

# Property Details

---

6918 Forest Park St, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 275,000	Turnkey 3 bed pool home in the heart of San Antonio for STR. Centrally located just minutes from medical district, USAA hq, airport, Six Flags, SeaWorld, and downtown. No HOA or STR restrictions.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 68,750	
Closing Costs	\$ 5,500	
<b>Cash Outlay</b>	<b>\$ 84,250</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$206,250
Mortgage (yrs)	30
Mortgage Pmt	\$1,372.19

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 235.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 500.00	
<b>Gross Income</b>	<b>\$ 4,495.00</b>	<b>\$ 53,940.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 517.03	\$ 6,204.32
Management	\$ 399.50	\$ 4,794.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 350.00	\$ 4,200.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 500.00	\$ 6,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 2,341.53</b>	<b>\$ 28,098.32</b>
<b>Net Operating Income</b>	<b>\$ 2,153.47</b>	<b>\$ 25,841.68</b>
Mortgage	\$ 1,372.19	\$ 16,466.24
<b>Cashflow</b>	<b>\$ 781.29</b>	<b>\$ 9,375.44</b>
Loan Principal Paydown		\$ 2,095.11
Appreciation	5%	\$ 13,750.00
<b>Total Return</b>		<b>\$ 25,220.55</b>

## ROI Metrics

Cap Rate	8.90%
IRR	27.05%

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

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 84,250	\$ 98,000	\$ 125,500
Cash on Cash	11.13%	10.69%	10.09%
Cash + Principal	13.61%	12.40%	11.43%

**Property Notes:** 1,561 sq ft 3 bed, 2 bath single story built in 1968 on a slab foundation. In ground pool out back with a covered patio, updated interior.

**Neighborhood Notes:** Mature neighborhood in a great location just minutes from medical district, USAA hq, airport, Six Flags, SeaWorld, and downtown. No HOA or STR restrictions.

# Sale Comps

## CMA Summary Report

### Residential Single

#### Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1688128	7322 Whithers Ln	Sold	1454	80	80	\$336,900	\$231.70	\$310,000	\$213.20		92.02%	81.15%	09/08/2023
2	1702934	6518 Seneca Dr	Sold	1564	45	45	\$279,000	\$178.38	\$270,000	\$172.63	\$500	96.77%	96.77%	09/22/2023
3	1700777	6027 Forest Shadow St	Sold	1611	34	34	\$280,000	\$173.80	\$280,000	\$173.80	\$7800	100.0%	100.0%	08/23/2023
4	1743700	6714 Madeleine Dr	Sold	1664	9	9	\$240,000	\$144.23	\$240,000	\$144.23		100.0%	100.0%	02/09/2024
5	1735998	6607 Presley Dr	Sold	1664	9	9	\$278,000	\$167.06	\$274,815	\$165.15	\$8240	98.85%	98.85%	12/27/2023
6	1733616	6302 Handsome Lake Dr	Sold	1796	5	5	\$310,000	\$172.60	\$310,000	\$172.60	\$600	100.0%	100.0%	12/08/2023

#### 6 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$336,900	\$240,000	\$287,317	\$279,500
Sold Price	\$310,000	\$240,000	\$280,802	\$277,407
Square Feet	1796	1454	1625	1637
Price/Square Foot	\$213.20	\$144.23	\$172.75	\$172.61
Cumulative Days On Market	80	5	30	21
Days On Market	80	5	30	21
LP:SP Ratio	100.0%	92.02%	97.94%	99.42%
OLP:SP Ratio	100.0%	81.15%	96.13%	99.42%
Seller's Concessions	\$8,240	\$500	\$4,285	\$4,200

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2024 by SAN ANTONIO BOARD OF REALTORS\*\*\*

Prepared By: Victor Steffen | eXp Realty | 02/14/2024 10:15 AM

## STR Comps

STR 1	\$227/night	<a href="#">Listing</a>
STR 2	\$285/night	<a href="#">Listing</a>
STR 3	\$208/night	<a href="#">Listing</a>