



Property Details

5250 Gawain Dr, San Antonio

Property Summary

Property Data

Purchase Price	\$ 235,000	1% Rule value-add duplex in San Antonio. Centrally located close to downtown, airport, military bases, and medical centers.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 58,750	
Closing Costs	\$ 4,700	
Cash Outlay	\$ 83,450	

Financing Data

Interest Rate	7.00%
Finance Amt	\$176,250
Mortgage (yrs)	30
Mortgage Pmt	\$1,172.60

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 2,500.00	\$ 30,000.00
Vacancy Loss	\$ (125.00)	\$ (1,500.00)
Gross Income	\$ 2,375.00	\$ 28,500.00
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 405.26	\$ 4,863.16
Management	\$ 190.00	\$ 2,280.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 995.26	\$ 11,943.16
Net Operating Income	\$ 1,379.74	\$ 16,556.84
Mortgage	\$ 1,172.60	\$ 14,071.15
Cashflow	\$ 207.14	\$ 2,485.69
Loan Principal Paydown		\$ 1,790.36
Appreciation	5%	\$ 11,750.00
Total Return		\$ 16,026.06

ROI Metrics

Cap Rate	6.38%
IRR	18.15%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 83,450	\$ 95,200	\$ 118,700
Cash on Cash	2.98%	3.60%	4.46%
Cash + Principal	5.12%	5.35%	5.67%

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	<input type="checkbox"/> 1707026	5202 Gawain Dr	Sold	\$270,000	2112	31	31	\$270,000	\$127.84	\$270,000	\$127.84	\$8000.00	100.0%	100.0%	11/14/2023

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

	High	Low	Average	Median
List Price		\$270,000	\$270,000	\$270,000
Sold Price		\$270,000	\$270,000	\$270,000
Square Feet	2112	2112	2112	2112
Price/Square Foot	\$127.84	\$127.84	\$127.84	\$127.84
Cumulative Days On Market		31	31	31
Days On Market		31	31	31
LP:SP Ratio		100.0%	100.0%	100.0%
OLP:SP Ratio		100.0%	100.0%	100.0%
Seller's Concessions		\$8,000	\$8,000	\$8,000

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Rent Comps

CMA Summary Report

Residential Rental

Rented - Residential Rental

#	<input type="checkbox"/>	MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	<input type="checkbox"/>	1722387	5306		Gawain Dr	Rented	1092	8	8	\$1,095	\$1	\$1,095	\$1	10/06/2023
2	<input type="checkbox"/>	1702664	5234		Gawain Dr	Rented	888	124	124	\$1,125	\$1.26	\$1,125	\$1.26	11/13/2023
3	<input type="checkbox"/>	1733798	5217		Gawain Dr	Rented	902	78	78	\$1,195	\$1.32	\$1,195	\$1.32	02/02/2024
4	<input type="checkbox"/>	1720883	5217		Gawain Dr	Rented	902	21	21	\$1,295	\$1.43	\$1,295	\$1.43	10/11/2023

4 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price		\$1,295	\$1,095	\$1,178
Sold Price		\$1,295	\$1,095	\$1,160
Square Feet		1092	888	946
Price/Square Foot		\$1.43	\$1	\$1.24
Cumulative Days On Market		124	8	58
Days On Market		124	8	58

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