

# Property Details

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808 W Olmos Dr, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 275,000	Turnkey MTR duplex with 2 bed units close to medical centers and downtown. Currently occupied for \$1995/mo with leases expiring in February and March 2024.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 68,750	
Closing Costs	\$ 5,500	
<b>Cash Outlay</b>	<b>\$ 94,250</b>	

## Financing Data

Interest Rate	8.00%
Finance Amt	\$206,250
Mortgage (yrs)	30
Mortgage Pmt	\$1,513.39

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss	\$ (480.00)	\$ (5,760.00)
<b>Gross Income</b>	<b>\$ 4,320.00</b>	<b>\$ 51,840.00</b>
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 403.97	\$ 4,847.65
Management	\$ 432.00	\$ 5,184.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,810.97</b>	<b>\$ 21,731.65</b>
<b>Net Operating Income</b>	<b>\$ 2,509.03</b>	<b>\$ 30,108.35</b>
Mortgage	\$ 1,513.39	\$ 18,160.67
<b>Cashflow</b>	<b>\$ 995.64</b>	<b>\$ 11,947.68</b>
Loan Principal Paydown		\$ 1,722.94
Appreciation	5%	\$ 13,750.00
<b>Total Return</b>		<b>\$ 27,420.62</b>

## ROI Metrics

Cap Rate	10.02%
IRR	27.93%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 94,250	\$ 108,000	\$ 135,500
Cash on Cash	12.68%	12.18%	11.50%
Cash + Principal	14.50%	13.67%	12.52%

# 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	1681885	330 W Norwood Ct	Sold	\$250,000	1274	109	109	\$265,000	\$208	\$250,000	\$196.23		94.34%	90.91%	08/08/2023
2	1642538	1419 Alamedos	Sold	\$243,000	1462	102	102	\$234,999	\$160.73	\$243,000	\$166.21		103.4%	97.2%	02/08/2023
3	1627087	517 Santa Monica St	Sold	\$320,000	1504	32	32	\$310,000	\$206.11	\$320,000	\$212.76		103.23%	103.23%	10/10/2022
4	1658856	801 W Hollywood Ave	Sold	\$374,950	1560	54	54	\$374,950	\$240.35	\$374,950	\$240.35		100.0%	100.0%	02/28/2023

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

	High	Low	Average	Median
List Price	\$374,950	\$234,999	\$296,237	\$287,500
Sold Price	\$374,950	\$243,000	\$296,987	\$285,000
Square Feet	1560	1274	1450	1483
Price/Square Foot	\$240.35	\$166.21	\$204.82	\$204.49
Cumulative Days On Market	109	32	74	78
Days On Market	109	32	74	78
LP:SP Ratio	103.4%	94.34%	100.24%	101.61%
OLP:SP Ratio	103.23%	90.91%	97.83%	98.6%
Seller's Concessions	\$0	\$0	\$0	\$0

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2023 by SAN ANTONIO BOARD OF REALTORS\*\*\*

Prepared By: Victor Steffen | eXp Realty | 10/10/2023 02:22 PM

## MTR Comps

MTR 1	\$2300/mo	<a href="#">Listing</a>
MTR 2	\$3500/mo	<a href="#">Listing</a>
MTR 3	\$2400/mo	<a href="#">Listing</a>
MTR 4	\$2000/mo	<a href="#">Listing</a>
MTR 5	\$2400/mo	<a href="#">Listing</a>