

Property Details

541 Fenwick Dr, Windcrest



Property Summary

Property Data

Purchase Price	\$ 374,000	Updated 4 bed STR with a pool near downtown, airport, and military bases. Turnkey condition with upgraded finishes and a large sunroom. \$5-6k/mo gross as a short-term rental with no HOA.
Make Ready	\$ 10,000	
Down Payment	25.0%	
Down Payment Amt	\$ 93,500	
Closing Costs	\$ 7,480	
Cash Outlay	\$ 110,980	

Financing Data

Interest Rate	7.00%
Finance Amt	\$280,500
Mortgage (yrs)	30
Mortgage Pmt	\$1,866.17

First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 315.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
Gross Income	\$ 6,355.00	\$ 76,260.00
Insurance	\$ 150.00	\$ 1,800.00
Taxes	\$ 531.08	\$ 6,373.00
Management	\$ 535.50	\$ 6,426.00
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	\$ 3,041.58	\$ 36,499.00
Net Operating Income	\$ 3,313.42	\$ 39,761.00
Mortgage	\$ 1,866.17	\$ 22,394.08
Cashflow	\$ 1,447.24	\$ 17,366.92
Loan Principal Paydown		\$ 2,849.35
Appreciation	5%	\$ 18,700.00
Total Return		\$ 38,916.26

ROI Metrics

Cap Rate	10.16%
IRR	25.94%

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

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 110,980	\$ 129,680	\$ 167,080
Cash on Cash	15.65%	14.54%	13.08%
Cash + Principal	18.22%	16.30%	14.44%

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	1690564	238 Windcrest Dr	Sold	1810	11	11	\$339,900	\$187.79	\$320,000	\$176.79		94.15%	94.15%	06/26/2023
2	1699242	710 Candleglo	Sold	1958	7	7	\$345,000	\$176.20	\$345,000	\$176.20	\$1500.00	100.0%	100.0%	08/11/2023
3	1701636	706 Windrock Dr	Sold	1970	24	24	\$395,000	\$200.50	\$395,000	\$200.50	\$500	100.0%	100.0%	08/09/2023
4	1701479	406 Fenwick Dr	Sold	2047	19	19	\$310,000	\$151.44	\$326,221	\$159.36	\$500.00	105.23%	105.23%	08/09/2023
5	1696173	5923 Wildwind Dr	Sold	2096	13	13	\$329,900	\$157.39	\$329,900	\$157.39		100.0%	100.0%	06/30/2023
6	1686602	701 Richfield Dr	Sold	2132	28	28	\$415,000	\$194.65	\$415,000	\$194.65		100.0%	100.0%	06/21/2023

6 Sold - Residential Single Statistics

	High	Low	Average	Median
List Price	\$415,000	\$310,000	\$355,800	\$342,450
Sold Price	\$415,000	\$320,000	\$355,187	\$337,450
Square Feet	2132	1810	2002	2008
Price/Square Foot	\$200.50	\$157.39	\$177.40	\$176.49
Cumulative Days On Market	28	7	17	16
Days On Market	28	7	17	16
LP:SP Ratio	105.23%	94.15%	99.90%	100.0%
OLP:SP Ratio	105.23%	94.15%	99.90%	100.0%
Seller's Concessions	\$1,500	\$500	\$833.33	\$500

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 2023 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Victor Steffen | eXp Realty | 12/07/2023 10:55 AM

STR Comps

STR 1	\$404/night	Listing
STR 2	\$300/night	Listing
STR 3	\$397/night	Listing
STR 4	\$375/night	Listing