

Property Details

1112 W Elsmere Pl, San Antonio



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Property Summary

Property Data

Purchase Price	\$ 299,000	Turnkey active STR/MTR in a great central location. Furnishings negotiable with sale. Gross \$4200/mo as a STR, \$3600/mo as a furnished MTR, or \$2k/mo as a LTR.
Make Ready	\$ 5,000	
Down Payment	25.0%	
Down Payment Amt	\$ 74,750	
Closing Costs	\$ 5,980	
Cash Outlay	\$ 85,730	

Financing Data

Interest Rate	7.25%
Finance Amt	\$224,250
Mortgage (yrs)	30
Mortgage Pmt	\$1,529.78

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 250.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 5,250.00	\$ 63,000.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 463.56	\$ 5,562.77
Management	\$ 425.00	\$ 5,100.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,863.56	\$ 34,362.77
Net Operating Income	\$ 2,386.44	\$ 28,637.23
Mortgage	\$ 1,529.78	\$ 18,357.36
Cashflow	\$ 856.66	\$ 10,279.87
Loan Principal Paydown		\$ 2,170.42
Appreciation	5%	\$ 14,950.00
Total Return		\$ 27,400.29

ROI Metrics

Cap Rate	9.24%
IRR	28.85%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 85,730	\$ 100,680	\$ 130,580
Cash on Cash	11.99%	11.43%	10.68%
Cash + Principal	14.52%	13.15%	12.01%

Sale Comps

CMA Summary Report

Multi-Family (2-8 Units)

Sold - Multi-Family (2-8 Units)

#	MLS #	Address	Status	Price	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1727940	417 Elmwood Dr	Sold	\$450,000	1264	14	14	\$449,999	\$356.01	\$450,000	\$356.01	\$17000	100.0%	100.0%	12/06/2023
2	1681885	330 W Norwood Ct	Sold	\$250,000	1274	109	109	\$265,000	\$208	\$250,000	\$196.23		94.34%	90.91%	08/08/2023
3	1684527	915 Fulton Ave	Sold	\$300,000	1340	109	108	\$299,000	\$223.13	\$300,000	\$223.88	\$14250	100.33%	92.31%	10/12/2023

3 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$449,999	\$265,000	\$338,000	\$299,000
Sold Price	\$450,000	\$250,000	\$333,333	\$300,000
Square Feet	1340	1264	1293	1274
Price/Square Foot	\$356.01	\$196.23	\$257.86	\$223.88
Cumulative Days On Market	109	14	77	109
Days On Market	109	14	77	108
LP:SP Ratio	100.33%	94.34%	98.22%	100.0%
OLP:SP Ratio	100.0%	90.91%	94.41%	92.31%
Seller's Concessions	\$17,000	\$14,250	\$15,625	\$15,625

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Prepared By: Victor Steffen | eXp Realty | 03/14/2024 11:08 AM

STR Listing

STR	\$95-160/night	Listing
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MTR Listing

MTR	\$1750/mo	Listing
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