

Property Details

2618 Green Leaf Way, San Antonio



Property Summary

Cost Assumptions	
Purchase Price	\$259,000
Improvements	\$0
ARV	\$259,000
Closing Costs	\$5,180
Total Cost	\$264,180

Financing Assumptions	
Downpayment	25.00%
Interest Rate	7.00%
Mortgage (Years)	30
Finance Amt	\$194,250
Downpayment Amt	\$64,750
Mortgage Payment	\$1,292
Cash Outlay	\$69,930

Revenue Assumptions	
Monthly Rent	\$2,300
Vacancy Rate	3%
Annual Appreciation	7%
Annual Expense Increase	3%

Key ROI Metrics	
Y1 Total Return	\$20,530
Y1 ROI	29.36%
Y5 Property Value	\$370,526
Y5 Mortgage Balance	\$182,851
Y5 Equity	\$187,676
Y5 ROI	191.27%

Cashflow/Concession Request		
	Y1	Y5
Monthly Rent	\$2,300	\$3,015
Vacancy Loss	(\$69)	(\$90)
PITI Payment	\$1,923	\$2,002
	\$308	\$922
Operating Expenses	\$303	\$374
	\$5	\$549
Annual Cashflow*	\$64	\$6,582

* IF negative, we will aim for seller concession to cover this amount

Property Notes: 4 bed BEAF deal close to Ft Sam and downtown. Strong rent:price ratio in a high demand neighborhood. Built in 2016 with low expected maintenance.

Sale Comps

CMA Summary Report

Residential Single

Sold - Residential Single

#	MLS #	Address	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1748280	2606 Bluff Crossing	Sold	2003	21	21	\$275,000	\$137.29	\$275,000	\$137.29	\$8000	100.0%	100.0%	03/14/2024
2	1748090	6539 Candlecrest Ct	Sold	2125	34	34	\$270,000	\$127.05	\$265,000	\$124.70	\$1100	98.15%	94.64%	03/20/2024
3	1736401	7119 Quarter Moon	Sold	2168	106	81	\$265,000	\$122.23	\$222,500	\$102.62		83.96%	74.41%	03/08/2024
4	1731697	2623 Bluff Crossing	Sold	2241	109	35	\$282,990	\$126.27	\$265,000	\$118.25	\$500	93.64%	91.38%	12/29/2023
5	1721647	2626 Bluff Crossing	Sold	2241	150	150	\$280,000	\$124.94	\$280,000	\$124.94	\$6,000	100.0%	90.32%	02/28/2024
6	1714767	2526 Indian Frst	Sold	2296	38	38	\$310,000	\$135.01	\$310,000	\$135.01	\$8500	100.0%	105.08%	10/31/2023
7	1724880	2611 Seal Pointe	Sold	2327	21	21	\$345,000	\$148.25	\$345,000	\$148.25	\$15000	100.0%	100.0%	11/16/2023

7 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$345,000	\$265,000	\$289,713	\$280,000
Sold Price	\$345,000	\$222,500	\$280,357	\$275,000
Square Feet	2327	2003	2200	2241
Price/Square Foot	\$148.25	\$102.62	\$127.43	\$124.94
Cumulative Days On Market	150	21	68	38
Days On Market	150	21	54	35
LP:SP Ratio	100.0%	83.96%	96.54%	100.0%
OLP:SP Ratio	105.08%	74.41%	93.69%	94.64%
Seller's Concessions	\$15,000	\$500	\$6,517	\$7,000

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 2024 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Victor Steffen | eXp Realty | 04/17/2024 09:37 AM

Rent Comps

CMA Summary Report

Residential Rental

Rented - Residential Rental

#		MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	<input type="checkbox"/>	1756907	6806		Foster Fields	Rented	2159	37	37	\$1,950	\$0.90	\$1,950	\$0.90	04/16/2024
2	<input type="checkbox"/>	1727371	3515		Sandcastle way	Rented	2422	37	37	\$2,500	\$1.03	\$2,500	\$1.03	11/24/2023
3	<input type="checkbox"/>	1699277	7123		Marina del Rey	Rented	2424	139	139	\$2,000	\$0.82	\$2,000	\$0.82	11/14/2023
4	<input type="checkbox"/>	1742625	2627		Willow Pond	Rented	2659	11	11	\$2,150	\$0.80	\$2,150	\$0.80	01/23/2024

4 Rented - Residential Rental Statistics

	High	Low	Average	Median	
List Price		\$2,500	\$1,950	\$2,150	\$2,075
Sold Price		\$2,500	\$1,950	\$2,150	\$2,075
Square Feet		2659	2159	2416	2423
Price/Square Foot		\$1.03	\$0.80	\$0.89	\$0.86
Cumulative Days On Market		139	11	56	37
Days On Market		139	11	56	37

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 2024 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Victor Steffen | eXp Realty | 04/17/2024 09:35 AM