Property Details

3740 Hull St, Schertz

Property Summary

Property Data		
Purchase Price	$ 349,000	4 bed pool home along I-35 near Randolph AFB and Methodist hospital. Updated interior with a 2 car garage and in-ground pool. 20-25 minutes from San Antonio airport and downtown. Gross $5-6k as a short-term rental with no HOA.
Make Ready	$ 10,000	
Down Payment	25.0%	
Down Payment Amt	$ 87,250	
Closing Costs	$ 6,980	
Cash Outlay	**$ 104,230**	

Financing Data	
Interest Rate	7.00%
Finance Amt	$261,750
Mortgage (yrs)	30
Mortgage Pmt	$1,741.43

First Year Operating Statement	Monthly	Yearly
Nightly Rate	$ 275.00	
Avg Nights Booked	17	
Cleaning Fee	$ 1,000.00	
Gross Income	**$ 5,675.00**	**$ 68,100.00**
Insurance	$ 150.00	$ 1,800.00
Taxes	$ 515.29	$ 6,183.49
Management	$ 467.50	$ 5,610.00
Maintenance	$ 100.00	$ 1,200.00
Capex Reserves	$ 100.00	$ 1,200.00
Utilities	$ 600.00	$ 7,200.00
Lawncare	$ 75.00	$ 900.00
Pool Service	$ -	$ -
Cleaning	$ 1,000.00	$ 12,000.00
HOA	$ -	$ -
Other Expenses	$ -	$ -
Total Expenses	**$ 3,007.79**	**$ 36,093.49**
Net Operating Income	**$ 2,667.21**	**$ 32,006.51**
Mortgage	$ 1,741.43	$ 20,897.15
Cashflow	**$ 925.78**	**$ 11,109.36**
Loan Principal Paydown		$ 2,658.88
Appreciation	5%	$ 17,450.00
Total Return		**$ 31,218.24**

ROI Metrics	
Cap Rate	8.75%
IRR	21.93%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	$ 104,230	$ 121,680	$ 156,580
Cash on Cash	10.66%	10.27%	9.76%
Cash + Principal	13.21%	12.02%	11.12%

Property Notes: 4 bed, 2.5 bath two story house built in 1990. 2,193 sq ft on a .22 acre lot. 2 car garage. Updated interior with neutral, modern finishes. In-ground pool in private backyard.

Neighborhood Notes: Great location along I-35 corridor in NE San Antonio. 10-15 minutes from Randolph base and Methodist hospital, 20-25 minutes from downtown San Antonio.

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	1719947	1512 Juniper Ln	**Sold**	2262	106	32	$299,999	$132.62	$299,999	$132.62	$4700	100.0%	88.24%	10/31/2023
2	1706155	2620 Tree Crown	**Sold**	2254	9	9	$379,999	$168.58	$395,000	$175.24	$5000	103.95%	103.95%	09/01/2023
3	1681140	2857 Mimosa Dr	**Sold**	2202	122	97	$379,999	$172.56	$370,500	$168.25	$1000	97.5%	92.86%	08/10/2023
4	1692282	221 Nandina Ct	**Sold**	2194	64	64	$355,000	$161.80	$337,000	$153.60	$5000	94.93%	91.33%	08/24/2023
5	1719423	4301 Willow Oak	**Sold**	2102	50	50	$399,000	$189.81	$390,000	$185.53	$600	97.74%	93.08%	11/30/2023
6	1708593	4300 Spanish Oak	**Sold**	1960	22	22	$499,900	$255.05	$505,001	$257.65		101.02%	101.02%	10/10/2023
7	1739154	2364 Tree Branch	**Sold**	1953	19	19	$345,000	$176.65	$345,000	$176.65	$4000	100.0%	100.0%	01/12/2024

7 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	**$499,900**	**$299,999**	**$379,842**	**$379,999**
Sold Price	**$505,001**	**$299,999**	**$377,500**	**$370,500**
Square Feet	**2262**	**1953**	**2132**	**2194**
Price/Square Foot	**$257.65**	**$132.62**	**$177.03**	**$175.24**
Cumulative Days On Market	**122**	**9**	**56**	**50**
Days On Market	**97**	**9**	**42**	**32**
LP:SP Ratio	**103.95%**	**94.93%**	**99.31%**	**100.0%**
OLP:SP Ratio	**103.95%**	**88.24%**	**95.78%**	**93.08%**
Seller's Concessions	**$5,000**	**$600**	**$3,383**	**$4,350**

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Prepared By: Victor Steffen | eXp Realty | 01/17/2024 12:11 PM

STR Comps

STR 1	$249/night	Listing
STR 2	$220/night	Listing
STR 3	$306/night	Listing
STR 4	$289/night	Listing
STR 5	$291/night	Listing