

Property Details

9929 Ardash Ln, San Antonio



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Property Summary

Property Data

Purchase Price	\$ 278,000	Remodeled and occupied 1% Rule duplex. 2 bed units currently rented for \$1240 and \$1225 per month. Market rents \$1400 per unit.
Make Ready	\$ -	
Down Payment	25.0%	
Down Payment Amt	\$ 69,500	
Closing Costs	\$ 5,560	
Cash Outlay	\$ 75,060	

Financing Data

Interest Rate	7.00%
Finance Amt	\$208,500
Mortgage (yrs)	30
Mortgage Pmt	\$1,387.16

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 2,800.00	\$ 33,600.00
Vacancy Loss	\$ (84.00)	\$ (1,008.00)
Gross Income	\$ 2,716.00	\$ 32,592.00
Insurance	\$ 175.00	\$ 2,100.00
Taxes	\$ 432.91	\$ 5,194.96
Management	\$ 217.28	\$ 2,607.36
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 1,025.19	\$ 12,302.32
Net Operating Income	\$ 1,690.81	\$ 20,289.68
Mortgage	\$ 1,387.16	\$ 16,645.87
Cashflow	\$ 303.65	\$ 3,643.81
Loan Principal Paydown		\$ 2,117.96
Appreciation	5%	\$ 13,900.00
Total Return		\$ 19,661.78

ROI Metrics

Cap Rate	7.16%
IRR	21.73%

Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 75,060	\$ 88,960	\$ 116,760
Cash on Cash	4.85%	5.34%	5.97%
Cash + Principal	7.68%	7.57%	7.42%

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	<input type="checkbox"/> 1699942	9824 Ardash Ln	Sold	\$293,000	2338	13	13	\$299,000	\$127.88	\$293,000	\$125.32		97.99%	97.99%	07/21/2023

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

	High	Low	Average	Median
List Price	\$299,000	\$299,000	\$299,000	\$299,000
Sold Price	\$293,000	\$293,000	\$293,000	\$293,000
Square Feet	2338	2338	2338	2338
Price/Square Foot	\$125.32	\$125.32	\$125.32	\$125.32
Cumulative Days On Market	13	13	13	13
Days On Market	13	13	13	13
LP:SP Ratio	97.99%	97.99%	97.99%	97.99%
OLP:SP Ratio	97.99%	97.99%	97.99%	97.99%
Seller's Concessions	\$0	\$0	\$0	\$0

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Rent Comps

CMA Summary Report

Residential Rental

Rented - Residential Rental

#		MLS #	Street #	Dir	Str Name	Status	SqFt	CDOM	DOM	LP	\$/SqFt	SP	\$/SqFt(Rented)	Close Date
1	<input type="checkbox"/>	1737916	9928		Ardash Ln	Rented	1043	92	92	\$1,275	\$1.22	\$1,275	\$1.22	03/08/2024
2	<input type="checkbox"/>	1725821	9941		Ardash Ln	Rented	894	39	39	\$1,290	\$1.44	\$1,290	\$1.44	11/16/2023
3	<input type="checkbox"/>	1734038	9847		Ardash Ln	Rented	950	82	82	\$1,300	\$1.36	\$1,300	\$1.36	02/15/2024
4	<input type="checkbox"/>	1736837	7403		Gallery Ridge	Rented	951	30	27	\$1,350	\$1.41	\$1,350	\$1.41	12/29/2023
5	<input type="checkbox"/>	1732208	9504		Stillforest	Rented	944	49	49	\$1,400	\$1.48	\$1,400	\$1.48	12/15/2023
6	<input type="checkbox"/>	1747828	9691		South Bend	Rented		14	14	\$1,450		\$1,450		02/07/2024

6 Rented - Residential Rental Statistics

	High	Low	Average	Median
List Price	\$1,450	\$1,275	\$1,344	\$1,325
Sold Price	\$1,450	\$1,275	\$1,344	\$1,325
Square Feet	1043	894	956	950
Price/Square Foot	\$1.48	\$1.22	\$1.38	\$1.41
Cumulative Days On Market	92	14	51	44
Days On Market	92	14	51	44

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