

Property Details

204 N Getzendaner, Waxahachie



Property Summary

*LTR

Property Data

Purchase Price	\$ 500,000	2020 build duplex close to 1% Rule just south of Dallas. Sellers will accept \$70k below asking. Excellent value with positive cashflow as a long-term rental or short-term rental, and a rapidly growing population.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 125,000	
Closing Costs	\$ 10,000	
Cash Outlay	\$ 135,000	

Financing Data

Interest Rate	7.50%
Finance Amt	\$375,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,622.05

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,700.00	\$ 56,400.00
Vacancy Loss	\$ (117.50)	\$ (1,410.00)
Gross Income	\$ 4,582.50	\$ 54,990.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 1,077.50	\$ 12,930.00
Management	\$ 458.25	\$ 5,499.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,860.75	\$ 22,329.00
Net Operating Income	\$ 2,721.75	\$ 32,661.00
Mortgage	\$ 2,622.05	\$ 31,464.65
Cashflow	\$ 99.70	\$ 1,196.35
Loan Principal Paydown		\$ 3,456.88
Appreciation	5%	\$ 25,000.00
Total Return		\$ 29,653.23

ROI Metrics

Cap Rate	6.40%
IRR	17.97%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 135,000	\$ 160,000	\$ 210,000
Cash on Cash	0.89%	2.06%	3.57%
Cash + Principal	3.45%	4.08%	4.88%

Property Summary

*STR

Property Data

Purchase Price	\$ 500,000
Make Ready	\$ 20,000
Down Payment	25.0%
Down Payment Amt	\$ 125,000
Closing Costs	\$ 10,000
Cash Outlay	\$ 155,000

Financing Data

Interest Rate	7.50%
Finance Amt	\$375,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,622.05

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 400.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 7,300.00	\$ 87,600.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 1,077.50	\$ 12,930.00
Management	\$ 680.00	\$ 8,160.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,207.50	\$ 38,490.00
Net Operating Income	\$ 4,092.50	\$ 49,110.00
Mortgage	\$ 2,622.05	\$ 31,464.65
Cashflow	\$ 1,470.45	\$ 17,645.35
Loan Principal Paydown		\$ 3,456.88
Appreciation	5%	\$ 25,000.00
Total Return		\$ 46,102.23

ROI Metrics

Cap Rate	9.27%
IRR	22.10%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 155,000	\$ 180,000	\$ 230,000
Cash on Cash	11.38%	10.97%	10.41%
Cash + Principal	13.61%	12.50%	11.61%

Rent Comps

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Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mis Status is 'Active' Mis Status is 'Closed' Status Contractual Search Date is 11/14/2023 to 05/18/2023 Latitude, Longitude is within 1.00 mi of 204 N Getzendaner St, Waxahachie, TX 75165, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 3 to 4 Year Built is 2018+

Market Analysis Summary | Residential Lease

Listings as of 11/14/23 at 9:36 am, Page 1 of 1

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed																
1	20400938	1625 Cleaver ST	Waxahachie	3	3	1,610	2023	1/0/1	No	0.128	\$1.34	\$2,150	\$2,150	09/08/2023	100.0%	32
2	20427425	1629 Cleaver ST	Waxahachie	3	3	1,680	2023	1/0/1	No	0.128	\$1.37	\$2,300	\$2,300	09/27/2023	100.0%	15
3	20358624	535 Cottonview DR	Waxahachie	4	2	1,826	2018	2/0/2	No	0.190	\$1.31	\$2,400	\$2,400	07/03/2023	100.0%	8
4	20427428	1645 Cleaver ST	Waxahachie	3	3	2,000	2023	1/0/1	No	0.128	\$1.23	\$2,450	\$2,450	09/11/2023	100.0%	3
5	20356229	513 Parkwood DR	Waxahachie	4	2	2,032	2019	2/0/0	No	0.180	\$1.23	\$2,500	\$2,500	08/02/2023	100.0%	12
6	20250509	616 Camden DR	Waxahachie	4	2	2,264	2021	2/0/2	No	0.245	\$1.19	\$2,700	\$2,700	06/08/2023	100.0%	51
				Min	3	2	1,610	2018	2/0/1		0.128	\$1.19	\$2,150	\$2,150	100.0%	3
				Max	4	3	2,264	2023	1/0/0		0.245	\$1.37	\$2,700	\$2,700	100.0%	51
				Avg	4	3	1,902	2021	2/0/2		0.167	\$1.28	\$2,417	\$2,417	100.0%	20
				Med	4	3	1,913	2022	2/0/1		0.154	\$1.27	\$2,425	\$2,425	100.0%	14

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Total Listings	Average for all:	4	3	1,902	2021	2/0/1	0.167	\$1.28	\$2,417	\$2,417	100.0%	20
	Median for all:	4	3	1,913	2022	2/0/1	0.154	\$1.27	\$2,425	\$2,425	100.0%	14

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$2,150	\$2,700	\$2,417	\$2,425
Sale Price	\$2,150	\$2,700	\$2,417	\$2,425
Sale / List	100.0%	100.0%	100.0%	100.0%

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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.

STR Comps

STR 1	\$234/night	Listing
STR 2	\$217/night	Listing
STR 3	\$150/night	Listing
STR 4	\$189/night	Listing