

Property Details

14122 Fairway Oaks, San Antonio



Property Summary

Property Data

Purchase Price	\$ 344,475	Upgraded 4 bed STR pool home close to airport. Foreclosure with new roof, kitchen, floors, appliances, bathrooms, and more. Strong cashflow in a great location.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 86,119	
Closing Costs	\$ 6,890	
Cash Outlay	\$ 103,008	

Financing Data

Interest Rate	8.00%
Finance Amt	\$258,356
Mortgage (yrs)	30
Mortgage Pmt	\$1,895.73

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 275.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 5,175.00	\$ 62,100.00
Insurance	\$ 125.00	\$ 1,500.00
Taxes	\$ 336.33	\$ 4,035.94
Management	\$ 467.50	\$ 5,610.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 50.00	\$ 600.00
Utilities	\$ 350.00	\$ 4,200.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,128.83	\$ 25,545.94
Net Operating Income	\$ 3,046.17	\$ 36,554.06
Mortgage	\$ 1,895.73	\$ 22,748.72
Cashflow	\$ 1,150.45	\$ 13,805.34
Loan Principal Paydown		\$ 2,158.22
Appreciation	5%	\$ 17,223.75
Total Return		\$ 33,187.31

ROI Metrics

Cap Rate	10.12%
IRR	24.08%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 103,008	\$ 120,232	\$ 154,680
Cash on Cash	13.40%	12.74%	11.87%
Cash + Principal	15.50%	14.18%	12.98%

Sale Comps

CMA Summary Report

Residential Single

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1687657	14103 Fairway Oaks	Sold	1509	31	31	\$324,900	\$215.30	\$315,000	\$208.74		96.95%	96.92%	07/14/2023
2	1691063	4310 Mill Bend	Sold	1528	17	17	\$292,900	\$191.68	\$285,000	\$186.51		97.3%	97.3%	06/30/2023
3	1704881	4519 Briardale St	Sold	1672	15	15	\$299,995	\$179.42	\$315,000	\$188.39		105.0%	105.0%	09/06/2023

3 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$324,900	\$292,900	\$305,932	\$299,995
Sold Price	\$315,000	\$285,000	\$305,000	\$315,000
Square Feet	1672	1509	1570	1528
Price/Square Foot	\$208.74	\$186.51	\$194.31	\$188.39
Cumulative Days On Market	31	15	21	17
Days On Market	31	15	21	17
LP:SP Ratio	105.0%	96.95%	99.75%	97.3%
OLP:SP Ratio	105.0%	96.92%	99.74%	97.3%
Seller's Concessions	\$0	\$0	\$0	\$0

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Prepared By: Victor Steffen | eXp Realty | 11/01/2023 12:06 PM

STR Comps

STR 1	\$309/night	Listing
STR 2	\$233/night	Listing
STR 3	\$256/night	Listing
STR 4	\$373/night	Listing