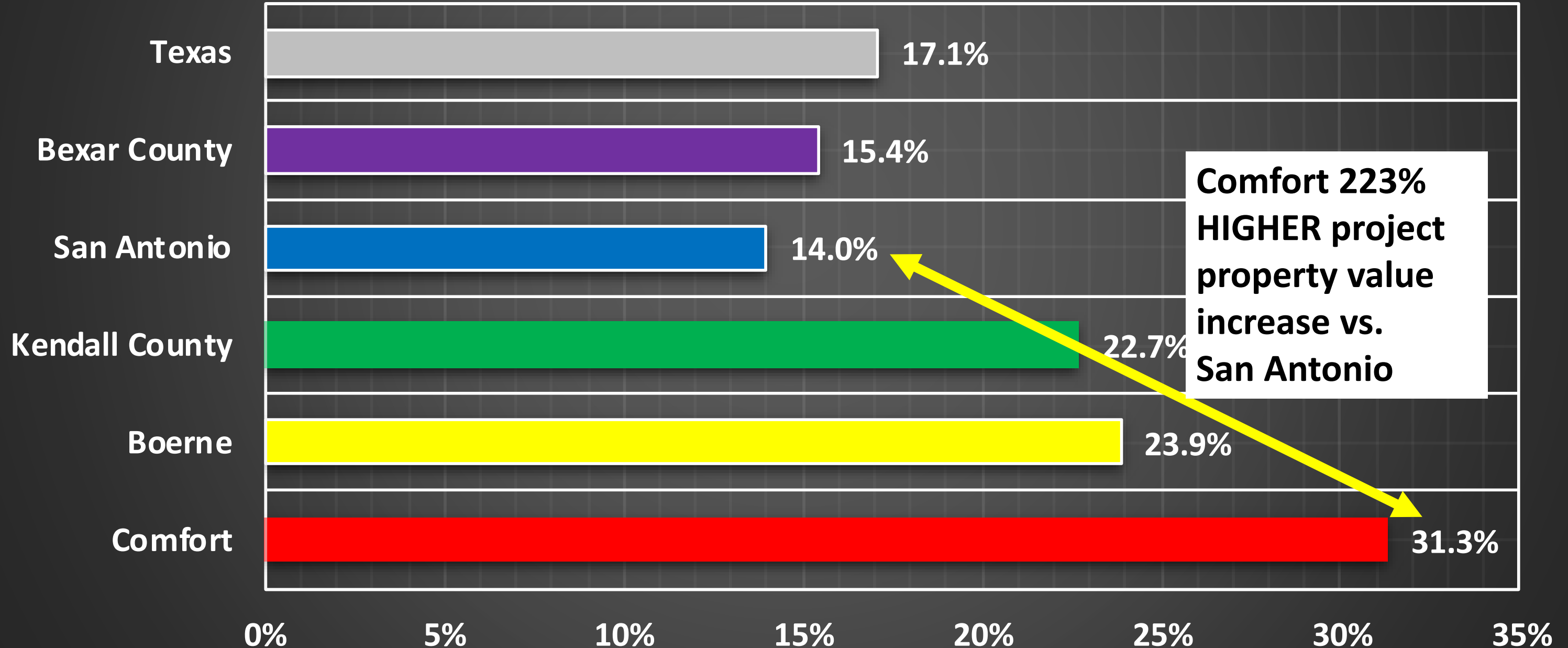
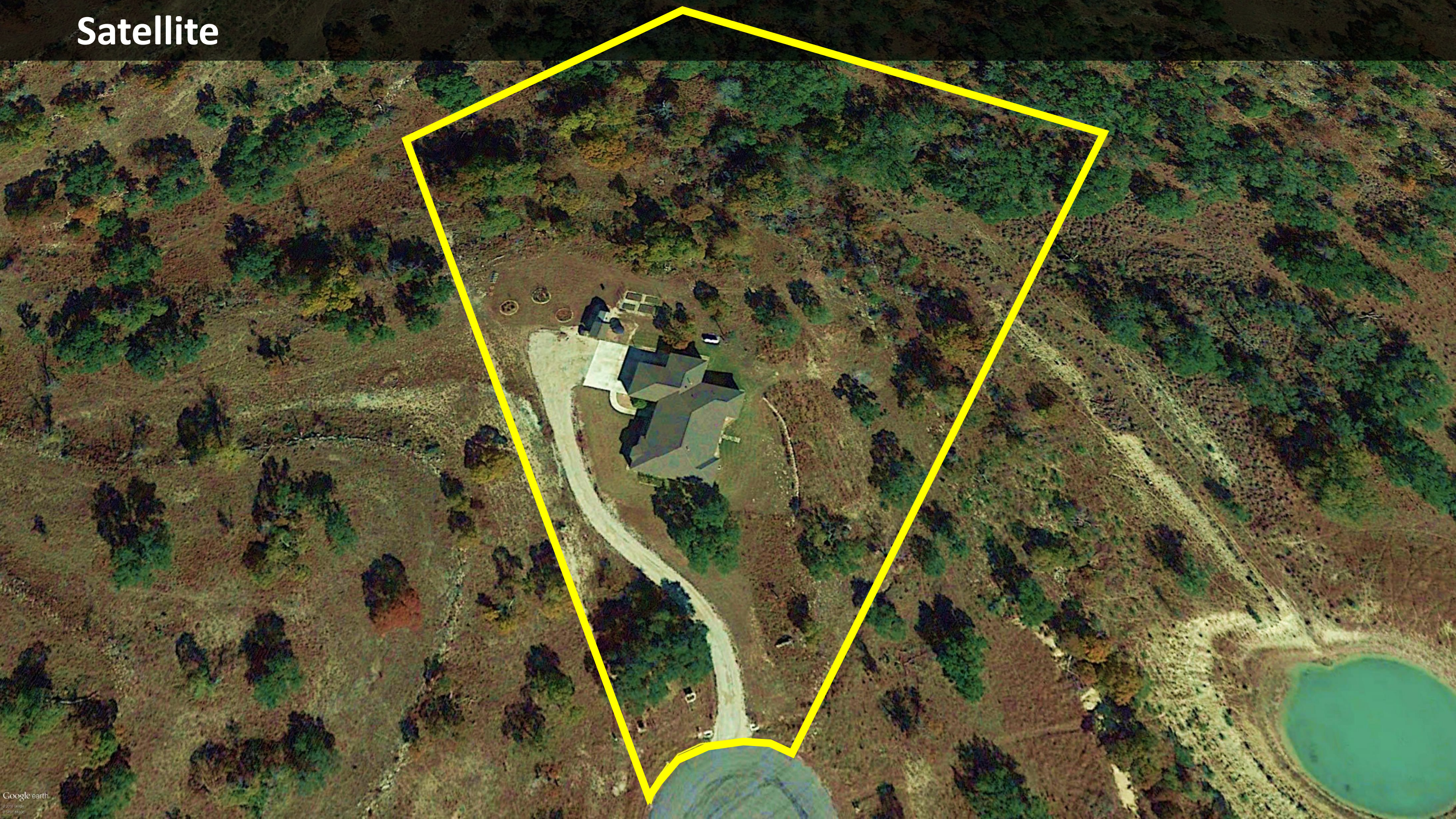


