



## (2) SAN ANTONIO OFF-MARKET TURNKEY RENT BY THE ROOM DEAL \$280k

1011 bay horse dr San Antonio: Off market rent by room deal in San Antonio . Currently leased for \$2865 per month. Management is already in-place. It's worth \$305k. Seller will take \$280k. Turnkey. Fully furnished. Seller is looking for an easy sale so giving a nice discount. Taxes are \$6k and no HOA.

Listing Link: <https://redf.in/Hm58oB>

Sale Price	\$305,000.00	Projected Rental Income	\$2,865.00
Principal + Interest + Taxes + Insurance (25% down at 6.125%)			\$2,139.00
Monthly Cashflow Before Operating Expenses			\$726.00
<b>Operating Expenses</b>			
Maint. Reserve	\$143.25	Lawn	\$75.00
Management	\$286.50	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$0.00
TOTAL OPEX	\$504.75	MONTHLY CASHFLOW	\$221.25
CAP RATE	9.29%	CASH ON CASH	3.22%