

Property Details

1218 Holly St, Austin



Property Summary

Property Data

Purchase Price	\$ 1,050,000	Turnkey active AirBnB duplex in a prime downtown Austin location. 4+ years of history as a profitable STR, with over \$12k/mo gross income. Has a current STR license. Built in 2013 and remodeled in 2017. Very few multifamily properties come available in this area, rare opportunity.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 262,500	
Closing Costs	\$ 21,000	
Cash Outlay	\$ 283,500	

Financing Data

Interest Rate	7.00%
Finance Amt	\$787,500
Mortgage (yrs)	30
Mortgage Pmt	\$5,239.26

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	\$ 350.00	\$ 4,200.00
Taxes	\$ 1,152.26	\$ 13,827.15
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
Lawncare	\$ 100.00	\$ 1,200.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 4,692.26	\$ 56,307.15
Net Operating Income	\$ 8,207.74	\$ 98,492.85
Mortgage	\$ 5,239.26	\$ 62,871.09
Cashflow	\$ 2,968.48	\$ 35,621.76
Loan Principal Paydown		\$ 7,999.50
Appreciation	5%	\$ 52,500.00
Total Return		\$ 96,121.27

ROI Metrics

Cap Rate	9.20%
IRR	30.16%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 283,500	\$ 336,000	\$ 441,000
Cash on Cash	12.56%	11.85%	10.93%
Cash + Principal	15.39%	13.75%	12.38%

Property Notes: Over/under duplex built in 2013 and renovated in 2017. Upstairs is a 2/1, downstairs is a 1/1. Both have their own kitchens and living spaces, and can be rented out separately or together as one large space - great way to maximize occupancy and revenue.

STR Comps

STR 1 (4 beds)	\$642/night	Listing
STR 2 (3 beds)	\$387/night	Listing
STR 3 (2 beds)	\$429/night	Listing
STR 4 (2 beds)	\$278/night	Listing

AirDNA Projection

Property Earning Potential

1218 HOLLY ST, AUSTIN, TX 78702

Market: [Austin](#) Market Score: 79 Type: Urban Metro

\$116.7K
Projected Revenue ⓘ

46%
Occupancy ⓘ

\$701
Average Daily Rate ⓘ