CCIM Projected Average Property Value Increase 2015-2020



52 Merlot Comfort TX 78013			
AirBnB Pro Forma Annual Financial Model			
#	Category	Description	
1	Sale Price	Sale \$	\$ 450,000
2	Air Bnb Revenue Model		
3	Daily Rate	Avg. daily rate for 3 bedroom home in Comfort	\$ 300
4	Occupancy	Occupancy Rate	48%
5	Days per Month	Avg. days per month (365 / 12)	30.41
6	Monthly Rental Subtotal	Proforma	\$ 5,100
7	Annual Rental Revenues	Monthly Lease * 12 Months	\$ 61,200
8	Maintenance, Utilities, Cleaning	20% of Annual Rental Revenues	\$ 12,240
9	Insurance	0.003% of Sale Price	\$ 1,350
10	Reserve	5% of Annual Rental Revenues	\$ 3,060
11	Annual Operating Expenses		\$ 16,550
12	Net Operating Income	Annual Rental Revenues - Annual Operating Expenses	\$ 44,650
13	Annual Debt Service	*	\$ 19,300
14	Net Cash Flow	Net Operating Income - Annual Debt Service	\$ 25,350
15	Estimated Cap Rate	Net Operating Income / Sale Price	10%
16	Cash on Cash	Net Cash Flow / (Down Payment + 1% Closing Cost)	25.7%
*P&I only, 80% 1st loan. 3.25% APR interest, 30-year amortization. National lender. Payment from Bank Rate Monitor.			

