Net Operating Income</b>	<b>\$ 3,668.39</b>	<b>\$ 44,020.72</b>
Mortgage	\$ 2,065.76	\$ 24,789.17
<b>Cashflow</b>	<b>\$ 1,602.63</b>	<b>\$ 19,231.55</b>
Loan Principal Paydown		\$ 3,154.09
Appreciation	5%	\$ 20,700.00
<b>Total Return</b>		<b>\$ 43,085.64</b>

## ROI Metrics

Cap Rate	10.18%
IRR	26.14%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 121,780	\$ 142,480	\$ 183,880
Cash on Cash	15.79%	14.66%	13.15%
Cash + Principal	18.38%	16.43%	14.53%

**Property Notes:** Updated 1,696 sq ft 4 bed, 2 bath built in 1978. Laminate floors, granite counters, stainless appliances, brand new HVAC. In ground pool and spa out back.

**Neighborhood Notes:** Well-maintained neighborhood with no HOA. Great location near airport, parks, and shopping.

# Sale Comps

7/25/23, 12:53 PM

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	1643410	14230 Susancrest Dr	Sold	1620	124	124	\$387,000	\$238.88	\$376,000	\$232.09		97.16%	95.19%	02/22/2023
2	1694536	14218 Parkhurst St	Sold	1690	19	19	\$349,000	\$206.50	\$358,000	\$211.83	\$3640	102.58%	102.58%	06/30/2023
3	1694805	14018 Susancrest Dr	Sold	1690	20	20	\$354,900	\$210	\$375,000	\$221.89	\$5600	105.66%	105.66%	07/21/2023
4	1678588	2023 Oak Vista St	Sold	1692	14	14	\$359,500	\$212.47	\$356,000	\$210.40		99.03%	99.03%	05/09/2023
5	1658555	13611 Dutch Myrtle	Sold	1729	22	22	\$400,000	\$231.34	\$400,000	\$231.34	\$5700	100.0%	100.0%	02/15/2023

#### 5 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$400,000	\$349,000	\$370,080	\$359,500
Sold Price	\$400,000	\$356,000	\$373,000	\$375,000
Square Feet	1729	1620	1684	1690
Price/Square Foot	\$232.09	\$210.40	\$221.47	\$221.89
Cumulative Days On Market	124	14	40	20
Days On Market	124	14	40	20
LP:SP Ratio	105.66%	97.16%	100.89%	100.0%
OLP:SP Ratio	105.66%	95.19%	100.49%	100.0%
Seller's Concessions	\$5,700	\$3,640	\$4,980	\$5,600

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Prepared By: Victor Steffen | eXp Realty | 07/25/2023 11:53 AM

# STR Listing

STR Listing	\$345/night	<a href="#">Listing</a>
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