

# Property Details

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927 Burgan St, Waco



# Property Summary

## Property Data

Purchase Price	\$ 365,000
Make Ready	\$ -
Down Payment	25.0%
Down Payment Amt	\$ 91,250
Closing Costs	\$ 7,300
<b>Cash Outlay</b>	<b>\$ 98,550</b>

## Financing Data

Interest Rate	7.00%
Finance Amt	\$273,750
Mortgage (yrs)	30
Mortgage Pmt	\$1,821.27

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 3,400.00	\$ 40,800.00
Vacancy Loss	\$ (170.00)	\$ (2,040.00)
<b>Gross Income</b>	<b>\$ 3,230.00</b>	<b>\$ 38,760.00</b>

## ROI Metrics

Cap Rate	6.70%
IRR	17.46%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 98,550	\$ 116,800	\$ 153,300
Cash on Cash	3.15%	3.90%	4.88%
Cash + Principal	5.97%	6.13%	6.33%

Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 541.67	\$ 6,500.00
Management	\$ 258.40	\$ 3,100.80
Maintenance	\$ 50.00	\$ 600.00
Capex Reserves	\$ 50.00	\$ 600.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,150.07</b>	<b>\$ 13,800.80</b>
<b>Net Operating Income</b>	<b>\$ 2,079.93</b>	<b>\$ 24,959.20</b>
Mortgage	\$ 1,821.27	\$ 21,855.19
<b>Cashflow</b>	<b>\$ 258.67</b>	<b>\$ 3,104.01</b>
Loan Principal Paydown		\$ 2,780.78
Appreciation	4%	\$ 14,600.00
<b>Total Return</b>		<b>\$ 20,484.79</b>

# Rent Comps

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Property Type is 'Residential Lease' Property Type is 'Residential Lease' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 01/08/2024 to 01/08/2023 Latitude, Longitude is within 5.00 mi of 927 Burgan St, Waco, TX 76704, USA State Or Province is one of 'Louisiana', 'Texas' Beds Total is 3

## Market Analysis Summary | Residential Lease

Listings as of 1/8/24 at 8:33 am, Page 1 of 2

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
<b>Listings: Active</b>																
1	20292589	1219 N 16th ST	Waco	3	2	1,850	1918	0/0/0	No	0.195	\$1.35	\$2,500				219
			<b>Min</b>	3	2	1,850	1918	0/0/0		0.195	\$1.35	\$2,500				219
			<b>Max</b>	3	2	1,850	1918	0/0/0		0.195	\$1.35	\$2,500				219
			<b>Avg</b>	3	2	1,850	1918	0/0/0		0.195	\$1.35	\$2,500				219
			<b>Med</b>	3	2	1,850	1918	0/0/0		0.195	\$1.35	\$2,500				219
<b>Listings: Closed</b>																
1	20322523	2624 Ethel AVE	Waco	3	1	1,316	1922	1/0/1	No	0.189	\$1.29	\$1,700	\$1,700	07/05/2023	100.0%	59
			<b>Min</b>	3	1	1,316	1922	1/0/1		0.189	\$1.29	\$1,700	\$1,700		100.0%	59
			<b>Max</b>	3	1	1,316	1922	1/0/1		0.189	\$1.29	\$1,700	\$1,700		100.0%	59
			<b>Avg</b>	3	1	1,316	1922	1/0/1		0.189	\$1.29	\$1,700	\$1,700		100.0%	59
			<b>Med</b>	3	1	1,316	1922	1/0/1		0.189	\$1.29	\$1,700	\$1,700		100.0%	59
2	<b>Total Listings</b>	<b>Average for all:</b>		3	2	1,583	1920	1/0/1		0.192	\$1.32	\$2,100	\$1,700		100.0%	139
		<b>Median for all:</b>		3	2	1,583	1920	1/0/1		0.192	\$1.32	\$2,100	\$1,700		100.0%	139

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.