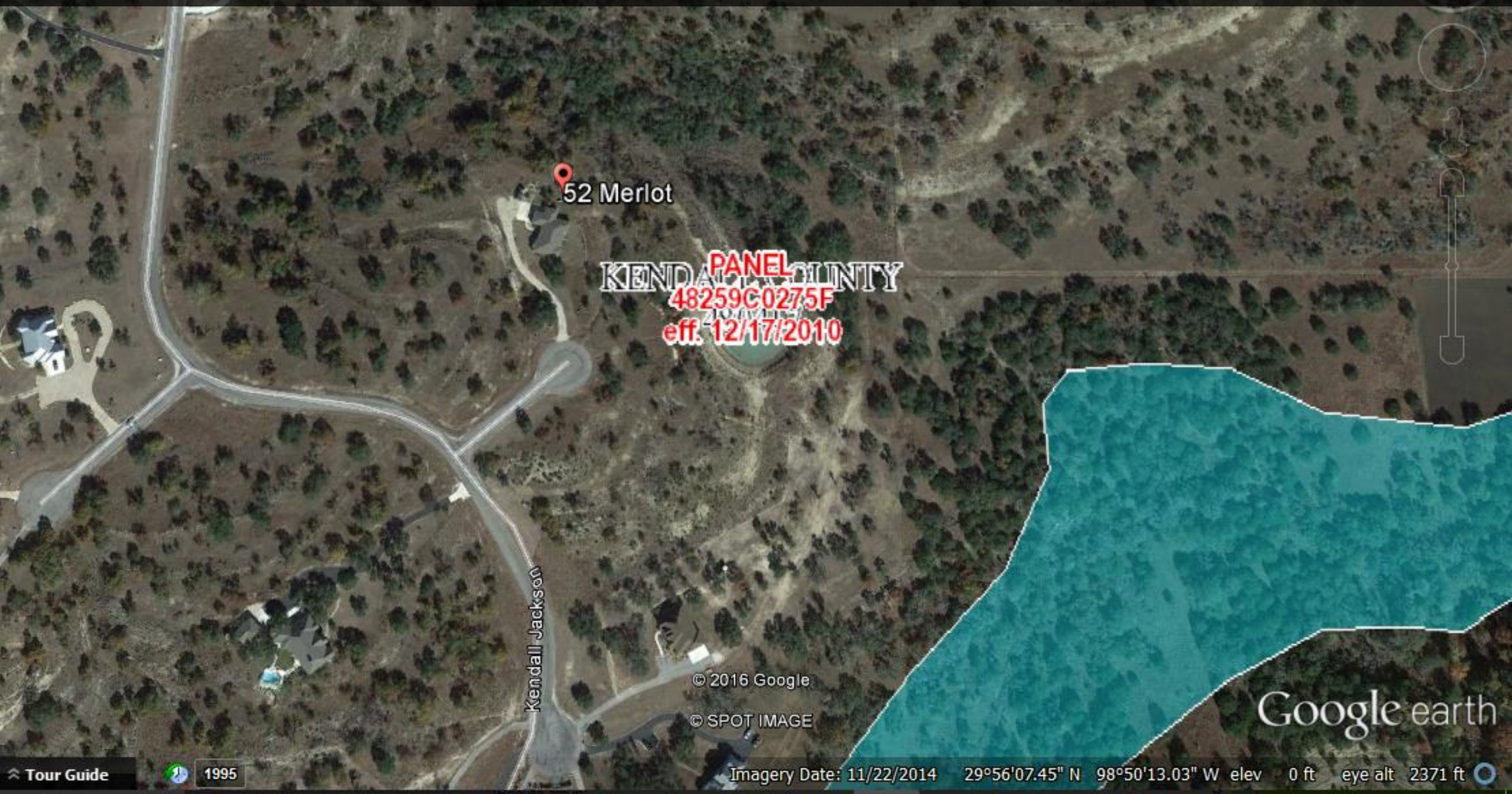
Satellite



Topo with estimated elevations



FEMA Flood Plain Map - None of property in flood plain



© 2016 Google

© SPOT IMAGE

Google earth

Tour Guide



1995

Imagery Date: 11/22/2014 29°56'07.45" N 98°50'13.03" W elev 0 ft eye alt 2371 ft

AirBnb Comfort TX 3 bedroom homes average \$375 per night

Become a Host

Help

Dates

Room Type ☒ Entire home/apt ☐ Private room ☐ Shared room

Price Range \$10 \$1000+

69 Home Rentals · Comfort

Enter dates to see full pricing. Additional fees apply. Taxes may be added.



All public schools attended within 5 miles

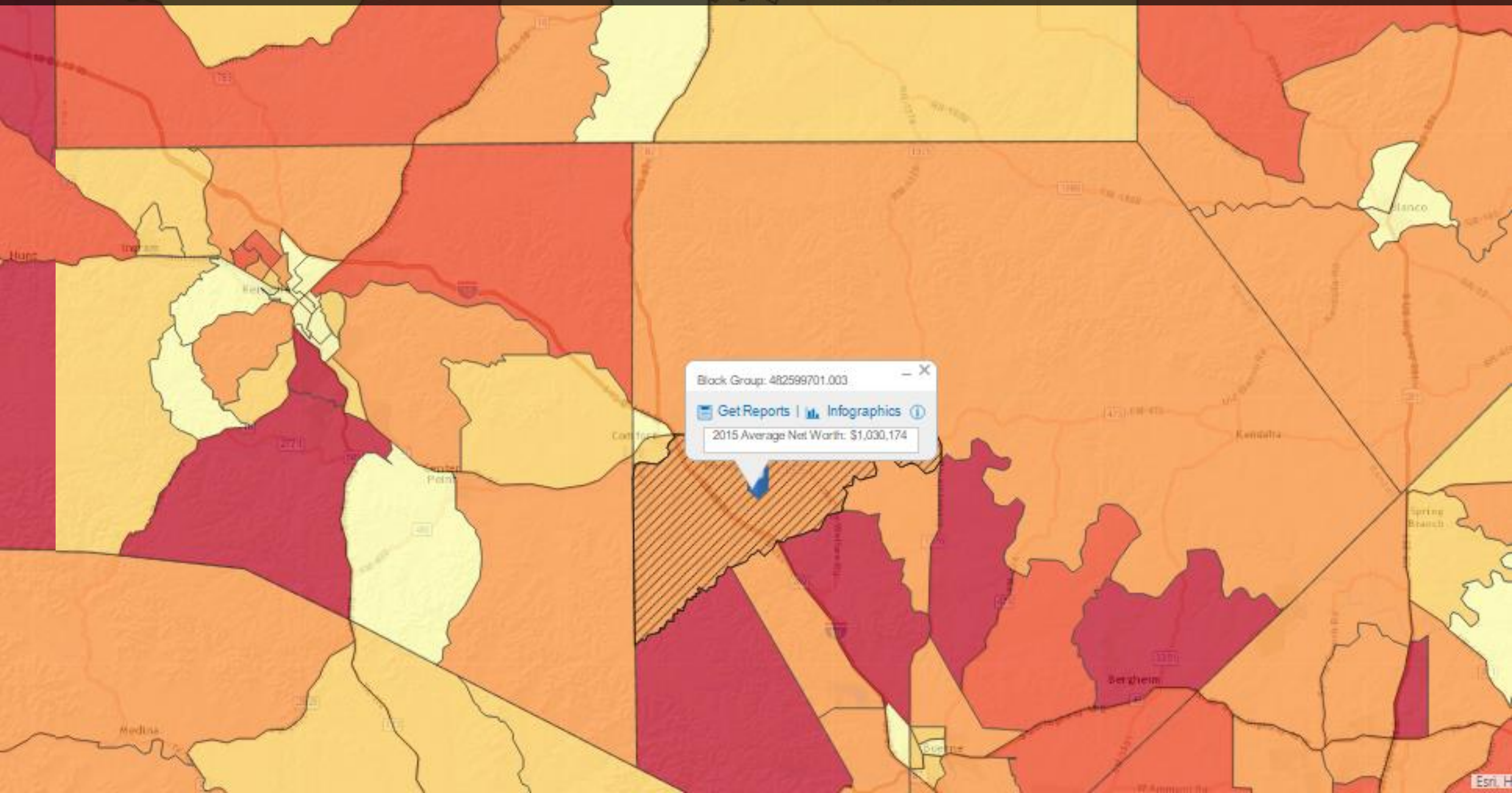
Comfort High School
9-12 329 Students
5 of 10 Greatschools Rating

