

Property Details

1118 Ebert Ave, Austin



Property Summary

Property Data

Purchase Price	\$ 650,000	Cashflow triplex in Austin back on market. One studio, one 2bd, and one 4bd, previously leased for \$6250/mo.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 162,500	
Closing Costs	\$ 13,000	
Cash Outlay	\$ 175,500	

Financing Data

Interest Rate	8.00%
Finance Amt	\$487,500
Mortgage (yrs)	30
Mortgage Pmt	\$3,577.10

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 6,250.00	\$ 75,000.00
Vacancy Loss	\$ (312.50)	\$ (3,750.00)
Gross Income	\$ 5,937.50	\$ 71,250.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 694.51	\$ 8,334.17
Management	\$ 475.00	\$ 5,700.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,844.51	\$ 22,134.17
Net Operating Income	\$ 4,092.99	\$ 49,115.83
Mortgage	\$ 3,577.10	\$ 42,925.23
Cashflow	\$ 515.88	\$ 6,190.60
Loan Principal Paydown		\$ 4,072.40
Appreciation	5%	\$ 32,500.00
Total Return		\$ 42,763.00

ROI Metrics

Cap Rate	7.41%
IRR	20.57%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 175,500	\$ 208,000	\$ 273,000
Cash on Cash	3.53%	4.35%	5.41%
Cash + Principal	5.85%	6.18%	6.61%

Property Notes: Triplex with one studio unit (previously rented \$1250/mo), one 2 bed 1 bath (\$1750/mo), and one 4 bed 2 bath (\$3250/mo), all leases recently expired and vacant. Built in 1977 with freshly updated interiors including new cabinets, counters, stainless appliances, floors and paint. Note: property is in FEMA Floodplain Zone AO.

Neighborhood Notes: Well-maintained neighborhood with no HOA. Some new construction nearby including directly across the street. Convenient location 10 minutes from central Austin and AUS airport.

Sale Comps

Market Analysis Summary | Residential Income

Listings as of 11/15/2023 at 8:15 am, Page 1 of 1

#	List ID	Area	Address	Type	Unit Mix	Acres	YB	SqFt	\$ SqFt	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	8517852	5	1126 TERRY None	Triplex	1/1	0.22	1955	1,761	\$397.50	\$700,000	\$431.57	\$760,000	09/11/2023	6	6
2	6409734	5	1401 Marcus Pl	Duplex	2/1	0.17	1964	1,440	\$475.69	\$685,000	\$451.39	\$650,000	06/30/2023	21	21
				Min		0.17	1955	1,440	\$397.50	\$685,000	\$431.57	\$650,000		6	6
				Max		0.22	1964	1,761	\$475.69	\$700,000	\$451.39	\$760,000		21	21
				Avg		0.20	1960	1,601	\$436.60	\$692,500	\$441.48	\$705,000		14	14
				Med		0.20	1960	1,601	\$436.60	\$692,500	\$441.48	\$705,000		14	14

2	Total Listings	Average for all:	0.20	1960	1,601	\$436.60	\$692,500	\$441.48	\$705,000	14	14
		Median for all:	0.20	1960	1,601	\$436.60	\$692,500	\$441.48	\$705,000	14	14

	Min	Max	Avg	Med
Quick List Price	\$685,000	\$700,000	\$692,500	\$692,500
Quick Sale Price	\$650,000	\$760,000	\$705,000	\$705,000
Quick Sale / List	94.9%	108.6%	101.7%	101.7%

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 11/15/2023 to 11/15/2022 Latitude, Longitude is within 1.00 mi of 1118 Ebert Ave, Austin, TX 78721, USA

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.

Rent Comps

Market Analysis Summary | Residential Lease

Listings as of 11/15/2023 at 8:17 am, Page 1 of 2

#	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
1	7335910	5	3502 E 12th St #B	Greenwood Heights	1	1	1	0	0	0	No	1938	0.14	400	\$3.38	\$1,350	\$3.38	\$1,350	07/07/2023	9	9
2	7323811	5	4607 E 12th St #5	Bell Barbara	1	1	1	0	1	0	No	1985	0.42	550	\$1.73	\$950	\$1.73	\$950	07/10/2023	95	174
3	9617003	5	1143 Berger St #B	Brooksdale	1	1	1	0	1	0	No	1935	0.17	750	\$2.33	\$1,750	\$2.67	\$2,000	07/10/2023	5	5
4	2577767	5	1148 1/2 Gunter St #B Room B	Lary Add	1	1	1	0	1	0	No	1937	0.18	988	\$1.49	\$1,475	\$1.49	\$1,475	07/04/2023	109	109
5	2872546	5	1136 Garland Ave	Brooksdale	1	2	1	0	1	0	No	1950	0.14	696	\$2.44	\$1,700	\$2.37	\$1,650	10/13/2023	66	66
6	4549721	5	4606 Wally Ave	Cedar Valley	1	2	1	0	1	1	No	1951	0.17	720	\$3.33	\$2,400	\$3.19	\$2,300	08/15/2023	28	30
7	9811987	5	1124 Gardner Rd #B	Johnston Terrace Sec	1	2	1	0	1	0	No	1968	0.19	750	\$2.33	\$1,750	\$2.33	\$1,750	09/18/2023	73	80
8	7586639	5	1131 Mark St	Pecan Valley	1	2	1	0	1	1	No	1953	0.14	820	\$2.80	\$2,300	\$2.74	\$2,250	10/15/2023	15	15
9	7726613	5	1208 Luna St #1	Chernosky 09	3+	3	3	0	1	1	No	2020	0.08	2,504	\$1.70	\$4,250	\$1.70	\$4,250	05/24/2023	32	32
10	3669387	5	1311 E M Franklin Ave #A	Division B	2	4	2	1	1	0	No	2004	0.30	1,599	\$1.81	\$2,900	\$1.81	\$2,900	07/08/2023	191	191
11	4715992	5	1603 Berene Ave	Cedar Valley	1	4	2	0	1	0	No	1960	0.16	1,671	\$1.71	\$2,850	\$1.71	\$2,850	07/15/2023	143	143
12	6569207	5	5203 Ledesma Rd	Brooksdale	1	4	3	0	1	0	No	1983	0.21	1,894	\$2.10	\$3,975	\$2.10	\$3,975	10/31/2023	14	14
13	6298753	5	1118 Omega Ave	Moore D C Add	2	4	3	0	2	1	No	2022	0.15	2,091	\$2.01	\$4,200	\$2.01	\$4,200	08/01/2023	25	25
					Min	1	1	0	0	0		1935	0.08	400	\$1.49	\$950	\$1.49	\$950		5	5
					Max	4	3	1	2	1		2022	0.42	2,504	\$3.38	\$4,250	\$3.38	\$4,250		191	191
					Avg	2	2	0	1	0		1970	0.19	1,187	\$2.24	\$2,450	\$2.25	\$2,454		62	69
					Med	2	1	0	1	0		1960	0.17	820	\$2.10	\$2,300	\$2.10	\$2,250		32	32

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