

Property Details

9006 Frostwood Trl, Austin



Property Summary

Property Data

Purchase Price	\$ 475,000	Seller-financed STR opportunity next to Apple campus. \$50k down with a 6% interest rate and 5 year balloon. Comps have FMV at \$500k+. No HOA.
Make Ready	\$ 10,000	
Down Payment	10.5%	
Down Payment Amt	\$ 50,000	
Closing Costs	\$ 9,500	
Cash Outlay	\$ 69,500	

Financing Data

Interest Rate	6.00%
Finance Amt	\$425,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,548.09

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 300.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 5,600.00	\$ 67,200.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 731.18	\$ 8,774.10
Management	\$ 510.00	\$ 6,120.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 350.00	\$ 4,200.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,466.18	\$ 29,594.10
Net Operating Income	\$ 3,133.83	\$ 37,605.90
Mortgage	\$ 2,548.09	\$ 30,577.08
Cashflow	\$ 585.74	\$ 7,028.82
Loan Principal Paydown		\$ 5,219.05
Appreciation	6%	\$ 28,500.00
Total Return		\$ 40,747.87

ROI Metrics

Cap Rate	7.60%
IRR	31.74%

* IRR based on 10yr holding period with 10.5263157894737% down

Cash on Cash Returns

	11% down	30% down	40% down
Cash Outlay	\$ 69,500	\$ 162,000	\$ 209,500
Cash on Cash	10.11%	8.45%	8.16%
Cash + Principal	17.62%	10.61%	9.83%

Property Notes: Updated 4 bed, 2.5 bath two story house with 2,008 sq ft. Built in 1985.

Neighborhood Notes: Well maintained neighborhood with no HOA. Great location close to North Austin Medical Center, The Domain, Dell, Apple, and other major employers.

Sale Comps

Market Analysis Summary | Residential

Listings as of 9/28/2023 at 5:14 pm, 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	4058499	NW	7913 Cahill Dr	Hunters Chase Sec	1	4	2	0	1	2	No	1987	0.15	1,842	\$255.10	\$469,900	\$249.73	\$460,000	04/17/2023	238	238
2	7578130	NW	8906 Bubbling Springs Trl	Springwoods Sec 01	2	4	2	1	1	2	No	1980	0.26	2,002	\$267.18	\$534,900	\$259.74	\$520,000	05/22/2023	11	10
3	7258660	NW	9114 Hazelhurst Dr	Springwoods Sec 2g	1	4	2	0	1	2	No	1985	0.23	2,020	\$247.03	\$499,000	\$247.03	\$499,000	07/13/2023	3	2
4	3073389	NW	12604 Dove Valley Trl	Hunters Chase Sec	1	4	2	0	1	2	No	1983	0.22	2,031	\$257.02	\$522,000	\$248.65	\$505,000	04/12/2023	243	243
5	3410578	NW	8914 Black Oak St	Springwoods	2	4	3	1	2	2	No	1983	0.23	2,134	\$257.73	\$550,000	\$259.65	\$554,100	04/20/2023	4	4

Min	4	2	0	1	2	1980	0.15	1,842	\$247.03	\$469,900	\$247.03	\$460,000	3	2
Max	4	3	1	2	2	1987	0.26	2,134	\$267.18	\$550,000	\$259.74	\$554,100	243	243
Avg	4	2	0	1	2	1984	0.22	2,006	\$256.81	\$515,160	\$252.96	\$507,620	100	99
Med	4	2	0	1	2	1983	0.23	2,020	\$257.02	\$522,000	\$249.73	\$505,000	11	10

5	Total Listings	Average for all:	4	2	0	1	2	1984	0.22	2,006	\$256.81	\$515,160	\$252.96	\$507,620	100	99
		Median for all:	4	2	0	1	2	1983	0.23	2,020	\$257.02	\$522,000	\$249.73	\$505,000	11	10

Quick Statistics	Min		Max		Avg		Med	
	List Price	\$469,900	\$550,000	\$515,160	\$522,000			
	Sale Price	\$460,000	\$554,100	\$507,620	\$505,000			
	Sale / List	96.7%	100.7%	98.5%	97.9%			

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 09/28/2023 to 04/01/2023 Latitude, Longitude is within 1.00 mi of 9006 Frostwood Trail, Austin, TX 78729, USA Year Built is 1980 to 1990

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	\$298/night	Listing
STR 2	\$269/night	Listing
STR 3	\$341/night	Listing
STR 4	\$275/night	Listing