

# Property Details

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**311 Bristol Ave, San Antonio**



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# Property Summary

## Property Data

Purchase Price	\$ 815,000	Renovated 10-unit cashflow complex close to downtown. 3 buildings with all new fixtures, kitchens, bathrooms. Two new roofs and electrical systems. Well over the 1% Rule with \$9500/mo gross rent.
Make Ready	\$ -	
Down Payment	30.0%	
Down Payment Amt	\$ 244,500	
Closing Costs	\$ 16,300	
<b>Cash Outlay</b>	<b>\$ 260,800</b>	

## Financing Data

Interest Rate	8.00%
Finance Amt	\$570,500
Mortgage (yrs)	30
Mortgage Pmt	\$4,186.13

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 9,500.00	\$ 114,000.00
Vacancy Loss	\$ (285.00)	\$ (3,420.00)
<b>Gross Income</b>	<b>\$ 9,215.00</b>	<b>\$ 110,580.00</b>
Insurance	\$ 500.00	\$ 6,000.00
Taxes	\$ 1,578.00	\$ 18,936.00
Management	\$ 737.20	\$ 8,846.40
Maintenance	\$ 450.00	\$ 5,400.00
Capex Reserves	\$ 450.00	\$ 5,400.00
Utilities	\$ 300.00	\$ 3,600.00
Lawn care	\$ 100.00	\$ 1,200.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 4,115.20</b>	<b>\$ 49,382.40</b>
<b>Net Operating Income</b>	<b>\$ 5,099.80</b>	<b>\$ 61,197.60</b>
Mortgage	\$ 4,186.13	\$ 50,233.52
<b>Cashflow</b>	<b>\$ 913.67</b>	<b>\$ 10,964.08</b>
Loan Principal Paydown		\$ 4,765.75
Appreciation	5%	\$ 40,750.00
<b>Total Return</b>		<b>\$ 56,479.83</b>

## ROI Metrics

Cap Rate	7.36%
IRR	19.30%

## Cash on Cash Returns

	30% down	30% down	40% down
Cash Outlay	\$ 260,800	\$ 260,800	\$ 342,300
Cash on Cash	4.20%	4.20%	5.30%
Cash + Principal	6.03%	6.03%	6.49%

# Rent Comps

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## CMA Summary Report

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### Residential Rental

#### Rented - Residential Rental

#	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	1730634	247		Bristol Ave	Rented	400	131	14	\$700	\$1.75	\$700	\$1.75	11/15/2023
2	1729145	311		Bristol Avenue	Rented	500	33	33	\$799	\$1.59	\$799	\$1.59	11/27/2023
3	1705348	311		Bristol Avenue	Rented	600	26	26	\$600	\$1	\$600	\$1	08/16/2023
4	1677290	403		Terrell Ave	Rented	625	144	144	\$725	\$1.16	\$725	\$1.16	08/25/2023
5	1684766	118		Stonewall St	Rented	750	75	75	\$950	\$1.26	\$915	\$1.22	07/17/2023

#### 5 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$950	\$600	\$755	\$725
Sold Price	\$915	\$600	\$748	\$725
Square Feet	750	400	575	600
Price/Square Foot	\$1.75	\$1	\$1.31	\$1.26
Cumulative Days On Market	144	26	82	75
Days On Market	144	14	58	33

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