

Property Details

18118 Gantry Dr, Pflugerville



Property Summary

Property Data

Purchase Price	\$ 400,000	Rent By The Room with no HOA and a 7% cap rate in Pflugerville. 4 bedroom with a good layout for adding 2 more bedrooms to maximize revenue. 1% Rule with 6 rooms rented at \$700. Great location 10-15 minutes from tech center, Samsung plant, St Davids, and Domain.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 100,000	
Closing Costs	\$ -	
Cash Outlay	\$ 120,000	

Financing Data

Interest Rate	7.50%
Finance Amt	\$300,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,097.64

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,200.00	\$ 50,400.00
Vacancy Loss (5%)	\$ (210.00)	\$ (2,520.00)
Gross Income	\$ 3,990.00	\$ 47,880.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 815.66	\$ 9,787.86
Management	\$ 300.00	\$ 3,600.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawn care	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,540.66	\$ 18,487.86
Net Operating Income	\$ 2,449.35	\$ 29,392.14
Mortgage	\$ 2,097.64	\$ 25,171.72
Cashflow	\$ 351.70	\$ 4,220.42
Loan Principal Paydown		\$ 2,765.50
Appreciation	5%	\$ 20,000.00
Total Return		\$ 26,985.92

ROI Metrics

Cap Rate	7.00%
IRR	19.08%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 120,000	\$ 140,000	\$ 180,000
Cash on Cash	3.52%	4.21%	5.14%
Cash + Principal	5.82%	6.06%	6.37%

Property Notes: Off-market 1,667 sq ft 4 bed, 2 bath two story built in 1986. \$80k full rehab completed in 2022. \$2410/mo rent majority paid by Housing Authority of City of Austin, tenant since 2022 with lease expiring 11/30/23. Recently appraised for \$413,743.

Neighborhood Notes: Well-maintained neighborhood with \$25/mo HOA, next to St David's medical center. Easy access to freeways, shopping, central Austin, major employers.

Sale Comps

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	1490596	PF	617 Abbeyglen Castle Dr	Highland Park North	1	5	3	0	1	2	No	2006	0.21	2,435	\$192.61	\$469,000	\$187.68	\$457,000	11/06/2023	6	6
2	3497690	PF	16900 Cranston Dr	Springbrook Centre Ph A	2	4	3	0	1	2	No	1995	0.25	2,446	\$177.84	\$435,000	\$171.71	\$420,000	08/29/2023	44	44
3	6656582	PF	1513 Emblem Dr	Heatherwild e Sec 04 Ph	1	4	2	0	1	2	Yes	2001	0.21	2,498	\$240.13	\$599,850	\$233.19	\$582,500	08/31/2023	38	38
4	5363541	PF	1523 Bergamont Dr	Heatherwild e Sec 04 Ph	2	4	2	1	2	2	Yes	1999	0.20	2,644	\$192.89	\$510,000	\$192.89	\$510,000	08/24/2023	4	4
5	9507227	PF	3061 Hill St	Flower Hill Sec 02-A	2	4	2	1	1	2	No	2000	0.17	2,648	\$145.77	\$386,000	\$145.77	\$386,000	10/20/2023	296	296
6	1079109	RRE	3330 High Colton Way	High Country Sec 05	2	4	2	1	1	2	No	1999	0.26	2,946	\$141.89	\$418,000	\$138.83	\$409,000	08/16/2023	282	282
7	5812083	PF	3077 Hill St	Flower Hill Sec 02-A	2	4	2	1	3	2	No	2000	0.16	2,975	\$146.22	\$435,000	\$124.37	\$370,000	06/12/2023	35	35
8	1043447	PF	1206 Laurel Oak Trl	Swenson Farm Single	1	4	2	1	2	2	No	2005	0.22	3,036	\$181.13	\$549,900	\$177.87	\$540,000	06/20/2023	70	70

Min	4	2	0	1	2	1995	0.16	2,435	\$141.89	\$386,000	\$124.37	\$370,000	4	4
Max	5	3	1	3	2	2006	0.26	3,036	\$240.13	\$599,850	\$233.19	\$582,500	296	296
Avg	4	2	1	2	2	2001	0.21	2,704	\$177.31	\$475,344	\$171.54	\$459,313	97	97
Med	4	2	1	1	2	2000	0.21	2,646	\$179.49	\$452,000	\$174.79	\$438,500	41	41

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Total Listings

Average for all:	4	2	1	2	2	2001	0.21	2,704	\$177.31	\$475,344	\$171.54	\$459,313	97	97
Median for all:	4	2	1	1	2	2000	0.21	2,646	\$179.49	\$452,000	\$174.79	\$438,500	41	41

Quick Statistics

	Min	Max	Avg	Med
List Price	\$386,000	\$599,850	\$475,344	\$452,000
Sale Price	\$370,000	\$582,500	\$459,313	\$438,500
Sale / List	85.1%	100.0%	96.5%	97.6%

Presented by: Vic Steffen

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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.