Comfort Middle School
6-8 261 Students
6 of 10 Greatschools Rating

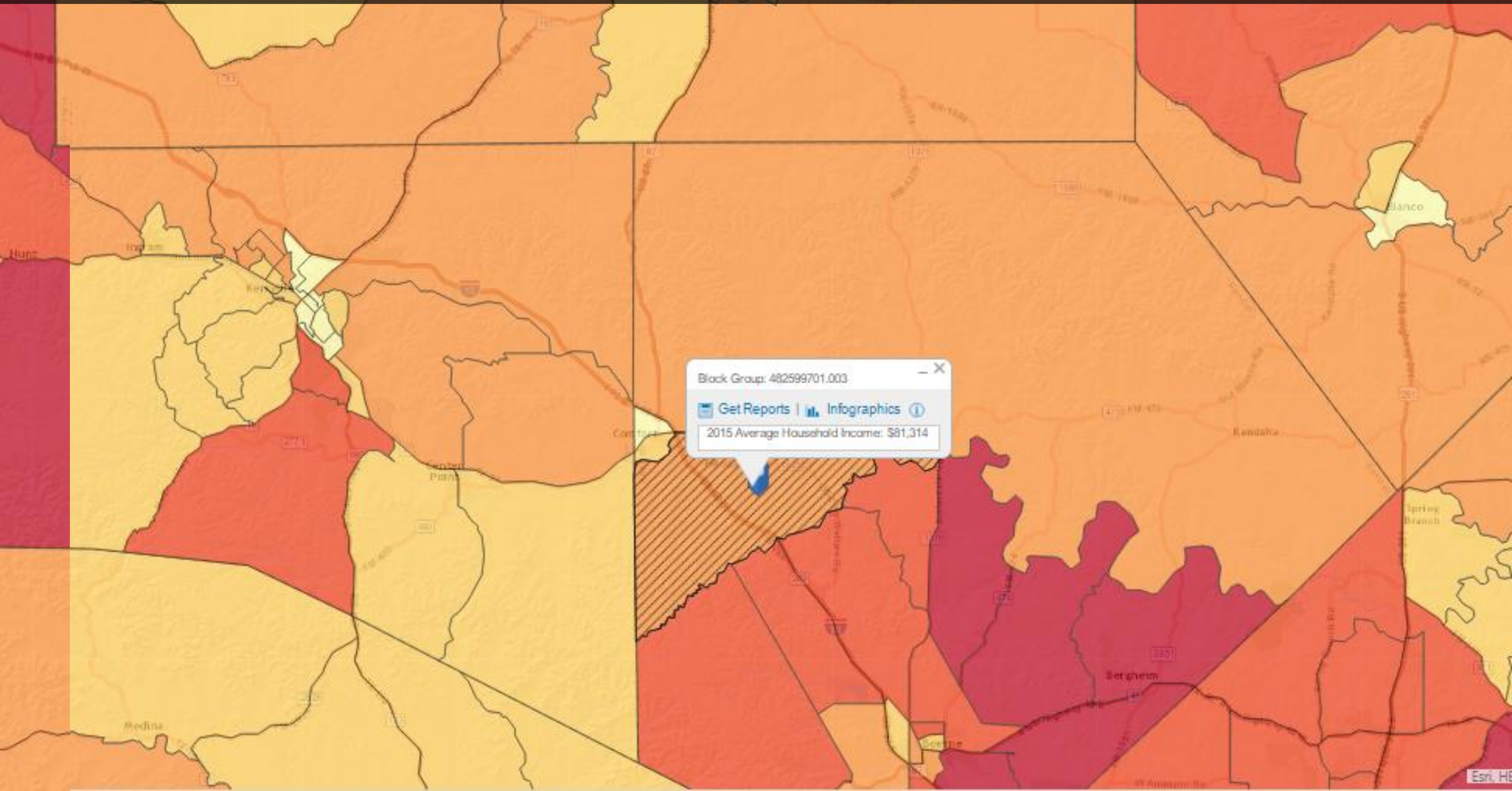
Comfort Elementary School
PK-5 536 Students
5 of 10 Greatschools Rating



