Property Details

534 Leigh St, San Antonio

Property Summary

Property Data

Purchase Price	$ 645,000	Active AirBnB with seller financing in the Lavaca District. 3 separate homes with a pool. Seller financing with 10-20% down, 6% interest, 30 year amortization.
Make Ready	$ 15,000	
Down Payment	10.0%	
Down Payment Amt	$ 64,500	
Closing Costs	$ 12,900	
Cash Outlay	**$ 92,400**	

Financing Data

Interest Rate	6.00%
Finance Amt	$580,500
Mortgage (yrs)	30
Mortgage Pmt	$3,480.39

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	$ 485.00	
Avg Nights Booked	17	
Cleaning Fee	$ 1,500.00	
Gross Income	**$ 9,745.00**	**$ 116,940.00**
Insurance	$ 400.00	$ 4,800.00
Taxes	$ 1,277.50	$ 15,330.03
Management	$ 824.50	$ 9,894.00
Maintenance	$ 200.00	$ 2,400.00
Capex Reserves	$ 200.00	$ 2,400.00
Utilities	$ 900.00	$ 10,800.00
Lawncare	$ 75.00	$ 900.00
Pool Service	$ 150.00	$ 1,800.00
Cleaning	$ 1,500.00	$ 18,000.00
HOA	$ -	$ -
Other Expenses	$ -	$ -
Total Expenses	**$ 5,527.00**	**$ 66,324.03**
Net Operating Income	**$ 4,218.00**	**$ 50,615.97**
Mortgage	$ 3,480.39	$ 41,764.69
Cashflow	**$ 737.61**	**$ 8,851.28**
Loan Principal Paydown		$ 7,128.61
Appreciation	5%	$ 32,250.00
Total Return		**$ 48,229.89**

ROI Metrics

Cap Rate	7.52%
IRR	34.15%

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

Cash on Cash Returns

	10% down	30% down	40% down
Cash Outlay	$ 92,400	$ 221,400	$ 285,900
Cash on Cash	9.58%	8.19%	7.97%
Cash + Principal	17.29%	10.34%	9.63%

Sale Comps

CMA Summary Report

Multi-Family (2-8 Units)

Sold - Multi-Family (2-8 Units)

#	MLS #	Address	Status	Price	SqFt	CDOM	DOM	LP	$/SqFt	SP	$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1681131	319 S Olive St	**Sold**	$625,000	2895	49	49	$625,000	$215.88	$625,000	$215.88		100.0%	100.0%	06/19/2023
2	1587958	321 Lavaca St	**Sold**	$325,000	1908	126	126	$395,000	$207.02	$325,000	$170.33		82.28%	82.28%	04/06/2023
3	1663495	302 E Cevallos	**Sold**	$410,000	1732	36	36	$445,000	$256.92	$410,000	$236.72		92.13%	90.11%	03/21/2023

3 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	$625,000	$395,000	$488,333	$445,000
Sold Price	$625,000	$325,000	$453,333	$410,000
Square Feet	2895	1732	2178	1908
Price/Square Foot	$236.72	$170.33	$208.11	$215.88
Cumulative Days On Market	126	36	70	49
Days On Market	126	36	70	49
LP:SP Ratio	100.0%	82.28%	91.47%	92.13%
OLP:SP Ratio	100.0%	82.28%	90.80%	90.11%
Seller's Concessions	$0	$0	$0	$0

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Prepared By: Victor Steffen | eXp Realty | 01/15/2024 10:47 AM

Rent Comps

STR 1	$152/night	Listing
STR 2	$229/night	Listing
STR 3	$200/night	Listing
STR 4	$139/night	Listing