

Property Details

430 Woodcrest Dr, San Antonio



Property Summary

Property Data

Purchase Price	\$ 490,000	Upgraded Northwood pool home with \$10k seller credit. Close to the Pearl, Ft Sam, airport. Use seller credit to reduce closing costs or buy down interest rate for improved cashflow.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 122,500	
Closing Costs	\$ 9,800	
Cash Outlay	\$ 142,300	

Financing Data

Interest Rate	7.00%
Finance Amt	\$367,500
Mortgage (yrs)	30
Mortgage Pmt	\$2,444.99

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 400.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 7,300.00	\$ 87,600.00
Insurance	\$ 125.00	\$ 1,500.00
Taxes	\$ 848.50	\$ 10,182.01
Management	\$ 680.00	\$ 8,160.00
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	\$ 2,878.50	\$ 34,542.01
Net Operating Income	\$ 4,421.50	\$ 53,057.99
Mortgage	\$ 2,444.99	\$ 29,339.84
Cashflow	\$ 1,976.51	\$ 23,718.15
Loan Principal Paydown		\$ 3,733.10
Appreciation	5%	\$ 24,500.00
Total Return		\$ 51,951.25

ROI Metrics

Cap Rate	10.41%
IRR	26.98%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 142,300	\$ 166,800	\$ 215,800
Cash on Cash	16.67%	15.39%	13.71%
Cash + Principal	19.29%	17.18%	15.09%

Property Notes: 1,851 sq ft 3 bed, 2 bath built in 1953 on .25 acre lot. Fully upgraded interior with hardwood floors, upgraded windows, granite counters, stainless appliances. Inground pool was resurfaced in 2017, new water heater and water softener.

Neighborhood Notes: Centrally located in Northwood close to everything. Quiet, well-maintained neighborhood. No HOA.

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	1695849	103 Irvington Dr	Sold	1700	21	21	\$399,900	\$235.23	\$370,000	\$217.64	\$600	92.52%	92.52%	07/28/2023
2	1702399	119 Oak Park Dr	Sold	1702	104	104	\$505,000	\$296.70	\$465,000	\$273.20		92.08%	90.29%	11/21/2023
3	1706130	271 Retama Pl	Sold	1732	62	62	\$435,000	\$251.15	\$385,000	\$222.28		88.51%	77.02%	10/11/2023
4	1699432	315 Ridgehaven Pl	Sold	1738	13	13	\$585,000	\$336.59	\$594,000	\$341.77		101.54%	101.54%	08/02/2023
5	1706561	447 Burnside Dr	Sold	1758	155	155	\$449,999	\$255.97	\$435,000	\$247.44		96.67%	87.0%	01/05/2024
6	1732561	113 Bryn Mawr Dr	Sold	1768	14	13	\$675,000	\$381.78	\$675,000	\$381.78	\$3065	100.0%	100.0%	12/08/2023
7	1713398	415 Oakleaf Dr	Sold	1777	23	23	\$619,900	\$348.84	\$619,900	\$348.84	\$1000	100.0%	97.62%	10/12/2023
8	1711607	214 Robinhood Pl	Sold	1808	26	26	\$599,000	\$331.30	\$605,000	\$334.62		101.0%	101.0%	10/13/2023
9	1699238	241 Wellesley Blvd	Sold	1846	72	72	\$459,900	\$249.13	\$435,000	\$235.64	\$650	94.59%	89.69%	09/15/2023
10	1691675	316 Harmon	Sold	1846	57	57	\$510,000	\$276.27	\$490,000	\$265.43	\$3000	96.08%	93.33%	08/08/2023
11	1701049	123 Irvington Dr	Sold	1856	130	46	\$520,000	\$280.17	\$520,000	\$280.17	\$5000	100.0%	93.69%	08/21/2023
12	1732518	443 Northridge Dr	Sold	1857	13	13	\$429,000	\$231.01	\$435,000	\$234.24	\$4000	101.4%	101.4%	12/01/2023
13	1697883	603 Northridge Dr	Sold	1882	17	17	\$649,999	\$345.37	\$652,000	\$346.43		100.31%	100.31%	07/25/2023
14	1696695	518 Oakleaf Dr	Sold	1971	12	12	\$549,000	\$278.53	\$556,000	\$282.09	\$3000	101.28%	101.28%	07/21/2023

14 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$675,000	\$399,900	\$527,621	\$515,000
Sold Price	\$675,000	\$370,000	\$516,921	\$505,000
Square Feet	1971	1700	1803	1792
Price/Square Foot	\$381.78	\$217.64	\$286.71	\$276.68
Cumulative Days On Market	155	12	51	24
Days On Market	155	12	45	24
LP:SP Ratio	101.54%	88.51%	97.57%	100.0%
OLP:SP Ratio	101.54%	77.02%	94.76%	95.65%
Seller's Concessions	\$5,000	\$600	\$2,539	\$3,000

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Prepared By: Victor Steffen | eXp Realty | 01/10/2024 02:25 PM

STR Comps

STR 1	\$425/night	Listing
STR 2	\$475/night	Listing
STR 3	\$350-450/night	Listing
STR 4	\$415-450/night	Listing