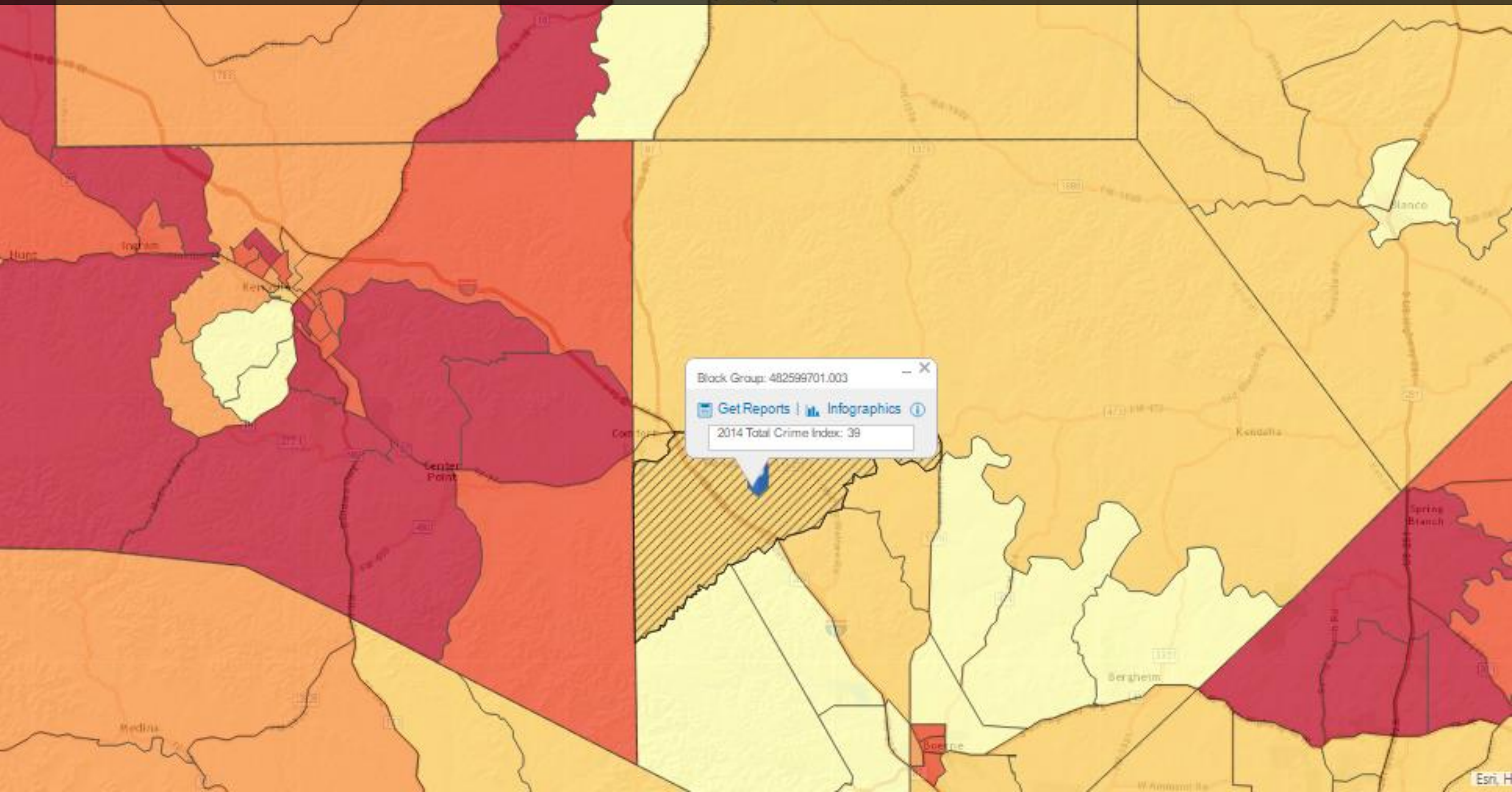
\$1,030,174 neighborhood (Block Group) avg. household NET WORTH



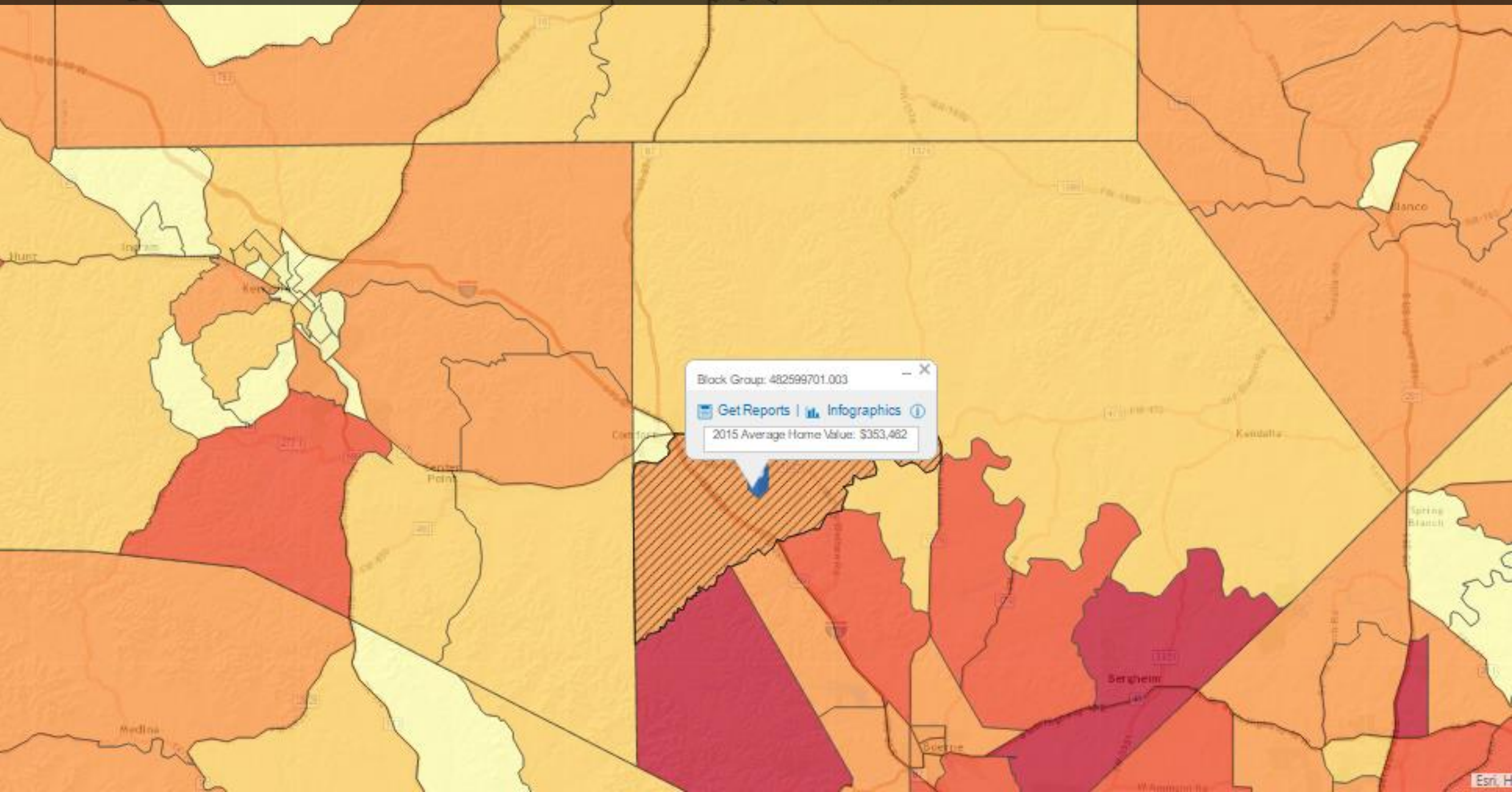
\$81,314 neighborhood (Block Group) avg. household INCOME



