

Property Details

12306 Abney Dr, Austin



Property Summary

Property Data

Purchase Price	\$ 949,000	North Austin quadplex by tech campuses, medical centers, and the Domain. (3) 2 bed units and (1) 3 bed unit, all side-by-side with 1 car garages and off-street parking. Great furnished mid-term rental with strong tenant pool in a high demand area.
Make Ready	\$ 30,000	
Down Payment	25.0%	
Down Payment Amt	\$ 237,250	
Closing Costs	\$ 18,980	
Cash Outlay	\$ 286,230	

Financing Data

Interest Rate	8.00%
Finance Amt	\$711,750
Mortgage (yrs)	30
Mortgage Pmt	\$5,222.57

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 12,000.00	\$ 144,000.00
Vacancy Loss	\$ (1,200.00)	\$ (14,400.00)
Gross Income	\$ 10,800.00	\$ 129,600.00
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 1,288.90	\$ 15,466.84
Management	\$ 1,080.00	\$ 12,960.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ 1,200.00	\$ 14,400.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 4,293.90	\$ 51,526.84
Net Operating Income	\$ 6,506.10	\$ 78,073.16
Mortgage	\$ 5,222.57	\$ 62,670.83
Cashflow	\$ 1,283.53	\$ 15,402.33
Loan Principal Paydown		\$ 5,945.70
Appreciation	6%	\$ 56,940.00
Total Return		\$ 78,288.03

ROI Metrics

Cap Rate	7.82%
IRR	23.42%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 286,230	\$ 333,680	\$ 428,580
Cash on Cash	5.38%	5.87%	6.52%
Cash + Principal	7.46%	7.53%	7.63%

Sale Comps

Market Analysis Summary | Residential Income

Listings as of 11/2/2023 at 4:36 pm, 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	8318455	NW	8702 Schick Rd	Quadruplex	2/1.5, 2/2.5, 3/2.5	0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000	10/11/2023	9	7
				Min		0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000		9	7
				Max		0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000		9	7
				Avg		0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000		9	7
				Med		0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000		9	7

1	Total Listings	Average for all:	0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000	9	7
		Median for all:	0.25	1988	4,279	\$286.28	\$1,225,000	\$248.89	\$1,065,000	9	7

	Min	Max	Avg	Med
List Price	\$1,225,000	\$1,225,000	\$1,225,000	\$1,225,000
Sale Price	\$1,065,000	\$1,065,000	\$1,065,000	\$1,065,000
Sale / List	86.9%	86.9%	86.9%	86.9%

Quick Statistics

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 11/02/2023 to 05/06/2023 Latitude, Longitude is within 1.00 mi of 12306 Abney Dr, Austin, TX 78729, 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.

MTR Comps

MTR 1	\$3000/mo	Listing
MTR 2	\$2650/mo	Listing
MTR 3	\$3100/mo	Listing
MTR 4	\$3000/mo	Listing
MTR 5	\$2800/mo	Listing
MTR 6	\$3500/mo	Listing
MTR 7	\$3195/mo	Listing