

Property Details

2205 Valley Forge Ave, Temple



Property Summary

Property Data

Purchase Price	\$ 285,000	Turnkey duplex built in 2014 in central Temple 10 minutes from major hospitals and new data centers. Multiple duplexes still available.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 71,250	
Closing Costs	\$ 5,700	
Cash Outlay	\$ 96,950	

Financing Data

Interest Rate	8.00%
Finance Amt	\$213,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,568.42

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,600.00	\$ 55,200.00
Vacancy Loss	\$ (460.00)	\$ (2,760.00)
Gross Income	\$ 4,140.00	\$ 49,680.00

ROI Metrics

Cap Rate	8.34%
IRR	21.62%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 96,950	\$ 111,200	\$ 139,700
Cash on Cash	7.30%	7.49%	7.76%
Cash + Principal	9.14%	8.99%	8.78%

Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 571.83	\$ 6,862.00
Management	\$ 460.00	\$ 5,520.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,981.83	\$ 23,782.00
Net Operating Income	\$ 2,158.17	\$ 25,898.00
Mortgage	\$ 1,568.42	\$ 18,821.06
Cashflow	\$ 589.74	\$ 7,076.94
Loan Principal Paydown		\$ 1,785.59
Appreciation	5%	\$ 14,250.00
Total Return		\$ 23,112.53

Sale Comps

Market Analysis Summary | Multi-Family

Listings as of 7/19/2023 at 10:50 am, Page 1 of 1

MLS #	Address	# Units Yr Blt	SqFt	Orig List Price	List Price	LP/SqFt	DOM	CDOM	Closed Dt	Sold Price	SP/SqFt	SP/LP%
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Listings: Sold

491194	917 Westpoint	2	1979	2,067	\$279,900	\$279,900	\$135.41	59	59	01/13/2023	\$279,990	\$135.46 100.03%
	Min	2		2,067	\$279,900	\$279,900	\$135.41	59	59		\$279,990	\$135.46 100.03%
	Max	2		2,067	\$279,900	\$279,900	\$135.41	59	59		\$279,990	\$135.46 100.03%
	Avg	2		2,067	\$279,900	\$279,900	\$135.41	59	59		\$279,990	\$135.46 100.03%
	Med	2		2,067	\$279,900	\$279,900	\$135.41	59	59		\$279,990	\$135.46 100.03%

1	Total Listings	Average for all:	2	2,067	\$279,900	\$279,900	\$135.41	59	59		\$279,990	\$135.46 100.03
		Median for all:	2	2,067	\$279,900	\$279,900	\$135.41	59	59		\$279,990	\$135.46 100.03

		Min	Max	Avg	Med
Quick Statistics	List Price	\$279,900	\$279,900	\$279,900	\$279,900
	Sale Price	\$279,990	\$279,990	\$279,990	\$279,990
	Sale / List	100%	100%	100	100%

Presented by: Victor Steffen

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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MTR Comps

MTR 1	\$2300/mo	Listing
MTR 2	\$2300/mo	Listing
MTR 3	\$2000/mo	Listing
MTR 4	\$2400/mo	Listing