Property Details

1712 Nightview Dr, Pflugerville

Property Summary

Property Data

Purchase Price	$ 340,000	Utilitarian STR near tech campuses and new growth in Pflugerville. Light value-add potential. 4 bed main house plus an attached 1 bed guest house. $60-70k projected STR income. 3 miles from Dell and Samsung.
Make Ready	$ 30,000	
Down Payment	25.0%	
Down Payment Amt	$ 85,000	
Closing Costs	$ 6,800	
Cash Outlay	**$ 121,800**	

Financing Data

Interest Rate	7.00%
Finance Amt	$255,000
Mortgage (yrs)	30
Mortgage Pmt	$1,696.52

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	$ 320.00	
Avg Nights Booked	15	
Cleaning Fee	$ 1,000.00	
Gross Income	**$ 5,800.00**	**$ 69,600.00**
Insurance	$ 175.00	$ 2,100.00
Taxes	$ 68.15	$ 817.81
Management	$ 480.00	$ 5,760.00
Maintenance	$ 100.00	$ 1,200.00
Capex Reserves	$ 100.00	$ 1,200.00
Utilities	$ 450.00	$ 5,400.00
Lawncare	$ 75.00	$ 900.00
Pool Service	$ -	$ -
Cleaning	$ 1,000.00	$ 12,000.00
HOA	$ -	$ -
Other Expenses	$ -	$ -
Total Expenses	**$ 2,448.15**	**$ 29,377.81**
Net Operating Income	**$ 3,351.85**	**$ 40,222.19**
Mortgage	$ 1,696.52	$ 20,358.26
Cashflow	**$ 1,655.33**	**$ 19,863.93**
Loan Principal Paydown		$ 2,590.32
Appreciation	5%	$ 17,000.00
Total Return		**$ 39,454.25**

ROI Metrics

Cap Rate	10.67%
IRR	32.13%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	$ 121,800	$ 138,800	$ 172,800
Cash on Cash	16.31%	15.29%	13.85%
Cash + Principal	18.44%	16.78%	15.05%

STR Comps

STR 1	$80/night	Listing
STR 2	$99/night	Listing
STR 3	$99/night	Listing
STR 4	$206/night	Listing
STR 5	$288/night	Listing

AirDNA Projections

Property Earning Potential

1712 NIGHTVIEW DR, PFLUGERVILLE, TX 78660

Market: Pflugerville **Market Score:** 62 **Type:** Suburban

1 bed | 1 Bath | 2 Guests | Update

$19K	46%	$113
Projected Revenue	Occupancy	Average Daily Rate

Property Earning Potential

1712 NIGHTVIEW DR, PFLUGERVILLE, TX 78660

Market: Pflugerville **Market Score:** 62 **Type:** Suburban

4 bed | 2 Bath | 4 Guests | Update

$44K	49%	$246
Projected Revenue	Occupancy	Average Daily Rate