San Antonio Quadplex $660k

4902 Ali Ave. 3 units occupied. The 4th unit is vacant. Current rents are $2000 (mid term rental), $1210, $1350, the 4th unit is being marketed for rent at $1400. Market rate is $1400 per door for LTRs. NTOE: the pro forma below assumes a MTR tenant at $2k/ month and (3) LTR tenants at $1400 per month. Taxes $13851.

https://redf.in/xvJj0z

Sale Price	$660,000.00	Projected Income	$6,200.00
Principal + Interest + Taxes + Insurance (25% down at 6%)			$4,365.00
Monthly Cashflow Before Operating Expenses			$1,835.00
Operating Expenses			
Maint. Reserve	$186.00	Landscaping	$75.00
Management	$496.00	Vacancy	$310.00
Utilities	$150.00	HOA	$0.00
TOTAL OPEX	$1,217.00	MONTHLY CASHFLOW	$618.00
CAP RATE	9.06%	CASH ON CASH	4.16%