

Property Details

11018 Southwest Oaks Blvd, Austin



Property Summary

Property Data

Purchase Price	\$ 1,150,000	Turnkey active AirBnB duplex with seller financing. Austin ETJ with no HOA or STR restrictions. Both units have in-ground pools and were fully remodeled in 2019. New septic and electrical in 2020. Excellent seller financing terms with 20% down, 5.99% interest, 5-year balloon. Proven STR with strong financials.
Make Ready	\$ -	
Down Payment	20.0%	
Down Payment Amt	\$ 230,000	
Closing Costs	\$ 23,000	
Cash Outlay	\$ 253,000	

Financing Data

Interest Rate	5.99%
Finance Amt	\$920,000
Mortgage (yrs)	30
Mortgage Pmt	\$5,509.95

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 700.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 12,900.00	\$ 154,800.00
Insurance	\$ 400.00	\$ 4,800.00
Taxes	\$ 363.22	\$ 4,358.68
Management	\$ 1,190.00	\$ 14,280.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 600.00	\$ 7,200.00
Lawn care	\$ 100.00	\$ 1,200.00
Pool Service	\$ 250.00	\$ 3,000.00
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 4,203.22	\$ 50,438.68
Net Operating Income	\$ 8,696.78	\$ 104,361.32
Mortgage	\$ 5,509.95	\$ 66,119.42
Cashflow	\$ 3,186.83	\$ 38,241.90
Loan Principal Paydown		\$ 11,318.81
Appreciation	5%	\$ 57,500.00
Total Return		\$ 107,060.72

ROI Metrics

Cap Rate	8.90%
IRR	35.18%

Cash on Cash Returns

	20% down	30% down	40% down
Cash Outlay	\$ 253,000	\$ 368,000	\$ 483,000
Cash on Cash	15.12%	12.64%	11.34%
Cash + Principal	19.59%	14.94%	13.10%

Sale Comps

Market Analysis Summary | Residential Income

Listings as of 3/11/2024 at 3:58 pm, Page 1 of 1

#	List ID	Area	Address	Type	Unit Mix	Acres	YB	SqFt	\$ SqFt	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	8712047	W	10021 Weir Loop Cir	Duplex	3/2.5	1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000	06/15/2023	7	7
				Min		1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000		7	7
				Max		1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000		7	7
				Avg		1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000		7	7
				Med		1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000		7	7

1	Total Listings	Average for all:	1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000	7	7
		Median for all:	1.27	2002	2,818	\$212.88	\$599,900	\$232.43	\$655,000	7	7

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$599,900	\$599,900	\$599,900	\$599,900
Sale Price	\$655,000	\$655,000	\$655,000	\$655,000
Sale / List	109.2%	109.2%	109.2%	109.2%

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 03/11/2024 to 03/12/2023 Latitude, Longitude is within 5.00 mi of 11018 SW Oaks a, Austin, TX 78737, USA

Presented by: Vic Steffen

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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.

	11018 SW Oaks A	11018 SW Oaks B
Dec-19	\$ 3,440.88	\$ 1,296.00
Jan-20	\$ 1,188.00	\$ 86.40
Feb-20	\$ 3,473.32	\$ 4,309.20
Mar-20	\$ 8,332.60	\$ 3,093.40
Apr-20	\$ 5,328.37	\$ 2,241.00
May-20	\$ 12,379.90	\$ 11,245.20
Jun-20	\$ 12,937.31	\$ 14,737.45
Jul-20	\$ 18,608.24	\$ 18,503.16
Aug-20	\$ 14,266.33	\$ 14,541.60
Sep-20	\$ 13,252.68	\$ 11,543.19
Oct-20	\$ 9,036.36	\$ 5,793.04
Nov-20	\$ 4,884.84	\$ 7,434.48
Dec-20	\$ 8,608.19	\$ 3,080.46
Jan-21	\$ 7,044.84	\$ 946.68
Feb-21	\$ 5,290.49	\$ -
Mar-21	\$ 22,884.45	\$ 16,798.48
Apr-21	\$ 15,265.33	\$ 8,943.30
May-21	\$ 15,371.53	\$ 14,292.65
Jun-21	\$ 12,600.36	\$ 9,501.84
Jul-21	\$ 22,756.34	\$ 15,026.68
Aug-21	\$ 16,866.36	\$ 13,847.76
Sep-21	\$ 14,839.96	\$ 14,547.60
Oct-21	\$ 20,834.28	\$ 13,377.96
Nov-21	\$ 2,301.48	\$ 5,651.32
Dec-21	\$ 43.20	\$ 2,638.76
Jan-22	\$ 1,896.48	\$ 589.36
Feb-22	\$ 6,198.48	\$ 6,885.30
Mar-22	\$ 14,566.35	\$ 8,096.68
Apr-22	\$ 22,593.24	\$ 6,610.52
May-22	\$ 19,647.36	\$ 9,748.25
Jun-22	\$ 14,835.96	\$ 6,684.12
Jul-22	\$ 4,660.20	\$ 6,133.49
Aug-22	\$ -	\$ -
Sep-22	\$ 15,252.84	\$ 5,276.30
Oct-22	\$ -	\$ -
Nov-22	\$ -	\$ 3,824.51
Dec-22	\$ -	\$ -
Jan-23	\$ -	\$ -
Feb-23	\$ -	\$ -
Mar-23	\$ 6,417.52	\$ 11,472.36
Apr-23	\$ 9,933.77	\$ 1,650.94
May-23	\$ 8,679.61	\$ 3,815.98
Jun-23	\$ 4,105.04	\$ 2,478.84
Jul-23	\$ 1,712.53	\$ 7,730.39
Aug-23	\$ -	\$ -
Sep-23	\$ 3,778.90	\$ 1,563.15
Oct-23	\$ 3,128.30	\$ 2,792.62
Nov-23	\$ 2,884.25	\$ 2,679.14
Dec-23	\$ 1,776.45	\$ -

BOTH UNITS BLOCKED OFF PART OF NOV 2022 AND ALL Dec 2022-March 23
BOTH UNITS BLOCKED OFF AUG 2023