

# Property Details

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1837 Santa Monica St, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 200,000	Active AirBnB with all furnishings included. C-grade area with strong numbers as a utilitarian STR strategy. High occupancy close to airport, downtown, USAA, and other major employers and amenities.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 50,000	
Closing Costs	\$ 4,000	
<b>Cash Outlay</b>	<b>\$ 54,000</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$150,000
Mortgage (yrs)	30
Mortgage Pmt	\$997.95

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 180.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
<b>Gross Income</b>	<b>\$ 4,060.00</b>	<b>\$ 48,720.00</b>
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 310.17	\$ 3,722.00
Management	\$ 306.00	\$ 3,672.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 2,441.17</b>	<b>\$ 29,294.00</b>
<b>Net Operating Income</b>	<b>\$ 1,618.83</b>	<b>\$ 19,426.00</b>
Mortgage	\$ 997.95	\$ 11,975.44
<b>Cashflow</b>	<b>\$ 620.88</b>	<b>\$ 7,450.56</b>
Loan Principal Paydown		\$ 1,523.71
Appreciation	4%	\$ 8,000.00
<b>Total Return</b>		<b>\$ 16,974.27</b>

## ROI Metrics

Cap Rate	9.52%
IRR	29.17%

\* IRR based on 10yr holding period with 25% down

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 54,000	\$ 64,000	\$ 84,000
Cash on Cash	13.80%	12.89%	11.72%
Cash + Principal	16.62%	14.79%	13.17%

# 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	<a href="#">1728889</a>	1542 W Gramercy Pl	Sold	\$135,000	1260	5	5	\$124,900	\$99.12	\$135,000	\$107.14		108.09%	108.09%	11/06/2023
2	<a href="#">1737694</a>	1509 Fresno	Sold	\$165,000	1520	219	35	\$185,000	\$121.71	\$165,000	\$108.55		89.19%	89.19%	01/05/2024
3	<a href="#">1714581</a>	1302 W Winnipeg Ave	Sold	\$296,000	2219	58	58	\$299,000	\$134.74	\$296,000	\$133.39	\$5920	99.0%	99.0%	10/31/2023
4	<a href="#">1710500</a>	1108 W Woodlawn Ave	Sold	\$292,500	2180	15	15	\$300,000	\$137.61	\$292,500	\$134.17	\$5000	97.5%	97.5%	10/03/2023
5	<a href="#">1735030</a>	2226 W Wildwood Dr	Sold	\$155,000	2048	61	61	\$167,000	\$81.54	\$155,000	\$75.68		92.81%	86.11%	01/31/2024
6	<a href="#">1670653</a>	1633 Sacramento	Sold	\$212,000	1620	60	60	\$225,000	\$138.88	\$212,000	\$130.86	\$6360	94.22%	92.17%	05/25/2023

### 6 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
<b>List Price</b>	\$300,000	\$124,900	\$216,817	\$205,000
<b>Sold Price</b>	\$296,000	\$135,000	\$209,250	\$188,500
<b>Square Feet</b>	2219	1260	1808	1834
<b>Price/Square Foot</b>	\$134.17	\$75.68	\$115.75	\$119.71
<b>Cumulative Days On Market</b>	219	5	70	59
<b>Days On Market</b>	61	5	39	47
<b>LP:SP Ratio</b>	108.09%	89.19%	96.80%	95.86%
<b>OLP:SP Ratio</b>	108.09%	86.11%	95.34%	94.84%
<b>Seller's Concessions</b>	\$6,360	\$5,000	\$5,760	\$5,920

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# STR Listings

Unit 1	<a href="#">Listing</a>
Unit 2	<a href="#">Listing</a>