

Property Details

8402 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	\$ 40,000	
Down Payment	25.0%	
Down Payment Amt	\$ 239,750	
Closing Costs	\$ 19,180	
Cash Outlay	\$ 298,930	

Financing Data

Interest Rate	4.25%
Finance Amt	\$719,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,538.28

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 10,000.00	\$ 120,000.00
Vacancy Loss	\$ (1,000.00)	\$ (12,000.00)
Gross Income	\$ 9,000.00	\$ 108,000.00
Insurance	\$ 300.00	\$ 3,600.00
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	\$ 75.00	\$ 900.00
HOA	\$ 133.33	\$ 1,600.00
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,727.17	\$ 44,726.00
Net Operating Income	\$ 5,272.83	\$ 63,274.00
Mortgage	\$ 3,538.28	\$ 42,459.33
Cashflow	\$ 1,734.56	\$ 20,814.67
Loan Principal Paydown		\$ 12,125.59
Appreciation	5%	\$ 47,950.00
Total Return		\$ 80,890.26

ROI Metrics

Cap Rate	6.21%
IRR	21.86%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 298,930	\$ 346,880	\$ 442,780
Cash on Cash	6.96%	6.82%	6.62%
Cash + Principal	11.02%	10.08%	8.81%

MTR Comps

MTR 1	\$3000/mo	Listing
MTR 2	\$2800/mo	Listing
MTR 3	\$2400/mo	Listing
MTR 4	\$3100/mo	Listing