Property Details

14122 Fairway Oaks, San Antonio

Property Summary

Property Data		
Purchase Price	$ 344,475	Upgraded 4 bed STR pool home close to airport. Foreclosure with new roof, kitchen, floors, appliances, bathrooms, and more. Strong cashflow in a great location.
Make Ready	$ 10,000	
Down Payment	25.0%	
Down Payment Amt	$ 86,119	
Closing Costs	$ 6,890	
Cash Outlay	**$ 103,008**	

Financing Data	
Interest Rate	7.00%
Finance Amt	$258,356
Mortgage (yrs)	30
Mortgage Pmt	$1,718.85

First Year Operating Statement	Monthly	Yearly
Nightly Rate	$ 275.00	
Avg Nights Booked	17	
Cleaning Fee	$ 500.00	
Gross Income	**$ 5,175.00**	**$ 62,100.00**
Insurance	$ 150.00	$ 1,800.00
Taxes	$ 336.33	$ 4,035.94
Management	$ 467.50	$ 5,610.00
Maintenance	$ 75.00	$ 900.00
Capex Reserves	$ 75.00	$ 900.00
Utilities	$ 350.00	$ 4,200.00
Lawncare	$ 75.00	$ 900.00
Pool Service	$ 150.00	$ 1,800.00
Cleaning	$ 500.00	$ 6,000.00
HOA	$ -	$ -
Other Expenses	$ -	$ -
Total Expenses	**$ 2,178.83**	**$ 26,145.94**
Net Operating Income	**$ 2,996.17**	**$ 35,954.06**
Mortgage	$ 1,718.85	$ 20,626.21
Cashflow	**$ 1,277.32**	**$ 15,327.85**
Loan Principal Paydown		$ 2,624.41
Appreciation	5%	$ 17,223.75
Total Return		**$ 35,176.01**

ROI Metrics	
Cap Rate	9.95%
IRR	25.25%

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

Cash on Cash Returns	25% down	30% down	40% down
Cash Outlay	$ 103,008	$ 120,232	$ 154,680
Cash on Cash	14.88%	13.89%	12.58%
Cash + Principal	17.43%	15.64%	13.93%

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	1687657	14103 Fairway Oaks	**Sold**	1509	31	31	$324,900	$215.30	$315,000	$208.74		96.95%	96.92%	07/14/2023
2	1691063	4310 Mill Bend	**Sold**	1528	17	17	$292,900	$191.68	$285,000	$186.51		97.3%	97.3%	06/30/2023
3	1704881	4519 Briardale St	**Sold**	1672	15	15	$299,995	$179.42	$315,000	$188.39		105.0%	105.0%	09/06/2023

3 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	**$324,900**	**$292,900**	**$305,932**	**$299,995**
Sold Price	**$315,000**	**$285,000**	**$305,000**	**$315,000**
Square Feet	**1672**	**1509**	**1570**	**1528**
Price/Square Foot	**$208.74**	**$186.51**	**$194.31**	**$188.39**
Cumulative Days On Market	**31**	**15**	**21**	**17**
Days On Market	**31**	**15**	**21**	**17**
LP:SP Ratio	**105.0%**	**96.95%**	**99.75%**	**97.3%**
OLP:SP Ratio	**105.0%**	**96.92%**	**99.74%**	**97.3%**
Seller's Concessions	**$0**	**$0**	**$0**	**$0**

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Prepared By: Victor Steffen | eXp Realty | 11/01/2023 12:06 PM

STR Comps

STR 1	$310/night	Listing
STR 2	$299/night	Listing
STR 3	$379/night	Listing