



**San Antonio New Construction Triplex \$495k**

1522 S Elmendorf: 3 units occupied on long-term leases. Each unit is a large 3 bed 2 bath. Current tenants pay \$1350, \$1500, \$1400 for \$4250 topline. Lease comps support \$1500 per door. Tenants pay electric. Owner pays for water/ Trash at \$375 per mont. Motivated seller offering \$20k in concessions either toward a rate buydown or price reduction. Taxes estimated at \$9000.

<https://redf.in/1hVEKu>

Sale Price	\$495,000.00	Projected Income	\$4,500.00
Principal + Interest (25% down at 5.98%)			\$2,221.00
Cash Needed (down payment + closing costs)			\$133,650.00
Monthly NOI			\$2,555.00
<b>Operating Expenses</b>			
Taxes	\$750.00	Insurance	\$250.00
Maint. Reserve	\$135.00	Landscaping	\$75.00
Management	\$360.00	Vacancy	\$0.00

Utilities	\$375.00	HOA	\$0.00
MONTHLY OPEX	\$1,945.00	MONTHLY CASHFLOW	\$334.00
CAP RATE	6.19%	CASH ON CASH	3.00%