

# Property Details

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1810 Hunters Trail, Round Rock



# Property Summary

## Property Data

Purchase Price	\$ 570,000	Active AirBnB just off I-35 close to TSU, Austin CC, and St David's Hospital. 4 bed pool home with modern upgrades inside and furnishings available. Seller offering \$5k towards closing costs or rate buydown.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 142,500	
Closing Costs	\$ 11,400	
<b>Cash Outlay</b>	<b>\$ 163,900</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$427,500
Mortgage (yrs)	30
Mortgage Pmt	\$2,844.17

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 375.00	
Avg Nights Booked	18	
Cleaning Fee	\$ 1,000.00	
<b>Gross Income</b>	<b>\$ 7,750.00</b>	<b>\$ 93,000.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 922.27	\$ 11,067.21
Management	\$ 675.00	\$ 8,100.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 350.00	\$ 4,200.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,472.27</b>	<b>\$ 41,667.21</b>
<b>Net Operating Income</b>	<b>\$ 4,277.73</b>	<b>\$ 51,332.79</b>
Mortgage	\$ 2,844.17	\$ 34,130.02
<b>Cashflow</b>	<b>\$ 1,433.56</b>	<b>\$ 17,202.77</b>
Loan Principal Paydown		\$ 4,342.59
Appreciation	5%	\$ 28,500.00
<b>Total Return</b>		<b>\$ 50,045.36</b>

## ROI Metrics

Cap Rate	8.68%
IRR	22.23%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 163,900	\$ 192,400	\$ 249,400
Cash on Cash	10.50%	10.12%	9.63%
Cash + Principal	13.15%	11.93%	11.03%

**Property Notes:** Turnkey two story 2,442 sq ft 4 bed, 2.5 bath built in 1984 with an in ground pool out back. Updated interior with all wood floors, quartz counters, stainless appliances, bar area, fireplace, and modern finishes. All furniture and appliances available for \$25k for a completely turnkey operation with less out of pocket cost.

**Neighborhood Notes:** Well-maintained neighborhood with no HOA. Next to St David's hospital and I-35, minutes from Apple, TSU, Austin CC, and multiple medical centers.

# Sale Comps

Market Analysis Summary | Residential

Listings as of 8/24/2023 at 10:30 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	1095048	RRW	1527 Latigo Trce	Hermitage Sec 02	1	4	2	0	1	2	Yes	1984	0.34	1,959	\$229.71	\$450,000	\$229.71	\$450,000	04/27/2023	8	8
2	1192599	RRW	1906 Blackjack Cv	Woods Sec 04	2	4	2	1	2	2	No	1986	0.16	2,348	\$166.10	\$390,000	\$166.10	\$390,000	04/21/2023	92	199
3	4243886	RRW	1904 Hunters Trl	Hermitage	2	4	2	1	1	2	No	1984	0.23	2,599	\$189.69	\$493,000	\$183.92	\$478,000	04/27/2023	205	205
4	9597447	RRW	2701 Creek Bend Cir	Creekbend Sec 02	2	4	3	1	4	2	No	1985	0.36	3,100	\$238.39	\$739,000	\$217.74	\$675,000	07/24/2023	100	100

Min	4	2	0	1	2		1984	0.16	1,959	\$166.10	\$390,000	\$166.10	\$390,000					8	8
Max	4	3	1	4	2		1986	0.36	3,100	\$238.39	\$739,000	\$229.71	\$675,000					205	205
Avg	4	2	1	2	2		1985	0.27	2,502	\$205.97	\$518,000	\$199.37	\$498,250					101	128
Med	4	2	1	2	2		1985	0.29	2,474	\$209.70	\$471,500	\$200.83	\$464,000					96	150

4	<b>Total Listings</b>	Average for all:	4	2	1	2	2	1985	0.27	2,502	\$205.97	\$518,000	\$199.37	\$498,250				101	128
		Median for all:	4	2	1	2	2	1985	0.29	2,474	\$209.70	\$471,500	\$200.83	\$464,000				96	150

Quick Statistics	Min	Max	Avg	Med
	List Price	\$390,000	\$739,000	\$518,000
Sale Price	\$390,000	\$675,000	\$498,250	\$464,000
Sale / List	91.3%	100.0%	97.1%	98.5%

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 08/24/2023 to 02/25/2023 Latitude, Longitude is within 1.00 mi of 1810 Hunters Trail, Round Rock, TX 78681, USA Year Built is 1979 to 1989

*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 Listing

STR Listing	\$225-550/night	<a href="#">Link</a>
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