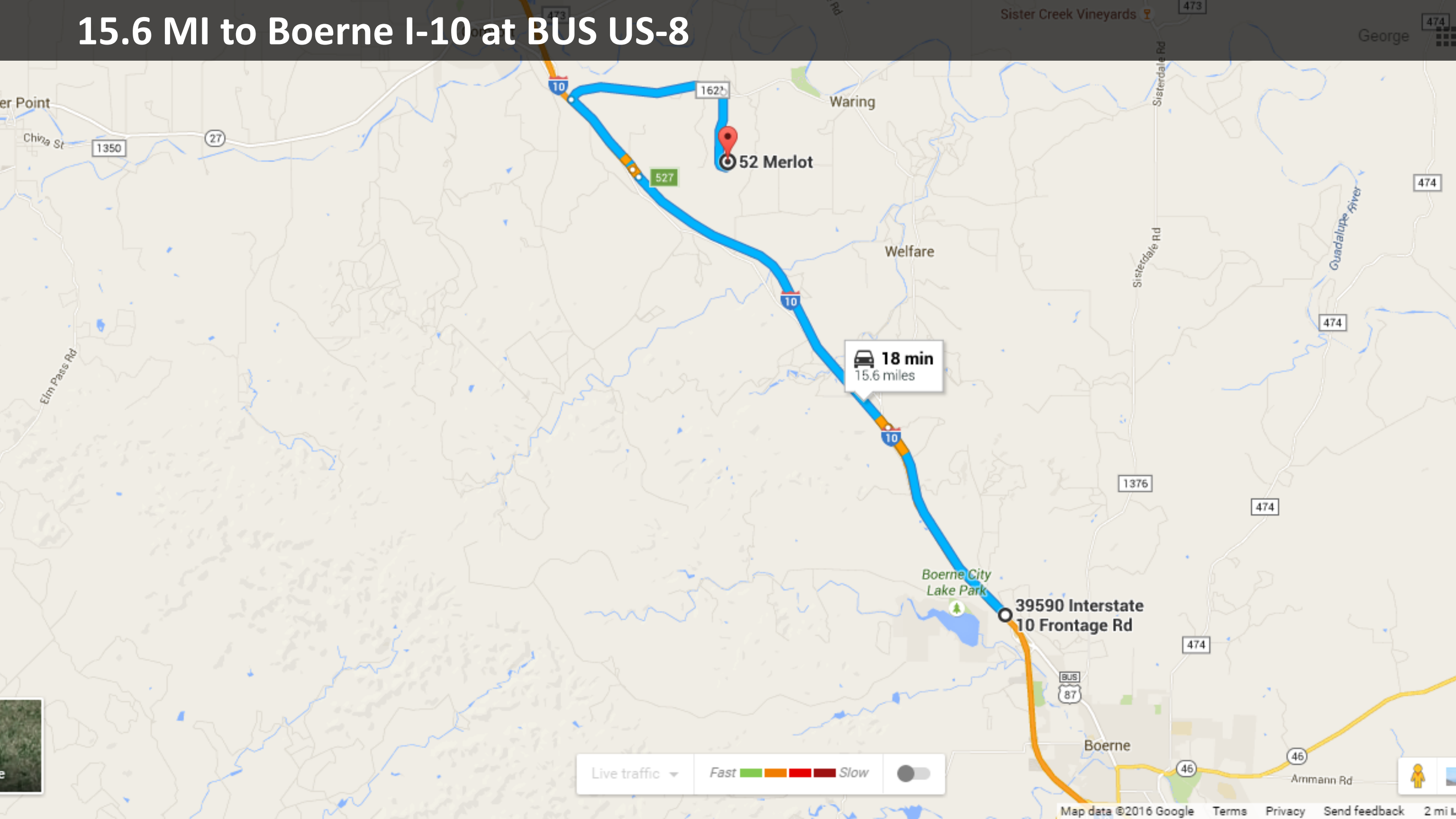
39 neighborhood (Block Group) CRIME INDEX



