

# Property Details

---

1235 Liberation Ln, Copperas Cove



# Property Summary

## Property Data

Purchase Price	\$ 375,000	Active mid-term rental fully furnished. 2 tenants already in place paying \$1200/mo per door. Just outside Ft Cavazos with strong tenant pool.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 93,750	
Closing Costs	\$ 7,500	
<b>Cash Outlay</b>	<b>\$ 101,250</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$281,250
Mortgage (yrs)	30
Mortgage Pmt	\$1,871.16

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,800.00	\$ 57,600.00
Vacancy Loss	\$ (384.00)	\$ (4,608.00)
<b>Gross Income</b>	<b>\$ 4,416.00</b>	<b>\$ 52,992.00</b>
Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 617.54	\$ 7,410.48
Management	\$ 441.60	\$ 5,299.20
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 2,184.14</b>	<b>\$ 26,209.68</b>
<b>Net Operating Income</b>	<b>\$ 2,231.86</b>	<b>\$ 26,782.32</b>
Mortgage	\$ 1,871.16	\$ 22,453.96
<b>Cashflow</b>	<b>\$ 360.70</b>	<b>\$ 4,328.36</b>
Loan Principal Paydown		\$ 2,856.97
Appreciation	4%	\$ 15,000.00
<b>Total Return</b>		<b>\$ 22,185.33</b>

## ROI Metrics

Cap Rate	7.00%
IRR	18.58%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 101,250	\$ 120,000	\$ 157,500
Cash on Cash	4.27%	4.85%	5.60%
Cash + Principal	7.10%	7.08%	7.05%

# Sale Comps

## Market Analysis Summary | Multi-Family

Listings as of 3/18/2024 at 10:46 am, Page 1 of 1

MLS #   Address   # Units Yr Blt   SqFt   Orig List Price   List Price   LP/SqFt   DOM   CDOM   Closed Dt   Sold Price   SP/SqFt   SP/LP%

### Listings: Closed

504069	209 Gibson	2	2016	2,304	\$335,000	\$335,000	\$145.40	32	32	06/16/2023	\$335,000	\$145.40	100.00%
--------	------------	---	------	-------	-----------	-----------	----------	----	----	------------	-----------	----------	---------

<b>Min</b>	2	2,304	\$335,000	\$335,000	\$145.40	32	32	\$335,000	\$145.40	100.00%
<b>Max</b>	2	2,304	\$335,000	\$335,000	\$145.40	32	32	\$335,000	\$145.40	100.00%
<b>Avg</b>	2	2,304	\$335,000	\$335,000	\$145.40	32	32	\$335,000	\$145.40	100.00%
<b>Med</b>	2	2,304	\$335,000	\$335,000	\$145.40	32	32	\$335,000	\$145.40	100.00%

1	<b>Total Listings</b>	Average for all:	2	2,304	\$335,000	\$335,000	\$145.40	32	32	\$335,000	\$145.40	100.00
		Median for all:	2	2,304	\$335,000	\$335,000	\$145.40	32	32	\$335,000	\$145.40	100.00

<b>Quick Statistics</b>		<b>Min</b>	<b>Max</b>	<b>Avg</b>	<b>Med</b>
	List Price	\$335,000	\$335,000	\$335,000	\$335,000
	Sale Price	\$335,000	\$335,000	\$335,000	\$335,000
	Sale / List	100%	100%	100	100%

*Presented by: Victor Steffen*

This is an opinion of value 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.

Copyright © 2024 TRIAD. All rights reserved.