

Property Details

609 Williamsburg Ct, Granbury



Property Summary

*STR

Property Data

Purchase Price	\$ 575,000	Remodeled duplex in Granbury for STR or LTR. Large 3 bed units with modern finishes, private backyard, and electric car charging station.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 143,750	
Closing Costs	\$ 5,750	
Cash Outlay	\$ 169,500	

Financing Data

Interest Rate	7.00%
Finance Amt	\$431,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,869.12

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 385.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 750.00	
Gross Income	\$ 7,295.00	\$ 87,540.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 500.33	\$ 6,004.00
Management	\$ 654.50	\$ 7,854.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 750.00	\$ 9,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,954.83	\$ 35,458.00
Net Operating Income	\$ 4,340.17	\$ 52,082.00
Mortgage	\$ 2,869.12	\$ 34,429.40
Cashflow	\$ 1,471.05	\$ 17,652.60
Loan Principal Paydown		\$ 4,380.68
Appreciation	5%	\$ 28,750.00
Total Return		\$ 50,783.28

ROI Metrics

Cap Rate	8.67%
IRR	21.89%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 169,500	\$ 198,250	\$ 255,750
Cash on Cash	10.41%	10.06%	9.59%
Cash + Principal	13.00%	11.83%	10.97%

Property Summary

*LTR

Property Data

Purchase Price	\$ 575,000
Make Ready	\$ -
Down Payment	25.00%
Down Payment Amt	\$ 143,750
Closing Costs	\$ 11,500
Cash Outlay	\$ 155,250

Financing Data

Interest Rate	7.00%
Finance Amt	\$431,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,869.12

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss	\$ (240.00)	\$ (2,880.00)
Gross Income	\$ 4,560.00	\$ 54,720.00

ROI Metrics

Cap Rate	6.45%
IRR	16.51%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 155,250	\$ 184,000	\$ 241,500
Cash on Cash	2.19%	3.10%	4.26%
Cash + Principal	5.01%	5.32%	5.71%

Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 500.33	\$ 6,004.00
Management	\$ 432.00	\$ 5,184.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,407.33	\$ 16,888.00
Net Operating Income	\$ 3,152.67	\$ 37,832.00
Mortgage	\$ 2,869.12	\$ 34,429.40
Cashflow	\$ 283.55	\$ 3,402.60
Loan Principal Paydown		\$ 4,380.68
Appreciation	5%	\$ 28,750.00
Total Return		\$ 36,533.28

Sale Comps

John Steffen
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Ph:

Prepared By John Steffen

June 12, 2023

Property Type is 'Residential Income' Property Type is 'Residential Income' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 06/12/2023 to 12/14/2022 Property Sub Type is one of 'Duplex', 'Triplex', 'Quadruplex', 'Multi Family' Latitude, Longitude is within 1.50 mi of 609 Williamsburg Ct, Granbury, TX 76048, USA State Or Province is 'Texas' County is one of 'Collin', 'Dallas', 'Denton', 'Grayson', 'Hood', 'Johnson', 'Kaufman', 'Parker', 'Rockwall', 'Tarrant'

Market Analysis Summary | Residential Income

Listings as of 6/12/23 at 4:02 pm, Page 1 of 1

#	MLS #	Address	City	YB	Pool	# Prk	Sqft	\$/SqFt	Units	\$/Unit	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed															
1	20246169	410 Olson CT	Granbury	1976	No	2	3,178	\$221.84	1	\$739,000.00	\$739,000	\$705,000	04/07/2023	95.4%	44
		Min		1976		2	3,178	\$221.84	1		\$739,000	\$705,000		95.4%	44
		Max		1976		2	3,178	\$221.84	1		\$739,000	\$705,000		95.4%	44
		Avg		1976		2	3,178	\$221.84	1		\$739,000	\$705,000		95.4%	44
		Med		1976		2	3,178	\$221.84	1		\$739,000	\$705,000		95.4%	44

1	Total Listings	Average for all:	1976	2.00	3,178	\$221.84	1	\$739,000	\$705,000	95.4%	44
		Median for all:	1976	2.00	3,178	\$221.84	1	\$739,000	\$705,000	95.4%	44

	Min	Max	Avg	Med
Quick Statistics	List Price \$739,000	\$739,000	\$739,000	\$739,000
	Sale Price \$705,000	\$705,000	\$705,000	\$705,000
	Sale / List 95.4%	95.4%	95.4%	95.4%

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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.

Lease Comps

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Prepared By John Steffen

June 12, 2023

Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 06/12/2023 to 12/14/2022 State Or Province is one of 'Louisiana', 'Texas' Latitude, Longitude is within 1.50 mi of 609 Williamsburg Ct, Granbury, TX 76048, USA

Market Analysis Summary | Residential Lease

Listings as of 6/12/23 at 4:02 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	20300589	1435 Lauren LN	Granbury	3	2	1,598	2012	2/0/2	No	0.144	\$1.25	\$1,995	\$1,995	05/01/2023	100.0%	7
2	20206376	408 Heritage TRL	Granbury	3	2	1,635	1979	2/0/2	No	0.100	\$1.09	\$1,790	\$1,790	02/07/2023	100.0%	66
3	20218986	828 Corral DR	Granbury	3	2	1,735	2022	2/0/2	No	0.200	\$1.38	\$2,400	\$2,400	02/07/2023	100.0%	52
4	20181822	522 Mill ST	Granbury	3	3	1,839	1955	1/0/1	No	0.232	\$1.31	\$2,400	\$2,400	01/29/2023	100.0%	110
		Min		3	2	1,598	1955	2/0/2		0.100	\$1.09	\$1,790	\$1,790		100.0%	7
		Max		3	3	1,839	2022	1/0/1		0.232	\$1.38	\$2,400	\$2,400		100.0%	110
		Avg		3	2	1,702	1992	2/0/2		0.169	\$1.26	\$2,146	\$2,146		100.0%	59
		Med		3	2	1,685	1996	2/0/2		0.172	\$1.28	\$2,198	\$2,198		100.0%	59

4	Total Listings	Average for all:	3	2	1,702	1992	2/0/2		0.169	\$1.26	\$2,146	\$2,146		100.0%	59
		Median for all:	3	2	1,685	1996	2/0/2		0.172	\$1.28	\$2,198	\$2,198		100.0%	59

		Min	Max	Avg	Med
Quick Statistics	List Price	\$1,790	\$2,400	\$2,146	\$2,198
	Sale Price	\$1,790	\$2,400	\$2,146	\$2,198
	Sale / List	100.0%	100.0%	100.0%	100.0%

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STR Comps

STR 1	\$210/night	Listing
STR 2	\$254/night	Listing
STR 3	\$160/night	Listing