

# Property Details

---

7103 Georgeann Dr, San Antonio



Co  
San Antonio Board

# Property Summary

## Property Data

Purchase Price	\$ 839,900	New construction quadplex near I-35 in Windcrest. Strong mid-term rental deal with close proximity to airport, medical centers, Ft Sam and Randolph AFB. Motivated seller with a recent price drop.
Make Ready	\$ 40,000	
Down Payment	25.0%	
Down Payment Amt	\$ 209,975	
Closing Costs	\$ 16,798	
<b>Cash Outlay</b>	<b>\$ 266,773</b>	

## Financing Data

Interest Rate	7.00%
Finance Amt	\$629,925
Mortgage (yrs)	30
Mortgage Pmt	\$4,190.91

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 10,600.00	\$ 127,200.00
Vacancy Loss	\$ (1,060.00)	\$ (12,720.00)
<b>Gross Income</b>	<b>\$ 9,540.00</b>	<b>\$ 114,480.00</b>
Insurance	\$ 300.00	\$ 3,600.00
Taxes	\$ 983.33	\$ 11,800.00
Management	\$ 954.00	\$ 11,448.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ 800.00	\$ 9,600.00
Lawncare	\$ 100.00	\$ 1,200.00
HOA	\$ 100.00	\$ 1,200.00
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,637.33</b>	<b>\$ 43,648.00</b>
<b>Net Operating Income</b>	<b>\$ 5,902.67</b>	<b>\$ 70,832.00</b>
Mortgage	\$ 4,190.91	\$ 50,290.88
<b>Cashflow</b>	<b>\$ 1,711.76</b>	<b>\$ 20,541.12</b>
Loan Principal Paydown		\$ 6,398.84
Appreciation	5%	\$ 41,995.00
<b>Total Return</b>		<b>\$ 68,934.96</b>

## ROI Metrics

Cap Rate	7.90%
IRR	22.72%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 266,773	\$ 308,768	\$ 392,758
Cash on Cash	7.70%	7.74%	7.79%
Cash + Principal	10.10%	9.67%	9.09%

# 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	1668081	7007 Micayla Cove	Sold	\$775,000	4764	360	147	\$820,000	\$172.12	\$775,000	\$162.67		94.51%	88.57%	07/10/2023

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

	High	Low	Average	Median
List Price	\$820,000	\$820,000	\$820,000	\$820,000
Sold Price	\$775,000	\$775,000	\$775,000	\$775,000
Square Feet	4764	4764	4764	4764
Price/Square Foot	\$162.67	\$162.67	\$162.68	\$162.67
Cumulative Days On Market	360	360	360	360
Days On Market	147	147	147	147
LP:SP Ratio	94.51%	94.51%	94.51%	94.51%
OLP:SP Ratio	88.57%	88.57%	88.57%	88.57%
Seller's Concessions	\$0	\$0	\$0	\$0

THIS IS A BROKER PRICE OPINION 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. All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.\*\*\*Copyright 2023 by SAN ANTONIO BOARD OF REALTORS\*\*\*

Prepared By: Victor Steffen | eXp Realty | 10/30/2023 11:32 AM

## MTR Comps

MTR 1	\$2600/mo	<a href="#">Listing</a>
MTR 2	\$2650/mo	<a href="#">Listing</a>
MTR 3	\$2300/mo	<a href="#">Listing</a>
MTR 4	\$2900/mo	<a href="#">Listing</a>
MTR 5	\$3000/mo	<a href="#">Listing</a>