



**Fredericksburg Short Term Rental \$550k**

229 Sunday Cir: located in Texas Wine Country just west of Austin. This is a turnkey short term rental operation with excellent ratings and a full calendar of bookings that will convey with the sale. HOA allows STRs and HOA fee covers water, trash and community pool access. The property has averaged \$6600-\$7000 per month for the last 17 months. Management will convey for a seamless ownership transition. Asking price is \$600k. I think we can pick it up for \$550k or less. HOA \$125. Taxes \$4596.

[Link To AirBnB Profile](https://redf.in/OaBd8g)  
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Sale Price	\$550,000.00	Projected Income	\$6,800.00
Principal + Interest (25% down at 6.75% 1pt paid by seller)		\$2,675.00	
Cash Needed (down payment + closing costs)		\$148,500.00	
Monthly NOI		\$3,504.50	

<b>Operating Expenses</b>			
Taxes	\$383.00	Insurance	\$187.50
Maint. Reserve	\$204.00	Landscaping	\$75.00
Fees+HOT Tax	\$476.00	Cleaning	\$425.00
Management	\$1,020.00	Supplies	\$100.00
Utilities	\$300.00	HOA	\$125.00
MONTHLY OPEX	\$3,295.50	MONTHLY CASHFLOW	\$829.50
CAP RATE	7.65%	CASH ON CASH	6.70%