

# Property Details

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3212 Trenton Dr, Temple



# Property Summary

## Property Data

Purchase Price	\$ 315,000	Fully remodeled duplex close to Baylor Scott & White hospital. 2 bed, 1.5 bath units ideal for mid-term or long-term rentals with major logistics centers and employers nearby.
Make Ready	\$ 20,000	
Down Payment	25.0%	
Down Payment Amt	\$ 78,750	
Closing Costs	\$ 6,300	
<b>Cash Outlay</b>	<b>\$ 105,050</b>	

## Financing Data

Interest Rate	7.25%
Finance Amt	\$236,250
Mortgage (yrs)	30
Mortgage Pmt	\$1,611.64

## First Year Operating Statement

	Monthly	Yearly
Rental Income	\$ 4,400.00	\$ 52,800.00
Vacancy Loss	\$ (440.00)	\$ (5,280.00)
<b>Gross Income</b>	<b>\$ 3,960.00</b>	<b>\$ 47,520.00</b>
Insurance	\$ 200.00	\$ 2,400.00
Taxes	\$ 393.41	\$ 4,720.97
Management	\$ 396.00	\$ 4,752.00
Maintenance	\$ 100.00	\$ 1,200.00
Capex Reserves	\$ 100.00	\$ 1,200.00
Utilities	\$ 400.00	\$ 4,800.00
Lawn care	\$ 75.00	\$ 900.00
HOA	\$ -	\$ -
Other Expenses	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ 1,664.41</b>	<b>\$ 19,972.97</b>
<b>Net Operating Income</b>	<b>\$ 2,295.59</b>	<b>\$ 27,547.03</b>
Mortgage	\$ 1,611.64	\$ 19,339.70
<b>Cashflow</b>	<b>\$ 683.94</b>	<b>\$ 8,207.33</b>
Loan Principal Paydown		\$ 2,286.56
Appreciation	5%	\$ 15,750.00
<b>Total Return</b>		<b>\$ 26,243.89</b>

## ROI Metrics

Cap Rate	8.07%
IRR	22.31%

## Cash on Cash Returns

	25% down	30% down	40% down
Cash Outlay	\$ 105,050	\$ 120,800	\$ 152,300
Cash on Cash	7.81%	7.86%	7.93%
Cash + Principal	9.99%	9.63%	9.13%

# Sale Comps

#	List ID	Area	Address	Type	Unit Mix	Acres	YB	SqFt	\$ SqFt	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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## Listings: Closed

1	4691790	BT	3014 Trenton Dr	Duplex	2/1.5	0.19	1981	2,003	\$167.25	\$335,000	\$152.52	\$305,500	10/26/2023	67	66
2	7776737	BT	3106 Trenton Dr	Duplex	2/1.5	0.19	1981	2,003	\$167.25	\$335,000	\$154.77	\$310,000	10/16/2023	63	59
				Min		0.19	1981	2,003	\$167.25	\$335,000	\$152.52	\$305,500		63	59
				Max		0.19	1981	2,003	\$167.25	\$335,000	\$154.77	\$310,000		67	66
				Avg		0.19	1981	2,003	\$167.25	\$335,000	\$153.65	\$307,750		65	63
				Med		0.19	1981	2,003	\$167.25	\$335,000	\$153.65	\$307,750		65	63

2	Total Listings	Average for all:	0.19	1981	2,003	\$167.25	\$335,000	\$153.65	\$307,750	65	63
		Median for all:	0.19	1981	2,003	\$167.25	\$335,000	\$153.65	\$307,750	65	63
Quick Statistics		Min	Max	Avg	Med						
	List Price	\$335,000	\$335,000	\$335,000	\$335,000						
	Sale Price	\$305,500	\$310,000	\$307,750	\$307,750						
	Sale / List	91.2%	92.5%	91.9%	91.9%						

Property Type is 'Residential Income' Status is 'Active' Status is 'Closed' Status Contractual Search Date is 11/02/2023 to 05/06/2023 Latitude, Longitude is within 1.00 mi of 3212 Trenton Dr, Temple, TX 76504, USA

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.

## MTR Comps

MTR 1	\$2500/mo	<a href="#">Listing</a>
MTR 2	\$2500/mo	<a href="#">Listing</a>