

Property Details

1247 Rocky Creek Dr, Pflugerville



Property Summary

Property Data

Purchase Price	\$ 555,000	Large pool home in Pflugerville with no HOA and solid STR returns. Close to major employers, universities, and medical centers.
Make Ready	\$ 15,000	
Down Payment	25.0%	
Down Payment Amt	\$ 138,750	
Closing Costs	\$ 11,100	
Cash Outlay	\$ 164,850	

Financing Data

Interest Rate	7.00%
Finance Amt	\$416,250
Mortgage (yrs)	30
Mortgage Pmt	\$2,769.32

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 450.00	
Avg Nights Booked	16	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 8,200.00	\$ 98,400.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 679.61	\$ 8,155.29
Management	\$ 720.00	\$ 8,640.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,374.61	\$ 40,495.29
Net Operating Income	\$ 4,825.39	\$ 57,904.71
Mortgage	\$ 2,769.32	\$ 33,231.86
Cashflow	\$ 2,056.07	\$ 24,672.85
Loan Principal Paydown		\$ 4,228.31
Appreciation	5%	\$ 27,750.00
Total Return		\$ 56,651.16

ROI Metrics

Cap Rate	9.96%
IRR	32.13%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 164,850	\$ 192,600	\$ 248,100
Cash on Cash	14.97%	13.96%	12.62%
Cash + Principal	17.53%	15.72%	13.99%

Sale Comps

Market Analysis Summary | Residential

Listings as of 1/31/2024 at 12:36 pm, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
---	---------	------	---------	-------------	-----	----	----	----	-----	-----	------	----	-------	------	---------	------------	----------	-------------	------------	-----	------

Listings: Closed

1	7649804	PF	1225 Swenson Farms Blvd	Swenson Farm Single	2	4	3	1	3	3	Yes	2005	0.29	3,212	\$186.77	\$599,900	\$184.31	\$592,000	12/05/2023	46	40
2	2146620	PF	1105 Pecan Creek Dr	Saxony	1	4	2	0	2	2	No	1991	0.22	2,460	\$171.54	\$421,999	\$165.04	\$406,000	11/08/2023	19	111

Min	4	2	0	2	2	1991	0.22	2,460	\$171.54	\$421,999	\$165.04	\$406,000	19	40
Max	4	3	1	3	3	2005	0.29	3,212	\$186.77	\$599,900	\$184.31	\$592,000	46	111
Avg	4	3	1	3	3	1998	0.25	2,836	\$179.16	\$510,950	\$174.68	\$499,000	33	76
Med	4	3	1	3	3	1998	0.25	2,836	\$179.16	\$510,950	\$174.68	\$499,000	33	76

2

Total Listings	Average for all:	4	3	1	3	3	1998	0.25	2,836	\$179.16	\$510,950	\$174.68	\$499,000	33	76
	Median for all:	4	3	1	3	3	1998	0.25	2,836	\$179.16	\$510,950	\$174.68	\$499,000	33	76

Quick Statistics

	Min	Max	Avg	Med
List Price	\$421,999	\$599,900	\$510,950	\$510,950
Sale Price	\$406,000	\$592,000	\$499,000	\$499,000
Sale / List	96.2%	98.7%	97.4%	97.4%

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 01/31/2024 to 08/04/2023 Latitude, Longitude is within 1.00 mi of 1247 Rocky Creek Dr, Pflugerville, TX 78660, USA

Presented by: Vic Steffen

Copyright: 2024 All rights reserved.

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.

STR Comps

STR 1	\$442/night	Listing
STR 2	\$527/night	Listing
STR 3	\$508/night	Listing
STR 4	\$440/night	Listing