

# Property Details

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787 Lakeview Dr, Denison



# Property Summary

## Property Data

Purchase Price	\$ 725,000	Upgraded 5 bed STR with views of Lake Texoma. Great location within walking distance of waterfront parks. Brand new roof. Motivated seller with a recent price drop.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 181,250	
Closing Costs	\$ 14,500	
<b>Cash Outlay</b>	<b>\$ 215,750</b>	

## Financing Data

Interest Rate	7.25%
Finance Amt	\$543,750
Mortgage (yrs)	30
Mortgage Pmt	\$3,709.33

## First Year Operating Statement

	Monthly	Yearly
Nightly Rate	\$ 450.00	
Avg Nights Booked	17	
Cleaning Fee	\$ 1,000.00	
<b>Gross Income</b>	<b>\$ 8,650.00</b>	<b>\$ 103,800.00</b>
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 526.83	\$ 6,321.99
Management	\$ 765.00	\$ 9,180.00
Maintenance	\$ 75.00	\$ 900.00
Capex Reserves	\$ 75.00	\$ 900.00
Utilities	\$ 400.00	\$ 4,800.00
Lawn care	\$ 75.00	\$ 900.00
Pool Service	\$ -	\$ -
Cleaning	\$ 1,000.00	\$ 12,000.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 3,116.83</b>	<b>\$ 37,401.99</b>
<b>Net Operating Income</b>	<b>\$ 5,533.17</b>	<b>\$ 66,398.01</b>
Mortgage	\$ 3,709.33	\$ 44,512.00
<b>Cashflow</b>	<b>\$ 1,823.83</b>	<b>\$ 21,886.01</b>
Loan Principal Paydown		\$ 5,262.72
Appreciation	5%	\$ 36,250.00
<b>Total Return</b>		<b>\$ 63,398.73</b>

## ROI Metrics

Cap Rate	8.74%
IRR	26.27%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 215,750	\$ 252,000	\$ 324,500
Cash on Cash	10.14%	9.86%	9.49%
Cash + Principal	12.58%	11.53%	10.79%

# STR Comps

STR 1	\$587/night	<a href="#">Listing</a>
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