

Property Details

7026 Lakeview Dr, San Antonio



Property Summary

Property Data

Purchase Price	\$ 420,000	2019 built duplex near military bases and airport. Large 3 bed, 2.5 bath units with fenced backyards and 1-car garages. Rent as a furnished mid-term rental for \$2600-2700/mo per side.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 105,000	
Closing Costs	\$ 8,400	
Cash Outlay	\$ 133,400	

Financing Data

Interest Rate	7.00%
Finance Amt	\$315,000
Mortgage (yrs)	30
Mortgage Pmt	\$2,095.70

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 5,200.00	\$ 62,400.00
Vacancy Loss	\$ (520.00)	\$ (6,240.00)
Gross Income	\$ 4,680.00	\$ 56,160.00

ROI Metrics

Cap Rate	6.81%
IRR	18.80%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 133,400	\$ 154,400	\$ 196,400
Cash on Cash	4.02%	4.56%	5.29%
Cash + Principal	6.42%	6.50%	6.60%

Insurance	\$ 250.00	\$ 3,000.00
Taxes	\$ 748.98	\$ 8,987.75
Management	\$ 468.00	\$ 5,616.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 400.00	\$ 4,800.00
Lawn care	\$ -	\$ -
HOA	\$ 120.00	\$ 1,440.00
Other Expenses	\$ -	\$ -
Total Expenses	\$ 2,136.98	\$ 25,643.75
Net Operating Income	\$ 2,543.02	\$ 30,516.25
Mortgage	\$ 2,095.70	\$ 25,148.43
Cashflow	\$ 447.32	\$ 5,367.82
Loan Principal Paydown		\$ 3,199.80
Appreciation	5%	\$ 21,000.00
Total Return		\$ 29,567.62

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	1608459	6918 Lakeview Dr	Sold	\$415,000	2606	87	87	\$420,000	\$161.16	\$415,000	\$159.24	\$1500	98.81%	94.53%	08/31/2022
2	1606440	6862 Lakeview Dr	Sold	\$425,000	2606	162	162	\$435,000	\$166.92	\$425,000	\$163.08	\$1500	97.7%	94.44%	10/31/2022
3	1608230	6926 Lakeview Dr	Sold	\$425,000	2606	66	66	\$425,000	\$163.08	\$425,000	\$163.08	\$1000	100.0%	94.44%	08/31/2022
4	1607462	6846 Lakeview Dr	Sold	\$430,000	2724	142	142	\$440,000	\$161.52	\$430,000	\$157.85		97.73%	95.56%	10/21/2022

4 Sold - Multi-Family (2-8 Units) Statistics

	High	Low	Average	Median
List Price	\$440,000	\$420,000	\$430,000	\$430,000
Sold Price	\$430,000	\$415,000	\$423,750	\$425,000
Square Feet	2724	2606	2635	2606
Price/Square Foot	\$163.08	\$157.85	\$160.79	\$161.16
Cumulative Days On Market	162	66	114	114
Days On Market	162	66	114	114
LP:SP Ratio	100.0%	97.7%	98.56%	98.27%
OLP:SP Ratio	95.56%	94.44%	94.74%	94.48%
Seller's Concessions	\$1,500	\$1,000	\$1,333	\$1,500

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 2024 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Victor Steffen | eXp Realty | 02/21/2024 07:49 AM

MTR Comps

MTR 1	\$2650/mo	Listing
MTR 2	\$3000/mo	Listing
MTR 3	\$2650/mo	Listing
MTR 4	\$2600/mo	Listing