

# Property Details

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15309 Ameswood Dr, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 425,000	4 bed pool home close to airport for short-term rental. Turnkey condition with upgraded finishes and no HOA.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 106,250	
Closing Costs	\$ 8,500	
<b>Cash Outlay</b>	<b>\$ 124,750</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$318,750
Mortgage (yrs)	30
Mortgage Pmt	\$2,120.65

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 385.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,500.00	
<b>Gross Income</b>	<b>\$ 8,045.00</b>	<b>\$ 96,540.00</b>
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 779.69	\$ 9,356.32
Management	\$ 654.50	\$ 7,854.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 1,500.00	\$ 18,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,934.19</b>	<b>\$ 47,210.32</b>
<b>Net Operating Income</b>	<b>\$ 4,110.81</b>	<b>\$ 49,329.68</b>
Mortgage	\$ 2,120.65	\$ 25,447.82
<b>Cashflow</b>	<b>\$ 1,990.15</b>	<b>\$ 23,881.86</b>
Loan Principal Paydown		\$ 3,237.89
Appreciation	5%	\$ 21,250.00
<b>Total Return</b>		<b>\$ 48,369.75</b>

## ROI Metrics

Cap Rate	11.12%
IRR	28.90%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 124,750	\$ 146,000	\$ 188,500
Cash on Cash	19.14%	17.52%	15.37%
Cash + Principal	21.74%	19.29%	16.74%

**Property Notes:** 2,471 sq ft 4 bed, 3 bath two story built in 1977. Vaulted ceilings, large fireplace, upgraded finishes inside. Large covered patio out back with an inground pool.

**Neighborhood Notes:** Well maintained neighborhood with no HOA in a great location 10 minutes from San Antonio airport.

# 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	1715254	2422 Crow Valley	Sold	2719	230	37	\$459,000	\$168.81	\$452,000	\$166.23	\$5250	98.47%	98.47%	10/19/2023
2	1676515	2139 Green Creek St	Sold	2710	34	34	\$450,000	\$166.05	\$450,000	\$166.05	\$7594	100.0%	100.0%	06/09/2023
3	1670188	2042 Oak Vista St	Sold	2628	51	44	\$414,900	\$157.87	\$414,900	\$157.87	\$3500	100.0%	98.9%	05/12/2023
4	1684852	2822 Burnt Oak St	Sold	2596	8	8	\$395,000	\$152.15	\$425,000	\$163.71	\$2000	107.59%	107.59%	06/02/2023
5	1692932	16410 Ledge Trail	Sold	2470	55	55	\$384,900	\$155.82	\$370,000	\$149.79	\$650	96.13%	92.73%	08/10/2023
6	1666451	2515 Reston Dr	Sold	2416	162	81	\$379,900	\$157.24	\$385,000	\$159.35	\$16,750	101.34%	93.93%	06/01/2023
7	1712146	15231 Eaglebrook St	Sold	2403	29	29	\$455,500	\$189.55	\$445,000	\$185.18	\$2650	97.69%	97.69%	10/10/2023

#### 7 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$459,000	\$379,900	\$419,886	\$414,900
Sold Price	\$452,000	\$370,000	\$420,271	\$425,000
Square Feet	2719	2403	2563	2596
Price/Square Foot	\$185.18	\$149.79	\$163.97	\$163.71
Cumulative Days On Market	230	8	81	51
Days On Market	81	8	41	37
LP:SP Ratio	107.59%	96.13%	100.17%	100.0%
OLP:SP Ratio	107.59%	92.73%	98.47%	98.47%
Seller's Concessions	\$16,750	\$650	\$5,485	\$3,500

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## STR Comps

STR 1	\$437/night	<a href="#">Listing</a>
STR 2	\$421/night	<a href="#">Listing</a>
STR 3	\$260/night	<a href="#">Listing</a>
STR 4	\$430/night	<a href="#">Listing</a>