



Mid Term Rental San Antonio Duplex \$360k

1023 Evening Dun: One side is a 3 bedroom and currently leased for \$1650. The other side is a 2 bed with long term rent comps at \$1350. MTR comps in the area support \$2200 for a 2 bed and \$2500 for a 3 bed. Great location north of down town San Antonio close to the medical district and Fort Sam for a dense MTR tenant pool. Units are well maintained and good options for STR, MTR, or LTR investors. Taxes \$6576.

<https://redf.in/YdUGVy>

Sale Price	\$360,000.00	Projected Income	\$4,700.00
Principal + Interest (25% down at 6.5%)			\$1,706.00
Cash Needed (down payment + closing costs)			\$97,200.00
Monthly NOI			\$2,413.00
Operating Expenses			

Taxes	\$548.00	Insurance	\$208.00
Maint. Reserve	\$141.00	Landscaping	\$50.00
Management	\$470.00	Vacancy	\$470.00
Utilities	\$400.00	HOA	\$0.00
MONTHLY OPEX	\$2,287.00	MONTHLY CASHFLOW	\$707.00
CAP RATE	8.04%	CASH ON CASH	8.73%