

Property Details

1547 W Agarita Ave, San Antonio



Property Summary

Property Data

Purchase Price	\$ 550,000	Seller-financed STR triplex 5 minutes from downtown. 6% interest-only with \$100k down and a 5 year balloon. Active Airbnb, all furnishings convey.
Make Ready	\$ -	
Down Payment	18.2%	
Down Payment Amt	\$ 100,000	
Closing Costs	\$ 11,000	
Cash Outlay	\$ 111,000	

Financing Data

Interest Rate	6.00%
Finance Amt	\$450,000
Mortgage (yrs)	30
Mortgage Pmt (interest-only)	\$2,250

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 300.00	
Avg Nights Booked	18	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 5,900.00	\$ 70,800.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 778.66	\$ 9,343.91
Management	\$ 540.00	\$ 6,480.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 600.00	\$ 7,200.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,893.66	\$ 34,723.91
Net Operating Income	\$ 3,006.34	\$ 36,076.09
Mortgage	\$ 2,250.00	\$ 27,000.00
Cashflow	\$ 756.34	\$ 9,076.09
Appreciation	5%	\$ 27,500.00
Total Return		\$ 36,576.09

ROI Metrics

Cap Rate	6.43%
IRR	25.39%

Cash on Cash Returns

	18% down	30% down	40% down
Cash Outlay	\$ 111,000	\$ 176,000	\$ 231,000
Cash on Cash	8.18%	7.37%	7.05%
Cash + Principal	8.18%	7.37%	7.05%

Property Notes: 2,240 sq ft triplex built in 1949 with (2) 2 bed, 1 bath units and a detached studio. Duplex bathrooms remodeled September 2022, new HVAC in unit B September 2023.

Neighborhood Notes: Well maintained older neighborhood with no HOA. Just off I-10 and 410, less than 10 minutes from the River Walk, Pearl, medical centers, 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	1657669	1334 W Ridgewood Ct	Sold	\$250,000	1728	19	19	\$275,000	\$159.14	\$250,000	\$144.67		90.91%	90.91%	01/30/2023
2	1637531	607 Donaldson Ave	Sold	\$382,000	2560	181	181	\$385,000	\$150.39	\$382,000	\$149.21		99.22%	88.84%	05/01/2023
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

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

	High	Low	Average	Median
List Price	\$599,000	\$275,000	\$419,667	\$385,000
Sold Price	\$563,000	\$250,000	\$398,333	\$382,000
Square Feet	2877	1728	2388	2560
Price/Square Foot	\$195.68	\$144.67	\$166.78	\$149.21
Cumulative Days On Market	181	19	90	70
Days On Market	181	19	90	70
LP:SP Ratio	99.22%	90.91%	94.71%	93.99%
OLP:SP Ratio	90.91%	86.63%	88.79%	88.84%
Seller's Concessions	\$0	\$0	\$0	\$0

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Prepared By: Victor Steffen | eXp Realty | 10/02/2023 12:02 PM

STR Comps

STR 1 (1 bed)	\$72/night	Listing
STR 2	\$104/night	Listing
STR 3 (2 bed)	\$109/night	Listing
STR 4	\$102/night	Listing
STR 5	\$202/night	Listing