

Property Details

1020 W French Pl, San Antonio



Property Summary

Property Data

Purchase Price	\$ 575,000	Renovated fourplex in Beacon Hill perfect for STR. All 1 bed units just off I-10 central between airport, downtown, medical district.
Make Ready	\$ 30,000	
Down Payment	25.0%	
Down Payment Amt	\$ 143,750	
Closing Costs	\$ 11,500	
Cash Outlay	\$ 185,250	

Financing Data

Interest Rate	8.00%
Finance Amt	\$431,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,164.36

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 475.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 9,075.00	\$ 108,900.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 780.50	\$ 9,365.99
Management	\$ 807.50	\$ 9,690.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ 800.00	\$ 9,600.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 4,063.00	\$ 48,755.99
Net Operating Income	\$ 5,012.00	\$ 60,144.01
Mortgage	\$ 3,164.36	\$ 37,972.32
Cashflow	\$ 1,847.64	\$ 22,171.69
Loan Principal Paydown		\$ 3,602.51
Appreciation	5%	\$ 28,750.00
Total Return		\$ 54,524.20

ROI Metrics

Cap Rate	9.76%
IRR	22.16%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 185,250	\$ 214,000	\$ 271,500
Cash on Cash	11.97%	11.54%	10.96%
Cash + Principal	13.91%	12.89%	12.03%

Property Notes: 2,632 sq ft two story fourplex built in 1957. All 1 bed, 1 bath units recently remodeled.

Neighborhood Notes: Well maintained street with no HOA in Beacon Hill. Walking distance to theater and parks, just off I-10 with easy access to downtown, medical district, and airport.

Sale Comps

CMA Summary Report

Multi-Family (2-8 Units)

Sold - Multi-Family (2-8 Units)

#	MLS #	Address	Status	Price	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1578728	522 W Magnolia Ave	Sold	\$665,000	2624	342	342	\$699,000	\$266.38	\$665,000	\$253.42	\$14000	95.14%	88.73%	01/13/2023
2	1663661	319 E Courtland Pl	Sold	\$609,000	2711	200	200	\$599,000	\$220.95	\$609,000	\$224.64	\$16327	101.67%	101.67%	08/31/2023
3	1632212	1414 W Ashby Pl	Sold	\$563,000	2877	70	70	\$599,000	\$208.20	\$563,000	\$195.68		93.99%	86.63%	11/28/2022
4	1678459	940 W Mulberry Ave	Sold	\$450,000	2977	164	164	\$499,000	\$167.61	\$450,000	\$151.15	\$10000	90.18%	84.91%	10/02/2023
5	1659480	125 Hess St	Sold	\$600,000	3330	10	10	\$615,000	\$184.68	\$600,000	\$180.18		97.56%	97.56%	02/23/2023
6	1632358	622 W Russell Pl	Sold	\$550,000	3387	117	117	\$589,999	\$174.19	\$550,000	\$162.38		93.22%	91.67%	12/23/2022

6 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$699,000	\$499,000	\$600,166	\$599,000
Sold Price	\$665,000	\$450,000	\$572,833	\$581,500
Square Feet	3387	2624	2984	2927
Price/Square Foot	\$253.42	\$151.15	\$191.95	\$187.93
Cumulative Days On Market	342	10	150	140
Days On Market	342	10	150	140
LP:SP Ratio	101.67%	90.18%	95.29%	94.56%
OLP:SP Ratio	101.67%	84.91%	91.86%	90.20%
Seller's Concessions	\$16,327	\$10,000	\$13,442	\$14,000

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Prepared By: Victor Steffen | eXp Realty | 11/06/2023 12:41 PM

STR Comps

STR 1	\$140/night	Listing
STR 2	\$113/night	Listing
STR 3	\$126/night	Listing
STR 4	\$78/night	Listing