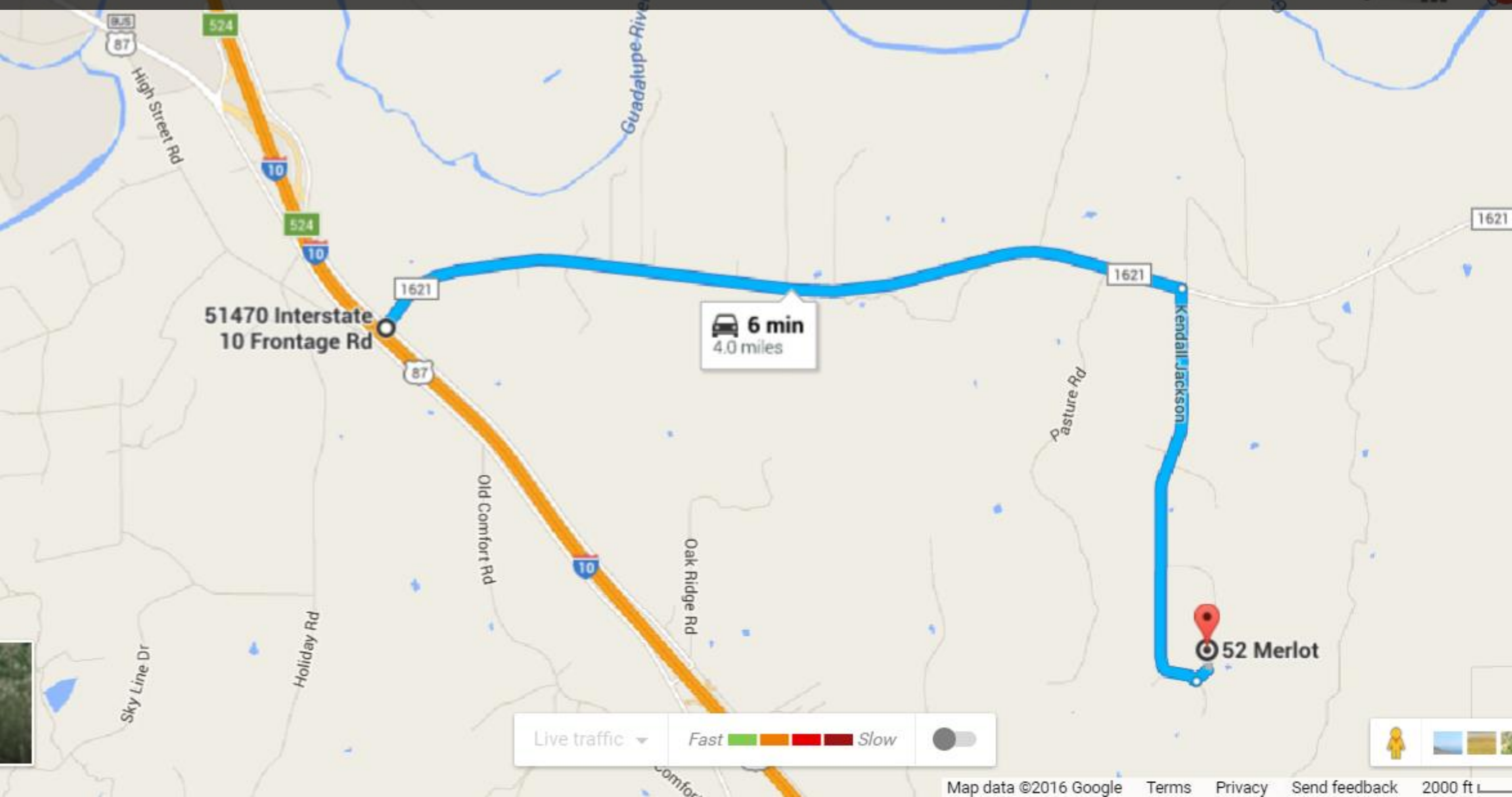
\$353,482 neighborhood (Block Group) avg. HOME VALUE



