

Property Details

1268 Hilltop Dr, San Marcos



Property Summary

Property Data

Purchase Price	\$ 350,000	Turnkey 3 bed STR pool home on an oversize lot. Located at the end of a cul-de-sac with open land behind it and no HOA. \$5-6k/mo in gross income as a short-term rental.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 87,500	
Closing Costs	\$ 7,000	
Cash Outlay	\$ 104,500	

Financing Data

Interest Rate	7.25%
Finance Amt	\$262,500
Mortgage (yrs)	30
Mortgage Pmt	\$1,790.71

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 335.00	
Avg Nights Booked	16	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 6,360.00	\$ 76,320.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 311.32	\$ 3,735.86
Management	\$ 536.00	\$ 6,432.00
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	\$ 150.00	\$ 1,800.00
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,847.32	\$ 34,167.86
Net Operating Income	\$ 3,512.68	\$ 42,152.14
Mortgage	\$ 1,790.71	\$ 21,488.55
Cashflow	\$ 1,721.97	\$ 20,663.59
Loan Principal Paydown		\$ 2,540.62
Appreciation	5%	\$ 17,500.00
Total Return		\$ 40,704.21

ROI Metrics

Cap Rate	11.49%
IRR	38.76%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 104,500	\$ 122,000	\$ 157,000
Cash on Cash	19.77%	18.11%	15.90%
Cash + Principal	22.20%	19.78%	17.19%

Property Notes: 1,722 sq ft 3 bed, 2.5 bath two story pool home on .28 acre lot. Built in 1987 with neutral finishes, some outdated but in turnkey condition. Stainless appliances, high ceilings with a brick fireplace.

Neighborhood Notes: Quiet well-maintained neighborhood in with no HOA. Located at the end of a cul-de-sac, with open land behind it. 5 minutes from I-35.

Sale Comps

Market Analysis Summary | Residential

Listings as of 2/29/2024 at 8:24 am, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	5172013	HS	1133 Hilltop Dr	Hills Of Hays Ph 1	1	3	2	0	1	2	No	1987	0.14	1,401	\$203.43	\$285,000	\$201.28	\$282,000	10/12/2023	6	6
2	1912790	HS	115 Teron Dr	El Camino Real Ph 2	1	3	2	0	1	2	No	2004	0.17	1,536	\$185.55	\$285,000	\$191.08	\$293,500	02/16/2024	11	10
3	8248522	HS	1022 W Martin Luther King Dr	J M Stone Add	1	4	2	0	1	0	No	1945	0.41	1,746	\$283.51	\$495,000	\$277.78	\$485,000	11/27/2023	42	42

Min					3	2	0	1	0			1945	0.14	1,401	\$185.55	\$285,000	\$191.08	\$282,000		6	6
Max					4	2	0	1	2			2004	0.41	1,746	\$283.51	\$495,000	\$277.78	\$485,000		42	42
Avg					3	2	0	1	1			1979	0.24	1,561	\$224.16	\$355,000	\$223.38	\$353,500		20	19
Med					3	2	0	1	2			1987	0.17	1,536	\$203.43	\$285,000	\$201.28	\$293,500		11	10

3

Total Listings

Average for all:					3	2	0	1	1			1979	0.24	1,561	\$224.16	\$355,000	\$223.38	\$353,500		20	19
Median for all:					3	2	0	1	2			1987	0.17	1,536	\$203.43	\$285,000	\$201.28	\$293,500		11	10

Quick Statistics

	Min	Max	Avg	Med
List Price	\$285,000	\$495,000	\$355,000	\$285,000
Sale Price	\$282,000	\$485,000	\$353,500	\$293,500
Sale / List	98.0%	103.0%	100.0%	98.9%

Property Type is 'Residential' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 02/29/2024 to 09/02/2023 Latitude, Longitude is within 2.00 mi of 1268 Hilltop Dr, San Marcos, TX 78666, 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 Comps

STR 1	\$275-375/night	Listing
STR 2	\$299-399/night	Listing