

# Property Details

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534 Leigh St, San Antonio



# Property Summary

## Property Data

Purchase Price	\$ 600,000	Active AirBnB for a househacker with seller financing. 3 separate homes with a pool. Seller will only consider owner occupants. Financing offered with 10-20% down, 6% interest, 30 year amortization.
Make Ready	\$ 15,000	
Down Payment	10.0%	
Down Payment Amt	\$ 60,000	
Closing Costs	\$ 12,000	
<b>Cash Outlay</b>	<b>\$ 87,000</b>	

## Financing Data

Interest Rate	6.00%
Finance Amt	\$540,000
Mortgage (yrs)	30
Mortgage Pmt	\$3,237.57

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 485.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
<b>Gross Income</b>	<b>\$ 9,245.00</b>	<b>\$ 110,940.00</b>
Insurance	\$ 400.00	\$ 4,800.00
Taxes	\$ 1,277.50	\$ 15,330.03
Management	\$ 824.50	\$ 9,894.00
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ 900.00	\$ 10,800.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ 150.00	\$ 1,800.00
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 5,027.00</b>	<b>\$ 60,324.03</b>
<b>Net Operating Income</b>	<b>\$ 4,218.00</b>	<b>\$ 50,615.97</b>
Mortgage	\$ 3,237.57	\$ 38,850.87
<b>Cashflow</b>	<b>\$ 980.42</b>	<b>\$ 11,765.10</b>
Loan Principal Paydown		\$ 6,631.26
Appreciation	5%	\$ 30,000.00
<b>Total Return</b>		<b>\$ 48,396.36</b>

## ROI Metrics

Cap Rate	8.07%
IRR	38.21%

## Cash on Cash Returns

	10% down	30% down	40% down
Cash Outlay	\$ 87,000	\$ 207,000	\$ 267,000
Cash on Cash	13.52%	9.85%	9.26%
Cash + Principal	21.15%	11.99%	10.91%

# Sale Comps

## CMA Summary Report

### Multi-Family (2-8 Units)

#### Sold - Multi-Family (2-8 Units)

#	MLS #	Address	Status	Price	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt Sld	Sell Conc	LP:SP	OLP:SP	Close Date
1	1681131	319 S Olive St	Sold	\$625,000	2895	49	49	\$625,000	\$215.88	\$625,000	\$215.88		100.0%	100.0%	06/19/2023
2	1587958	321 Lavaca St	Sold	\$325,000	1908	126	126	\$395,000	\$207.02	\$325,000	\$170.33		82.28%	82.28%	04/06/2023
3	1663495	302 E Cevallos	Sold	\$410,000	1732	36	36	\$445,000	\$256.92	\$410,000	\$236.72		92.13%	90.11%	03/21/2023

#### 3 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$625,000	\$395,000	\$488,333	\$445,000
Sold Price	\$625,000	\$325,000	\$453,333	\$410,000
Square Feet	2895	1732	2178	1908
Price/Square Foot	\$236.72	\$170.33	\$208.11	\$215.88
Cumulative Days On Market	126	36	70	49
Days On Market	126	36	70	49
LP:SP Ratio	100.0%	82.28%	91.47%	92.13%
OLP:SP Ratio	100.0%	82.28%	90.80%	90.11%
Seller's Concessions	\$0	\$0	\$0	\$0

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 | 01/15/2024 10:47 AM

## Rent Comps

STR 1	\$232/night	<a href="#">Listing</a>
STR 2	\$305/night	<a href="#">Listing</a>