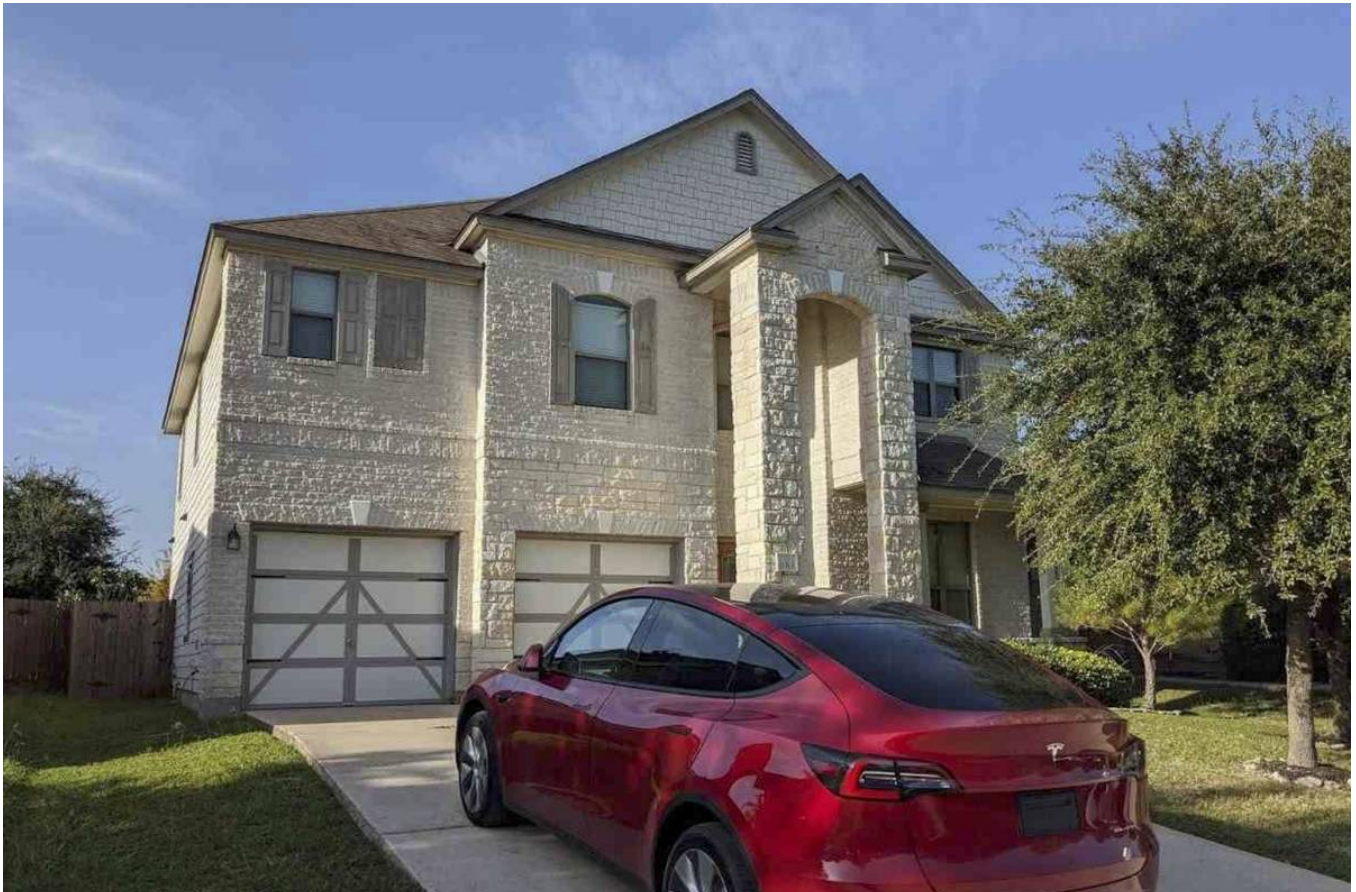


Property Details

6313 Kedington St, Austin



Property Summary

Property Data

Purchase Price	\$ 460,000	9-bed Rent By The Room deal in Austin. Less than 15 minutes to downtown, airport, state park, Tesla Gigafactory. Will work for a househacker with 2 rooms vacant. All tenants current on rent at \$5350/mo with \$6950/mo potential at full capacity.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 115,000	
Closing Costs	\$ 9,200	
Cash Outlay	\$ 124,200	