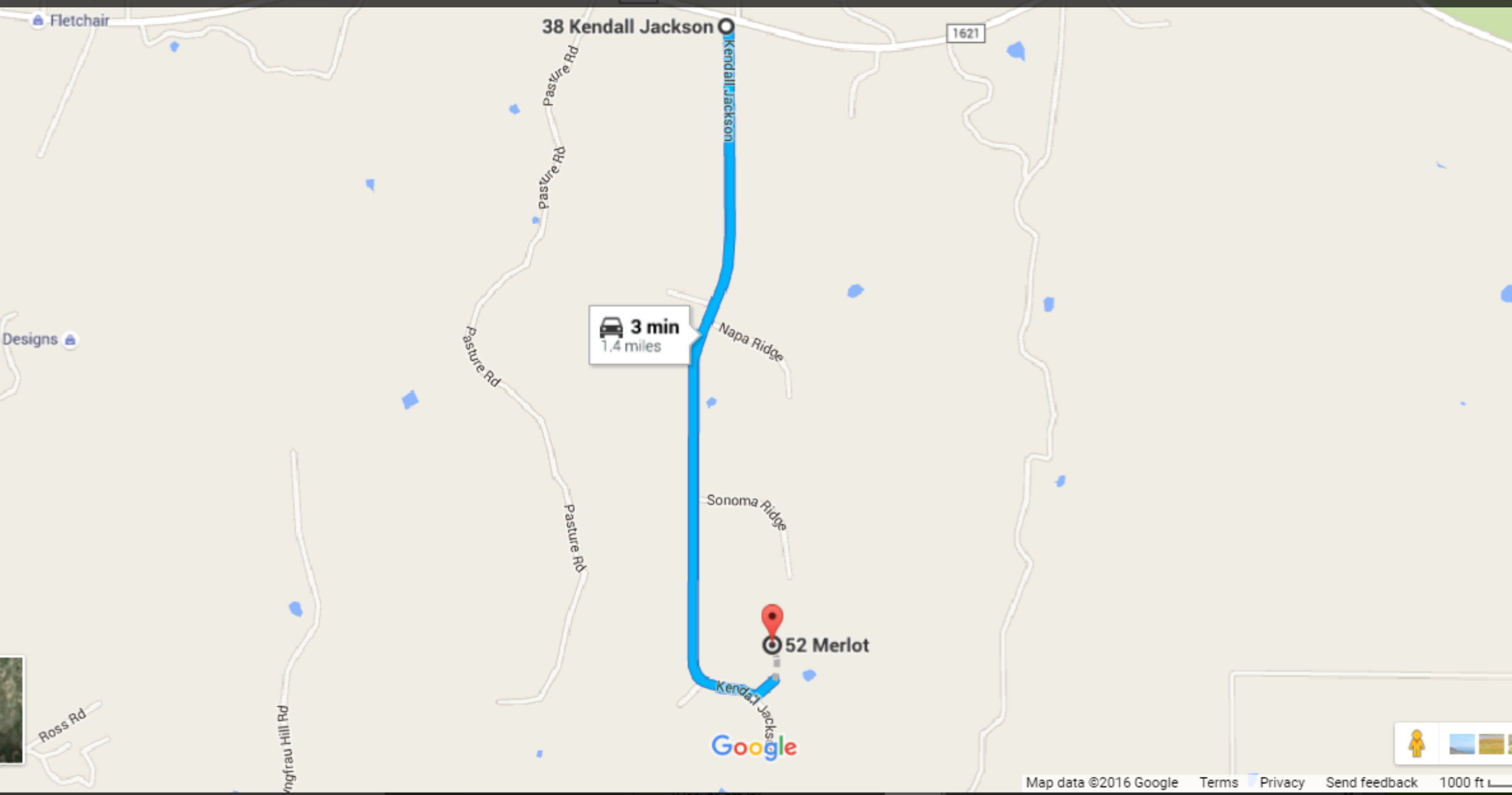
15.6 MI to Boerne I-10 at BUS US-8



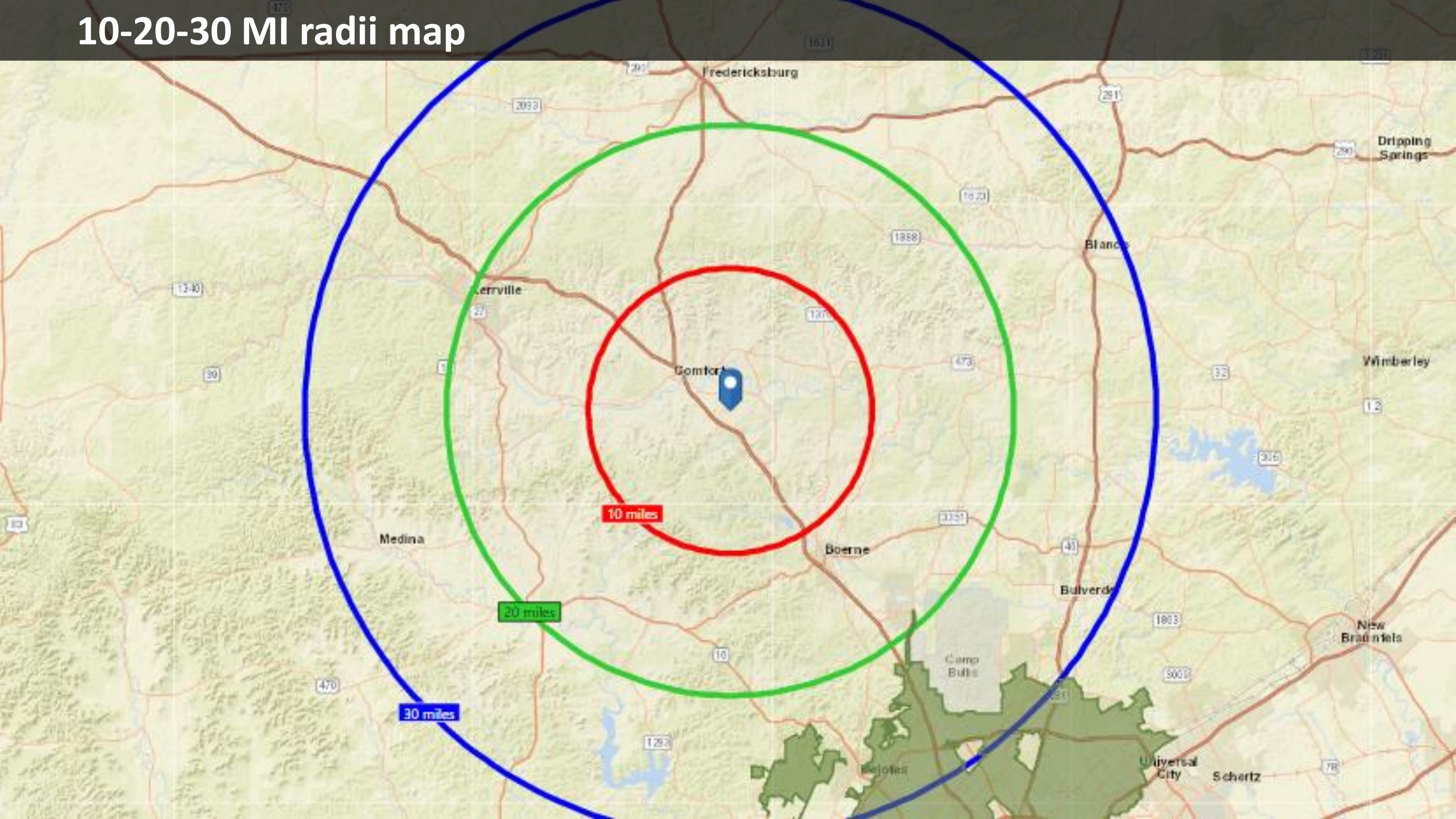
4 MI to Comfort I-10 at TX-1621/RR-1621



1.4 MI to development entrance



10-20-30 MI radii map



30-60-90 MI radii map

