

# Property Details

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2 Pagosa Ct, Trophy Club



# Property Summary

## Property Data

Purchase Price	\$ 521,000	4 bed STR pool home with top-rated schools. Next to Grapevine Lake just 15 minutes from DFW airport and med centers. No HOA.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 130,250	
Closing Costs	\$ 10,420	
<b>Cash Outlay</b>	<b>\$ 150,670</b>	

## Financing Data

Interest Rate	8.00%
Finance Amt	\$390,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,867.19

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 450.00	
Avg Nights Booked	16	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 7,700.00</b>	<b>\$ 92,400.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 782.00	\$ 9,384.00
Management	\$ 720.00	\$ 8,640.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 450.00	\$ 5,400.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,027.00</b>	<b>\$ 36,324.00</b>
<b>Net Operating Income</b>	<b>\$ 4,673.00</b>	<b>\$ 56,076.00</b>
Mortgage	\$ 2,867.19	\$ 34,406.22
<b>Cashflow</b>	<b>\$ 1,805.81</b>	<b>\$ 21,669.78</b>
Loan Principal Paydown		\$ 3,264.18
Appreciation	5%	\$ 26,050.00
<b>Total Return</b>		<b>\$ 50,983.96</b>

## ROI Metrics

Cap Rate	10.36%
IRR	25.21%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 150,670	\$ 176,720	\$ 228,820
Cash on Cash	14.38%	13.56%	12.48%
Cash + Principal	16.55%	15.04%	13.62%

**Property Notes:** Updated 4 bed, 2.5 bath two story built in 1993. Updated neutral finishes inside with stainless appliances and brick fireplace. Covered patio and inground pool with spa.

**Neighborhood Notes:** Well maintained neighborhood with no HOA. Great location 15 minutes from DFW airport and multiple medical centers.

# Sale Comps

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Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 10/03/2023 to 04/06/2023 Latitude, Longitude is within 1.00 mi of 2 Pagosa Ct, Trophy Club, TX 76262, USA State Or Province is one of 'Louisiana', 'Texas' Year Built is 1988 to 1998

## Market Analysis Summary | Residential

Listings as of 10/3/23 at 12:47 pm, 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
<b>Listings: Closed</b>																
1	20393861	5 Mesa Verde CT	Trophy Club	4	2	2,282	1994	2/0/2	Yes	0.286	\$203.77	\$489,000	\$465,000	08/10/2023	95.1%	11
2	20297308	215 Durango DR	Trophy Club	4	3	2,358	1998	2/0/2	No	0.270	\$239.61	\$569,900	\$565,000	05/23/2023	99.1%	6
3	20342958	18 Sonora DR	Trophy Club	4	2	2,394	1994	2/0/2	No	0.189	\$248.54	\$565,000	\$595,000	07/05/2023	105.3%	4

<b>Min</b>	4	2	2,282	1994	2/0/2	0.189	\$203.77	\$489,000	\$465,000	95.1%	4
<b>Max</b>	4	3	2,394	1998	2/0/2	0.286	\$248.54	\$569,900	\$595,000	105.3%	11
<b>Avg</b>	4	2	2,345	1995	2/0/2	0.248	\$230.64	\$541,300	\$541,667	99.8%	7
<b>Med</b>	4	2	2,358	1994	2/0/2	0.270	\$239.61	\$565,000	\$565,000	99.1%	6

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**Total Listings**

<b>Average for all:</b>	4	2	2,345	1995	2/0/2	0.248	\$230.64	\$541,300	\$541,667	99.8%	7
<b>Median for all:</b>	4	2	2,358	1994	2/0/2	0.270	\$239.61	\$565,000	\$565,000	99.1%	6

**Quick Statistics**

	Min	Max	Avg	Med
List Price	\$489,000	\$569,900	\$541,300	\$565,000
Sale Price	\$465,000	\$595,000	\$541,667	\$565,000
Sale / List	95.1%	105.3%	99.8%	99.1%

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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	\$435/night	<a href="#">Listing</a>
STR 2	\$401/night	<a href="#">Listing</a>
STR 3	\$491/night	<a href="#">Listing</a>