

Property Details

1904 Albury Cv, Austin



Property Summary

Property Data

Purchase Price	\$ 1,600,000	Luxury North Austin quadplex with 5.25% financing available. Fully renovated with light, modern finishes and an open layout. Close to major tech centers, Whole Foods, HEB, The Domain. Units have been "condoized" and can be sold off individually. FMV is \$1.8-2M, discount at \$1.6M for package of 4 units. Works as STR or LTR.
Make Ready	\$ -	
Down Payment	20.0%	
Down Payment Amt	\$ 320,000	
Closing Costs	\$ 32,000	
Cash Outlay	\$ 352,000	

Financing Data

Interest Rate	5.25%
Finance Amt	\$1,280,000
Mortgage (yrs)	30
Mortgage Pmt	\$7,068.21

First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 12,000.00	\$ 144,000.00
Vacancy Loss	\$ (360.00)	\$ (4,320.00)
Gross Income	\$ 11,640.00	\$ 139,680.00

ROI Metrics

Cap Rate	5.73%
IRR	21.70%

Insurance	\$ 350.00	\$ 4,200.00
Taxes	\$ 2,160.00	\$ 25,920.00
Management	\$ 931.20	\$ 11,174.40
Maintenance	\$ 200.00	\$ 2,400.00
Capex Reserves	\$ 200.00	\$ 2,400.00
Utilities	\$ -	\$ -
Lawncare	\$ -	\$ -
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
Total Expenses	\$ 3,841.20	\$ 46,094.40
Net Operating Income	\$ 7,798.80	\$ 93,585.60
Mortgage	\$ 7,068.21	\$ 84,818.49
Cashflow	\$ 730.59	\$ 8,767.11

Cash on Cash Returns

	20% down	30% down	40% down
Cash Outlay	\$ 352,000	\$ 512,000	\$ 672,000
Cash on Cash	2.49%	3.78%	4.46%
Cash + Principal	7.62%	6.87%	6.47%

Loan Principal Paydown		\$ 18,048.68
Appreciation	5%	\$ 80,000.00

Total Return \$ 106,815.79

Sale Comps

Market Analysis Summary | Residential

Listings as of 5/1/2024 at 12:37 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
Listings: Closed																				
1	4988349	2N	1902 Albury Cv #A	Cerca at The Domain Condominiu	2	2	2	0	1	0	1983	0.28	1,144	\$393.36	\$450,000	\$377.62	\$432,000	02/28/2024	76	75
2	5706524	2N	1903 Albury Cv #B	Cerca at The Domain Condominiu	2	2	2	0	1	0	1983	0.28	1,144	\$393.36	\$450,000	\$393.36	\$450,000	03/20/2024	42	42
3	5829021	2N	1902 Albury Cv #D	Village At Walnut Creek Ph 1	2	3	2	0	1	0	1983	0.23	1,144	\$415.21	\$475,000	\$415.21	\$475,000	12/07/2023	0	0
4	2615881	2N	1907 Albury Cv #D	Cerca at The Domain Condominiu	2	2	2	0	1	0	1983	0.28	1,144	\$415.21	\$475,000	\$436.98	\$499,900	03/20/2024	0	2
5	3766529	2N	1911 Albury Cv #D	Cerca at The Domain Condominiu	2	2	2	0	1	0	1983	0.28	1,144	\$437.06	\$500,000	\$437.06	\$500,000	03/08/2024	4	4
				Min		2	2	0	1	0	1983	0.23	1,144	\$393.36	\$450,000	\$377.62	\$432,000		0	0
				Max		3	2	0	1	0	1983	0.28	1,144	\$437.06	\$500,000	\$437.06	\$500,000		76	75
				Avg		2	2	0	1	0	1983	0.27	1,144	\$410.84	\$470,000	\$412.05	\$471,380		24	25
				Med		2	2	0	1	0	1983	0.28	1,144	\$415.21	\$475,000	\$415.21	\$475,000		4	4
5	Total Listings			Average for all:		2	2	0	1	0	1983	0.27	1,144	\$410.84	\$470,000	\$412.05	\$471,380		24	25
				Median for all:		2	2	0	1	0	1983	0.28	1,144	\$415.21	\$475,000	\$415.21	\$475,000		4	4

Quick Statistics	Min	Max	Avg	Med	
	List Price	\$450,000	\$500,000	\$470,000	\$475,000
	Sale Price	\$432,000	\$500,000	\$471,380	\$475,000
	Sale / List	96.0%	105.2%	100.2%	100.0%

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.

Rent Comps

Market Analysis Summary | Residential Lease

Listings as of 5/1/2024 at 12:35 pm, Page 1 of 1

#	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: Closed

1	4509765	2N	1904 Albury Cv #D	Cerca at The Domain Condominiu	2	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.64	\$3,020	04/05/2024	0	0
2	6575233	2N	1903 Albury Cv #C	Cerca at The Domain Condominiu	2	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.62	\$3,000	03/18/2024	0	0
					Min	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.62	\$3,000		0	0
					Max	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.64	\$3,020		0	0
					Avg	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.63	\$3,010		0	0
					Med	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.63	\$3,010		0	0

2

Total Listings

Average for all:	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.63	\$3,010	0	0
Median for all:	2	2	0	1	0	1983	0.28	1,144	\$2.62	\$3,000	\$2.63	\$3,010	0	0

Quick Statistics

	Min	Max	Avg	Med
List Price	\$3,000	\$3,000	\$3,000	\$3,000
Sale Price	\$3,000	\$3,020	\$3,010	\$3,010
Sale / List	100.0%	100.7%	100.3%	100.3%

Property Type is 'Residential Lease' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 05/01/2024 to 11/03/2023 Latitude, Longitude is within 1.00 mi of 1904 Albury Cove, Austin, TX 78758, USA # Beds is 2

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