

Property Details

2227 Greenbrier Dr, Irving



Property Summary

Property Data

Purchase Price	\$ 440,000	Turnkey AirBnB averaging \$7000 per month. All furnishings and supplies convey with sale. Great STR market with proven booking history and financials. Seller becoming motivated and willing to accept \$440k with a partial appraisal waiver at \$400k. Great turnkey option for an out-of-state STR investor.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 110,000	
Closing Costs	\$ 8,800	
Cash Outlay	\$ 118,800	

Financing Data

Interest Rate	7.00%
Finance Amt	\$330,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,195.50

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 272.50	
Avg Nights Booked	22	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 6,995.00	\$ 83,940.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 632.17	\$ 7,586.00
Management	\$ 599.50	\$ 7,194.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,306.67	\$ 39,680.00
Net Operating Income	\$ 3,688.33	\$ 44,260.00
Mortgage	\$ 2,195.50	\$ 26,345.98
Cashflow	\$ 1,492.84	\$ 17,914.02
Loan Principal Paydown		\$ 3,352.17
Appreciation	5%	\$ 22,000.00
Total Return		\$ 43,266.19

ROI Metrics

Cap Rate	9.86%
IRR	33.26%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 118,800	\$ 140,800	\$ 184,800
Cash on Cash	15.08%	13.97%	12.55%
Cash + Principal	17.90%	15.88%	14.00%

Sales Comps

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Ph:

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March 05, 2024

Property Type is 'Residential' Property Type is 'Residential' Mls Status is 'Active' Mls Status is 'Closed' Status Contractual Search Date is 03/05/2024 to 09/07/2023 Latitude, Longitude is within 1.00 mi of 2227 Greenbrier Dr, Irving, TX 75060, USA State Or Province is one of 'Louisiana', 'Texas'

Market Analysis Summary | Residential

Listings as of 3/5/24 at 12:52 pm, Page 1 of 1

#	MLS #	Address	City	Bd	Ba	Sqft	YB	GAR/CP/TCP	Pool	Acres	\$/SqFt	List Price	Sold Price	Sold Date	Sale/List	CDOM
Listings: Closed																
1	20471359	1034 Greg CT	Irving	3	2	1,651	1963	2/0/2	No	0.174	\$205.94	\$340,000	\$340,000	01/10/2024	100.0%	26
2	20501460	1316 Pickwick LN	Irving	3	2	1,699	1970	2/0/2	No	0.174	\$191.29	\$325,000	\$325,000	02/08/2024	100.0%	14
3	20493818	1205 Parkwood PL	Irving	3	2	1,705	1969	2/0/2	No	0.200	\$205.22	\$349,900	\$349,900	01/19/2024	100.0%	10
4	20481701	1439 Preakness DR	Irving	3	2	1,776	2008	2/0/2	No	0.149	\$228.04	\$400,000	\$405,000	12/15/2023	101.3%	3
5	20399058	1615 W 6th ST	Irving	5	2	1,786	1955	0/0/0	No	0.466	\$212.77	\$400,000	\$380,000	09/15/2023	95.0%	9
6	20425808	2508 W 4th ST	Irving	3	2	1,789	1958	2/0/2	No	0.594	\$195.64	\$350,000	\$350,000	09/26/2023	100.0%	3
				Min	3	2	1,651	1955	2/0/2		0.149	\$191.29	\$325,000	\$325,000	95.0%	3
				Max	5	2	1,789	2008	0/0/0		0.594	\$228.04	\$400,000	\$405,000	101.3%	26
				Avg	3	2	1,734	1971	2/0/2		0.293	\$206.48	\$360,817	\$358,317	99.4%	11
				Med	3	2	1,741	1966	2/0/2		0.187	\$205.58	\$349,950	\$349,950	100.0%	10

6	Total Listings	Average for all:	3	2	1,734	1971	2/0/2		0.293	\$206.48	\$360,817	\$358,317	99.4%	11
		Median for all:	3	2	1,741	1966	2/0/2		0.187	\$205.58	\$349,950	\$349,950	100.0%	10

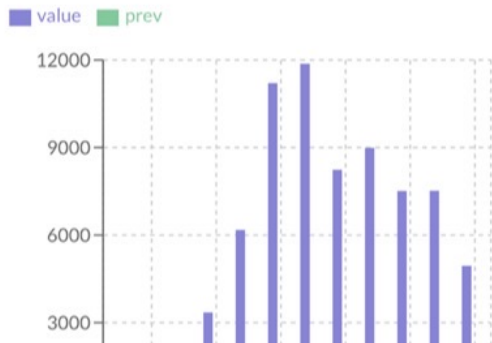
		Min	Max	Avg	Med
Quick Statistics	List Price	\$325,000	\$400,000	\$360,817	\$349,950
	Sale Price	\$325,000	\$405,000	\$358,317	\$349,950
	Sale / List	95.0%	101.3%	99.4%	100.0%

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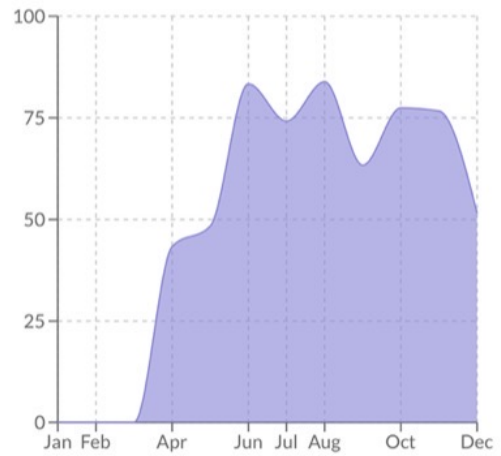
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Seller Financials

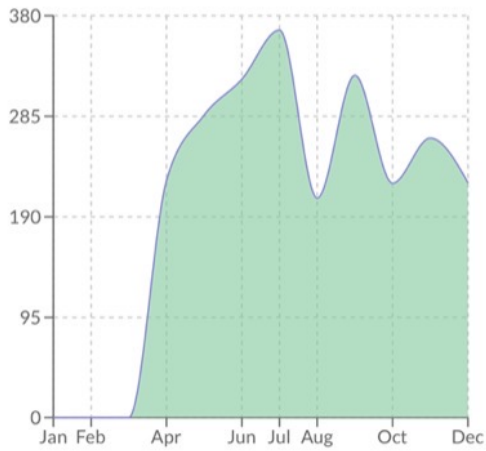
Monthly Revenue



Occupancy Rates



Average Daily Rates



<
Greenbrier, 2227 Greenbrier Drive Irving

Activity
Finance

Dashboard

◀ 2023 ▶
 YEAR

🏠 ADR \$ 272.5	🌙 Avg Nights 3.23
💰 Income \$ 69805.63	📉 Expenses \$ 41590.46
📅 Booked Before 4.75 days	📊 Occupancy 66.91 %
▲ NET \$ 28215.17	