

# Property Details

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8419 Via Verona, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 959,000	New construction townhome-style quadplex next to Lackland AFB. 5.25% interest available with preferred lender. 3 bed units each with in-unit laundry and a 1-car-garage in a gated community. Long-term market rents \$1700/mo, furnished mid-term (30+ day) \$2500/mo.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 239,750	
Closing Costs	\$ 19,180	
<b>Cash Outlay</b>	<b>\$ 258,930</b>	

## Financing Data

Interest Rate	5.25%
Finance Amt	\$719,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,971.73

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 10,000.00	\$ 120,000.00
Vacancy Loss	\$ (1,000.00)	\$ (12,000.00)
<b>Gross Income</b>	<b>\$ 9,000.00</b>	<b>\$ 108,000.00</b>
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 1,118.83	\$ 13,426.00
Management	\$ 900.00	\$ 10,800.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ 800.00	\$ 9,600.00
Lawncare	\$ -	\$ -
HOA	\$ 133.33	\$ 1,600.00
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,602.17</b>	<b>\$ 43,226.00</b>
<b>Net Operating Income</b>	<b>\$ 5,397.83</b>	<b>\$ 64,774.00</b>
Mortgage	\$ 3,971.73	\$ 47,660.70
<b>Cashflow</b>	<b>\$ 1,426.11</b>	<b>\$ 17,113.30</b>
Loan Principal Paydown		\$ 10,141.81
Appreciation	5%	\$ 47,950.00
<b>Total Return</b>		<b>\$ 75,205.10</b>

## ROI Metrics

Cap Rate	6.62%
IRR	23.29%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 258,930	\$ 306,880	\$ 402,780
Cash on Cash	6.61%	6.61%	6.62%
Cash + Principal	10.53%	9.70%	8.63%

# MTR Comps

MTR 1	\$3000/mo	<a href="#">Listing</a>
MTR 2	\$2800/mo	<a href="#">Listing</a>
MTR 3	\$2400/mo	<a href="#">Listing</a>
MTR 4	\$3100/mo	<a href="#">Listing</a>