



Austin Off-Market Seller Financing STR \$695k *ATTENTION Semi Retired MD INVESTORS*

8424 Bronco Buster Trail: pristine canyon-facing Lago Vista single family rental with dramatic canyon views. The HOA allows short term rentals. Seller is offering owner financing terms of 20% down, 4% interest, 10 year balloon. Short term rental comps suggest \$250-\$350 per night. 55-60% occupancy. Self-manage for positive cashflow and take advantage of the STR tax loophole. Taxes \$12k.

<https://redf.in/6r4MDr>

Sale Price	\$695,000.00	Projected Income	\$5,500.00
Principal + Interest (20% down at 4%)		\$2,564.00	
Cash Needed (down payment + closing costs)		\$145,950.00	
Monthly NOI		\$2,590.00	
Operating Expenses			
Taxes	\$1,000.00	Insurance	\$250.00

Maint. Reserve	\$100.00	Landscaping	\$50.00
Fees+HOT Tax	\$385.00	Cleaning	\$550.00
Management	\$0.00	Supplies	\$50.00
Utilities	\$525.00	HOA	\$0.00
MONTHLY OPEX	\$2,910.00	MONTHLY CASHFLOW	\$26.00
CAP RATE	4.47%	CASH ON CASH	0.21%