

(4)



RARE DUPLEX CLOSE TO TEXAS STATE UNIVERSITY \$315k

228 Trestle Tree: asking \$315k. Near Texas State University and located between Austin and San Antonio is beautiful San Marcos. Current tenants in place pay \$1700 and \$1100 for the 2 bedroom and 1 bedroom respectively. There's room to turn this into a heavy cashflow play as leases renew. Comps show \$1300 for the 1 bed and up to \$2000 for the 2 bed unit. Taxes are \$6457. HOA is \$55/ month.

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

Sale Price	\$315,000.00	Current Rental Income	\$2,800.00
Principal + Interest + Taxes + Insurance (25% down at 6.125%)			\$2,181.00
Monthly Cashflow Before Operating Expenses			\$619.00
Operating Expenses			
Maint. Reserve	\$84.00	Lawn	\$75.00
Management	\$196.00	Vacancy	\$84.00
Utilities	\$0.00	HOA	\$55.00
TOTAL OPEX	\$494.00	MONTHLY CASHFLOW	\$125.00
CAP RATE	8.78%	CASH ON CASH	1.76%