

Property Details

8607 Putnam Dr, Austin



Property Summary

Property Data

Purchase Price	\$ 699,000	Quadplex in a prime location with a low purchase price. All 2 bed, 1 bath units. Projected STR income \$145k/yr with high occupancy between the Domain and Downtown.
Make Ready	\$ 40,000	
Down Payment	25.0%	
Down Payment Amt	\$ 174,750	
Closing Costs	\$ 13,980	
Cash Outlay	\$ 228,730	

Financing Data

Interest Rate	7.00%
Finance Amt	\$524,250
Mortgage (yrs)	30
Mortgage Pmt	\$3,487.85

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 660.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 12,220.00	\$ 146,640.00
Insurance	\$ 300.00	\$ 3,600.00
Taxes	\$ 996.20	\$ 11,954.40
Management	\$ 1,122.00	\$ 13,464.00
Maintenance	\$ 250.00	\$ 3,000.00
Capex Reserves	\$ 250.00	\$ 3,000.00
Utilities	\$ 800.00	\$ 9,600.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 4,793.20	\$ 57,518.40
Net Operating Income	\$ 7,426.80	\$ 89,121.60
Mortgage	\$ 3,487.85	\$ 41,854.18
Cashflow	\$ 3,938.95	\$ 47,267.42
Loan Principal Paydown		\$ 5,325.38
Appreciation	5%	\$ 34,950.00
Total Return		\$ 87,542.80

ROI Metrics

Cap Rate	11.84%
IRR	39.24%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 228,730	\$ 263,680	\$ 333,580
Cash on Cash	20.67%	18.98%	16.68%
Cash + Principal	22.99%	20.60%	17.96%

Sale Comps

Market Analysis Summary | Residential Income

Listings as of 3/18/2024 at 3:07 pm, Page 1 of 1

#	List ID	Area	Address	Type	Unit Mix	Acres	YB	SqFt	\$ SqFt	List Price	CS/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	7924468	1A	3505 Westchester Ave	Duplex	2/1.5	0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000	10/16/2023	75	75
				Min		0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000		75	75
				Max		0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000		75	75
				Avg		0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000		75	75
				Med		0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000		75	75

1	Total Listings	Average for all:	0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000	75	75
		Median for all:	0.22	1970	2,860	\$253.50	\$725,000	\$236.01	\$675,000	75	75

	Min	Max	Avg	Med
Quick Statistics	List Price \$725,000	\$725,000	\$725,000	\$725,000
	Sale Price \$675,000	\$675,000	\$675,000	\$675,000
	Sale / List 93.1%	93.1%	93.1%	93.1%

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 03/18/2024 to 09/20/2023 Latitude, Longitude is within 1.50 mi of 8607 Putnam Dr, Austin, TX 78757, USA

Presented by: Vic Steffen

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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

STR Projections

8607 PUTNAM DR, AUSTIN, TX 78757

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

🛏 2 bed ▾ 🚿 1.5 Bath ▾ 👤 3 Guests ▾ Update

\$37.6K
Projected Revenue ⓘ

58%
Occupancy ⓘ

\$178
Average Daily Rate ⓘ