

Property Details

5643 Sunup Dr, San Antonio



Property Summary

Property Data

Purchase Price	\$ 290,000	Turnkey 4 bed pool home close to the airport. Updated interior, private backyard, no HOA. Built in 1984, ready to furnish and list on AirBnB/VRBO.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 72,500	
Closing Costs	\$ 5,800	
Cash Outlay	\$ 88,300	

Financing Data

Interest Rate	7.00%
Finance Amt	\$217,500
Mortgage (yrs)	30
Mortgage Pmt	\$1,447.03

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 250.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
Gross Income	\$ 4,750.00	\$ 57,000.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 477.41	\$ 5,728.88
Management	\$ 425.00	\$ 5,100.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 350.00	\$ 4,200.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,302.41	\$ 27,628.88
Net Operating Income	\$ 2,447.59	\$ 29,371.12
Mortgage	\$ 1,447.03	\$ 17,364.40
Cashflow	\$ 1,000.56	\$ 12,006.72
Loan Principal Paydown		\$ 2,209.39
Appreciation	5%	\$ 14,500.00
Total Return		\$ 28,716.11

ROI Metrics

Cap Rate	9.60%
IRR	24.04%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 88,300	\$ 102,800	\$ 131,800
Cash on Cash	13.60%	12.81%	11.74%
Cash + Principal	16.10%	14.53%	13.09%

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	1696204	13719 Evanswood	Sold	1332	28	28	\$265,000	\$198.94	\$265,000	\$198.94	\$7000.00	100.0%	100.0%	07/27/2023
2	1716058	13082 Feather Ridge Dr	Sold	1385	21	21	\$245,000	\$176.89	\$245,000	\$176.89	\$8000	100.0%	100.0%	10/17/2023
3	1703717	13119 Turkey Feather Dr	Sold	1405	12	12	\$258,000	\$183.62	\$261,000	\$185.76	\$3000	101.16%	101.16%	08/18/2023
4	1690697	5710 Larkmeadow Dr	Sold	1440	31	31	\$290,000	\$201.38	\$295,000	\$204.86	\$5000	101.72%	101.72%	06/27/2023
5	1709925	5755 Larkdale Dr	Sold	1442	68	68	\$242,000	\$167.82	\$242,000	\$167.82	\$2000	100.0%	93.08%	11/06/2023
6	1691576	14915 River Wind	Sold	1529	10	10	\$259,900	\$169.98	\$257,000	\$168.08		98.88%	98.88%	06/28/2023
7	1719745	13251 Larkgate Dr	Sold	1531	38	38	\$285,000	\$186.15	\$285,000	\$186.15	\$6640	100.0%	98.28%	11/17/2023

7 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$290,000	\$242,000	\$263,557	\$259,900
Sold Price	\$295,000	\$242,000	\$264,286	\$261,000
Square Feet	1531	1332	1438	1440
Price/Square Foot	\$204.86	\$167.82	\$183.82	\$185.76
Cumulative Days On Market	68	10	30	28
Days On Market	68	10	30	28
LP:SP Ratio	101.72%	98.88%	100.25%	100.0%
OLP:SP Ratio	101.72%	93.08%	99.02%	100.0%
Seller's Concessions	\$8,000	\$2,000	\$5,273.33	\$5,820

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Victor Steffen | eXp Realty | 11/29/2023 07:56 AM

STR Comps

STR 1	\$250-275/night	Listing
STR 2	\$200-235/night	Listing
STR 3	\$320-375/night	Listing
STR 4 (no pool)	\$175-200/night	Listing