Financing Data

Interest Rate	7.25%
Finance Amt	\$345,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,353.51

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 6,950.00	\$ 83,400.00
Vacancy Loss	\$ (695.00)	\$ (8,340.00)
Gross Income	\$ 6,255.00	\$ 75,060.00

ROI Metrics

Cap Rate	9.26%
IRR	29.83%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 124,200	\$ 147,200	\$ 193,200
Cash on Cash	12.24%	11.61%	10.79%
Cash + Principal	14.93%	13.73%	12.18%

Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 708.82	\$ 8,505.89
Management	\$ 625.50	\$ 7,506.00
Maintenance	\$ 150.00	\$ 1,800.00
Capex Reserves	\$ 150.00	\$ 1,800.00
Utilities	\$ 500.00	\$ 6,000.00
Lawncare	\$ 75.00	\$ 900.00
HOA	\$ 25.00	\$ 300.00
Cleaning	\$ 200.00	\$ 2,400.00
Total Expenses	\$ 2,634.32	\$ 29,211.89

Net Operating Income	\$ 3,620.68	\$ 43,448.11
Mortgage	\$ 2,353.51	\$ 28,242.10
Cashflow	\$ 1,267.17	\$ 15,206.01

Loan Principal Paydown		\$ 3,339.11
Appreciation	5%	\$ 23,000.00
Total Return		\$ 41,545.12

Sale Comps

Market Analysis Summary | Residential

Listings as of 4/17/2024 at 1:19 pm, Page 1 of 2

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Active

1	9675071	SC	8704 Alum Rock Dr	Sheldon McKinney Heights	2	4	2	1	2	2	2014	0.15	2,790	\$175.27	\$489,000				104	104
				Min		4	2	1	2	2	2014	0.15	2,790	\$175.27	\$489,000				104	104
				Max		4	2	1	2	2	2014	0.15	2,790	\$175.27	\$489,000				104	104
				Avg		4	2	1	2	2	2014	0.15	2,790	\$175.27	\$489,000				104	104
				Med		4	2	1	2	2	2014	0.15	2,790	\$175.27	\$489,000				104	104

Listings: Closed

1	6643084	SC	6728 Marble Creek Loop	Springfield Ph B Sec 03	2	7	3	0	1	0	2002	0.16	2,780	\$161.83	\$449,900	\$147.48	\$410,000	04/15/2024	23	23
2	4600522	SC	8908 Ridgewell Rd	Sheldon 230 Sec 2 Ph 7	2	4	2	1	2	2	2015	0.09	2,500	\$174.00	\$435,000	\$174.00	\$435,000	02/14/2024	220	220
				Min		4	2	0	1	0	2002	0.09	2,500	\$161.83	\$435,000	\$147.48	\$410,000		23	23
				Max		7	3	1	2	2	2015	0.16	2,780	\$174.00	\$449,900	\$174.00	\$435,000		220	220
				Avg		6	3	1	2	1	2009	0.13	2,640	\$167.92	\$442,450	\$160.74	\$422,500		122	122
				Med		6	3	1	2	1	2009	0.13	2,640	\$167.92	\$442,450	\$160.74	\$422,500		122	122

3

Total Listings

Average for all:	5	3	1	2	1	2010	0.13	2,690	\$170.37	\$457,967	\$160.74	\$422,500						116	116
Median for all:	4	3	1	2	2	2014	0.15	2,780	\$174.00	\$449,900	\$160.74	\$422,500						104	104

Presented by: Vic Steffen

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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.

Property Notes

Current Rent Roll:

Ronald D (Small front)	\$700
Brent H (small front)	\$750
Stephen A (Garage #1 front)	\$750
William M (Huge Upstairs)	\$750
Brian G	\$850
Tony A (Master Bed)	\$850
Finn (Upstairs) (Michael A)	\$700
Vacant Large Rm	\$800
Vacant Large Rm	\$800

Rents are relatively low-could be room for a \$50 or \$100/room bump. All tenants male 20-40 or so, no criminal records, all current on rents, etc...

EXACT Copy/Same Floorplan , down the street active now for 494k

https://www.realtor.com/realestateandhomes-detail/8704-Alum-Rock-Dr_Austin_TX_78747_M74941-51170?from=srp-map-list