



**Unique AirBnB or Househack Duplex in San Antonio \$660k**

618 S Park Blvd: this is a duplex being ran as a 6-unit. The current owners lease each individual bedroom on airbnb. Reported income is \$1600 - \$2000 per month per bedroom. All furnishings convey with the sale. I feel this is a perfect setup for a househacker to live in one bedroom and continue to STR the others. With 5 bedrooms pulling an average of \$9k per month (\$1800\*5) you can live in one bedroom and still cashflow significantly. Taxes 13,336.

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

Sale Price	\$660,000.00	Projected Income	\$9,000.00
Principal + Interest (25% down at 6.5%)			\$3,128.00
Cash Needed (down payment + closing costs)			\$178,200.00
Monthly NOI			\$4,781.00

<b>Operating Expenses</b>			
Taxes	\$1,111.00	Insurance	\$333.00
Maint. Reserve	\$270.00	Landscaping	\$125.00
Management	\$900.00	Supplies	\$200.00
Cleaning	\$500.00	AirBnB Fees	\$180.00
Utilities	\$600.00	HOA	\$0.00
MONTHLY OPEX	\$4,219.00	MONTHLY CASHFLOW	\$1,653.00
CAP RATE	8.69%	CASH ON CASH	11.13%