

# Property Details

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9835 Tower View, Helotes



# Property Summary

## Property Data

Purchase Price	\$ 900,000	3,500sq ft luxury STR custom home on 7.6 acres. Great property for unique marketability with 3rd floor sitting tower and decks overlooking hills, custom pool.
Make Ready	\$ 25,000	
Down Payment	25.0%	
Down Payment Amt	\$ 225,000	
Closing Costs	\$ 18,000	
<b>Cash Outlay</b>	<b>\$ 268,000</b>	

## Financing Data

Interest Rate	8.00%
Finance Amt	\$675,000
Mortgage (yrs)	30
Mortgage Pmt	\$4,952.91

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 925.00	
Avg Nights Booked	15	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 14,375.00</b>	<b>\$ 172,500.00</b>
Insurance	\$ 300.00	\$ 3,600.00
Taxes	\$ 1,208.33	\$ 14,500.00
Management	\$ 1,387.50	\$ 16,650.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 100.00	\$ 1,200.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 4,445.83</b>	<b>\$ 53,350.00</b>
<b>Net Operating Income</b>	<b>\$ 9,929.17</b>	<b>\$ 119,150.00</b>
Mortgage	\$ 4,952.91	\$ 59,434.93
<b>Cashflow</b>	<b>\$ 4,976.26</b>	<b>\$ 59,715.07</b>
Loan Principal Paydown		\$ 5,638.71
Appreciation	5%	\$ 45,000.00
<b>Total Return</b>		<b>\$ 110,353.78</b>

## ROI Metrics

Cap Rate	12.64%
IRR	31.46%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 268,000	\$ 313,000	\$ 403,000
Cash on Cash	22.28%	20.34%	17.77%
Cash + Principal	24.39%	21.79%	18.89%

**Property Notes:** 3,459 sq ft three story custom home built in 1983. 3 beds, 2.5 baths. Really marketable property with a 3rd floor overlook/sitting tower, multiple decks with views, unique bridge style entryway.

**Neighborhood Notes:** Located in the hills above Helotes with custom homes and estates surrounding. Secluded location but still only 15-20 minutes from Six Flags, UTSA, SeaWorld.

# Sale Comps

## CMA Summary Report

### Residential Single

#### Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1682180	10110 Circle E Trail	Sold	3138	111	111	\$770,000	\$245.37	\$680,000	\$216.69		88.31%	86.08%	09/12/2023
2	1670297	9828 Cash Mountain Rd	Sold	3206	12	12	\$699,000	\$218.02	\$700,000	\$218.34		100.14%	100.14%	03/31/2023
3	1638092	10310 Rafter S Trail	Sold	4539	246	246	\$715,000	\$157.52	\$705,000	\$155.32	\$20000	98.6%	82.95%	06/27/2023
4	1648378	338 Santa Domingo	Sold	4988	97	97	\$1,297,000	\$260.02	\$1,170,000	\$234.56		90.21%	90.21%	03/09/2023

#### 4 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$1,297,000	\$699,000	\$870,250	\$742,500
Sold Price	\$1,170,000	\$680,000	\$813,750	\$702,500
Square Feet	4988	3138	3968	3872
Price/Square Foot	\$234.56	\$155.32	\$205.09	\$217.51
Cumulative Days On Market	246	12	116	104
Days On Market	246	12	116	104
LP:SP Ratio	100.14%	88.31%	94.31%	94.40%
OLP:SP Ratio	100.14%	82.95%	89.84%	88.14%
Seller's Concessions	\$20,000	\$20,000	\$20,000	\$20,000

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## STR Comps

STR 1	\$1240/night	<a href="#">Listing</a>
STR 2	\$1114/night	<a href="#">Listing</a>
STR 3	\$1303/night	<a href="#">Listing</a>
STR 4	\$645/night	<a href="#">Listing</a>
STR 5	\$1200/night	<a href="#">Listing</a>