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San Antonio Board of Realtors®

Rare MTR/LTR Quadplex in San Antonio \$699k

115 E Silver Sands Dr: Fully occupied and turnkey quadplex in good location cashflow positive from day 1. Very rare find in San Antonio. Close to downtown, the airport, and military base. Tenants are all month to month and pay \$1400, \$1400, \$1400, \$1500. Lease comps support \$1500 per door as LTRs. This will also work as a furnished mid term rental and can pull \$2000 per door per month! Taxes 14472.

Listing Link: <https://redf.in/xQP7LS>

LONG TERM RENTAL PRO FORMA:

Sale Price	\$699,000.00	Projected LTR Income	\$6,000.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)			\$4,769.00
Monthly Cashflow Before Operating Expenses			\$1,231.00
Operating Expenses			
Maint. Reserve	\$180.00	Landscaping	\$75.00
Management	\$480.00	Vacancy	\$300.00
Utilities	\$50.00	HOA	\$0.00
TOTAL OPEX	\$1,085.00	MONTHLY CASHFLOW	\$146.00
CAP RATE	8.44%	CASH ON CASH	0.93%

MID TERM RENTAL PRO FORMA:

Sale Price	\$699,000.00	Projected MTR Income	\$8,000.00
Principal + Interest + Taxes + Insurance (25% down at 6.5%)			\$4,769.00
Monthly Cashflow Before Operating Expenses			\$3,231.00
Operating Expenses			
Maint. Reserve	\$240.00	Landscaping	\$75.00
Management	\$800.00	Vacancy	\$800.00
Utilities	\$250.00	HOA	\$0.00
TOTAL OPEX	\$2,165.00	MONTHLY CASHFLOW	\$1,066.00
CAP RATE	10.02%	CASH ON CASH	6.77%