

Property Details

7503 Savannah Brks, Live Oak



Property Summary

Property Data

Purchase Price	\$ 1,000,000
Make Ready	\$ -
Down Payment	30.0%
Down Payment Amt	\$ 300,000
Closing Costs	\$ 20,000
Cash Outlay	\$ 320,000

Financing Data

Interest Rate	8.50%
Finance Amt	\$700,000
Mortgage (yrs)	30
Mortgage Pmt	\$5,382.39

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 9,250.00	\$ 111,000.00
Vacancy Loss	\$ (462.50)	\$ (5,550.00)
Gross Income	\$ 8,787.50	\$ 105,450.00
Insurance	\$ 300.00	\$ 3,600.00
Taxes	\$ 708.33	\$ 8,500.00
Management	\$ 439.38	\$ 5,272.50
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawn care	\$ -	\$ -
HOA	\$ 125.00	\$ 1,500.00
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,972.71	\$ 23,672.50
Net Operating Income	\$ 6,814.79	\$ 81,777.50
Mortgage	\$ 5,382.39	\$ 64,588.73
Cashflow	\$ 1,432.40	\$ 17,188.77
Loan Principal Paydown		\$ 5,291.74
Appreciation	5%	\$ 50,000.00
Total Return		\$ 72,480.50

ROI Metrics

Cap Rate	8.02%
IRR	20.58%

Cash on Cash Returns

	30% down	30% down	40% down
Cash Outlay	\$ 320,000	\$ 320,000	\$ 420,000
Cash on Cash	5.37%	5.37%	6.29%
Cash + Principal	7.03%	7.03%	7.37%

Sale Comps

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	1634851	16917 Showdown Path	Sold	\$910,000	4700	96	96	\$950,000	\$202.12	\$910,000	\$193.61		95.79%	91.46%	12/26/2022
2	1675309	9487 O'Conner Road Bldg E	Sold	\$985,000	4700	27	27	\$985,000	\$209.57	\$985,000	\$209.57		100.0%	100.0%	09/27/2023

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

	High	Low	Average	Median
List Price	\$985,000	\$950,000	\$967,500	\$967,500
Sold Price	\$985,000	\$910,000	\$947,500	\$947,500
Square Feet	4700	4700	4700	4700
Price/Square Foot	\$209.57	\$193.61	\$201.60	\$201.59
Cumulative Days On Market	96	27	61	61
Days On Market	96	27	61	61
LP:SP Ratio	100.0%	95.79%	97.89%	97.89%
OLP:SP Ratio	100.0%	91.46%	95.73%	95.73%
Seller's Concessions	\$0	\$0	\$0	\$0

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Rent Comps

CMA Summary Report

Residential Rental

Active - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt
1	1728509	7511		Savannah Brooks	Active	1350	16	16	\$1,800	\$1.33

1 Active - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,800	\$1,800	\$1,800	\$1,800
Square Feet	1350	1350	1350	1350
Price/Square Foot	\$1.33	\$1.33	\$1.33	\$1.33
Cumulative Days On Market	16	16	16	16
Days On Market	16	16	16	16

Rented - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	1713085	13015		Reid Meadows	Rented	1340	33	33	\$1,475	\$1.10	\$1,475	\$1.10	09/22/2023
2	1679590	13027		Reid Meadows	Rented	1340	40	40	\$1,995	\$1.48	\$1,945	\$1.45	05/22/2023
3	1721450	7826		Savannah Brooks	Rented	1344	4	4	\$1,550	\$1.15	\$1,550	\$1.15	10/05/2023

3 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,995	\$1,475	\$1,673	\$1,550
Sold Price	\$1,945	\$1,475	\$1,657	\$1,550
Square Feet	1344	1340	1341	1340
Price/Square Foot	\$1.48	\$1.10	\$1.25	\$1.15
Cumulative Days On Market	40	4	26	33
Days On Market	40	4	26	33

4 All Status - Residential Rental Summary Statistics

	High	Low	Average	Median
List Price	\$1,995	\$1,475	\$1,705	\$1,675
Sold Price	\$1,945	\$1,475	\$1,657	\$1,550
Square Feet	1350	1340	1343	1342
Price/Square Foot	\$1.48	\$1.10	\$1.27	\$1.24
Cumulative Days On Market	40	4	23	24
Days On Market	40	4	23	24

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