

Property Details

6934 Lakeview Dr, San Antonio



Property Summary

Property Data

Purchase Price	\$ 420,000	2019 built duplex near military bases and airport. Large 3 bed, 2.5 bath units with fenced backyards and 1-car garages. Rent as a furnished mid-term rental for \$2600-2700/mo per side.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 105,000	
Closing Costs	\$ 8,400	
Cash Outlay	\$ 133,400	

Financing Data

Interest Rate	7.00%
Finance Amt	\$315,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,095.70

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,200.00	\$ 62,400.00
Vacancy Loss	\$ (520.00)	\$ (6,240.00)
Gross Income	\$ 4,680.00	\$ 56,160.00
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 748.98	\$ 8,987.75
Management	\$ 468.00	\$ 5,616.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 400.00	\$ 4,800.00
Lawn care	\$ -	\$ -
HOA	\$ 120.00	\$ 1,440.00
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,136.98	\$ 25,643.75
Net Operating Income	\$ 2,543.02	\$ 30,516.25
Mortgage	\$ 2,095.70	\$ 25,148.43
Cashflow	\$ 447.32	\$ 5,367.82
Loan Principal Paydown		\$ 3,199.80
Appreciation	5%	\$ 21,000.00
Total Return		\$ 29,567.62

ROI Metrics

Cap Rate	6.81%
IRR	18.80%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 133,400	\$ 154,400	\$ 196,400
Cash on Cash	4.02%	4.56%	5.29%
Cash + Principal	6.42%	6.50%	6.60%

Sale Comps

1/10/24, 2:57 PM

Victor Steffen | connectMLS

CMA Summary Report

Multi-Family (2-8 Units)

Active - Multi-Family (2-8 Units)

#	MLS #	Street #	Dir	Str Name	Status	Price	SqFt	CDOM	DOM	LP	\$/SqFt
1	1742372	6934		Lakeview Dr	New	\$420,000	2606	111	6	\$420,000	\$161.16
2	1701666	7026		Lakeview Dr	Active	\$435,000	2640	187	187	\$435,000	\$164.77

2 Active - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$435,000	\$420,000	\$427,500	\$427,500
Square Feet	2640	2606	2623	2623
Price/Square Foot	\$164.77	\$161.16	\$162.98	\$162.96
Cumulative Days On Market	187	111	149	149
Days On Market	187	6	96	96

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	1645987	5627 Golf Mist	Sold	\$360,000	2492	28	28	\$369,000	\$148.07	\$360,000	\$144.46		97.56%	97.56%	11/28/2022
2	1678585	5623 Golf Mist	Sold	\$388,850	2492	36	36	\$389,000	\$156.09	\$388,850	\$156.03	\$11500	99.96%	99.96%	05/31/2023
3	1608459	6918 Lakeview Dr	Sold	\$415,000	2606	87	87	\$420,000	\$161.16	\$415,000	\$159.24	\$1500	98.81%	94.53%	08/31/2022
4	1606440	6862 Lakeview Dr	Sold	\$425,000	2606	162	162	\$435,000	\$166.92	\$425,000	\$163.08	\$1500	97.7%	94.44%	10/31/2022
5	1608230	6926 Lakeview Dr	Sold	\$425,000	2606	66	66	\$425,000	\$163.08	\$425,000	\$163.08	\$1000	100.0%	94.44%	08/31/2022
6	1575206	7038 Lakeview Dr	Sold	\$385,000	2640	19	18	\$359,000	\$135.98	\$385,000	\$145.83		107.24%	107.24%	01/21/2022
7	1607462	6846 Lakeview Dr	Sold	\$430,000	2724	142	142	\$440,000	\$161.52	\$430,000	\$157.85		97.73%	95.56%	10/21/2022

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

	High	Low	Average	Median
List Price	\$440,000	\$359,000	\$405,286	\$420,000
Sold Price	\$430,000	\$360,000	\$404,121	\$415,000
Square Feet	2724	2492	2595	2606
Price/Square Foot	\$163.08	\$144.46	\$155.72	\$157.85
Cumulative Days On Market	162	19	77	66
Days On Market	162	18	77	66
LP:SP Ratio	107.24%	97.56%	99.86%	98.81%
OLP:SP Ratio	107.24%	94.44%	97.68%	95.56%
Seller's Concessions	\$11,500	\$1,000	\$3,875	\$1,500

9 All Status - Multi-Family (2-8 Units) Summary Statistics

	High	Low	Average	Median
List Price	\$440,000	\$359,000	\$410,222	\$420,000
Sold Price	\$430,000	\$360,000	\$404,121	\$415,000
Square Feet	2724	2492	2601	2606
Price/Square Foot	\$166.92	\$135.98	\$157.70	\$161.16
Cumulative Days On Market	187	19	93	87
Days On Market	187	6	81	66

Rent Comps

MTR 1	\$2650/mo	Listing
MTR 2	\$2500/mo	Listing
MTR 3	\$2900/mo	Listing
MTR 4	\$2650/mo	Listing
MTR 5	\$2600/mo	Listing
MTR 6	\$3000/mo	Listing