



Exceptional Value Off-Market Quadplex \$550k **premiere equity play**

241 Deerwood Dr: San Antonio quadplex opportunity in Terrell Heights. Very close to downtown, Fort Sam, Alamo Heights, several universities, and several hospital systems. All units are townhome style with 2 beds, 1 bath each. Lease comps support \$1200 per door. 1 unit occupied, the other 3 made vacant for the sale. This will work as a furnished mid term rental, short term rental, househack, or traditional buy and hold LTR. This property is easily worth \$650k. Purchase now, let the property pay for itself, and re-sell in a year for a \$100k gain. Taxes \$12,346.

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Sale Price	\$550,000.00	Projected Income	\$4,800.00
Principal + Interest (25% down at 7%)			\$2,744.00
Cash Needed (down payment + closing costs)			\$148,500.00
Monthly NOI			\$2,772.00

Operating Expenses			
Taxes	\$1,028.83	Insurance	\$229.17
Maint. Reserve	\$144.00	Landscaping	\$50.00
Management	\$336.00	Vacancy	\$240.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$2,028.00	MONTHLY CASHFLOW	\$28.00
CAP RATE	6.05%	CASH ON CASH	0.23%