



San Antonio Mid Term Rental Quadplex \$550k

241 Deerwood Dr: San Antonio quadplex with 2 units occupied and 2 units vacant. Highest and best use is to run each unit as a furnished mid term rental. MTR rates in the area run \$1800 per month per unit. Expect to spend \$5000 per unit on furnishings and make-ready. Taxes \$12,346.

<https://redf.in/AEieyQ>

Sale Price	\$550,000.00	Projected Income	\$7,200.00
Principal + Interest (25% down at 6.75% assumes 1pt buydown)		\$2,675.00	
Cash Needed (down payment + closing costs)		\$148,500.00	
Monthly NOI		\$3,756.83	
Operating Expenses			
Taxes	\$1,028.83	Insurance	\$208.33
Maint. Reserve	\$216.00	Landscaping	\$50.00
Management	\$720.00	Vacancy	\$720.00

Utilities	\$500.00	HOA	\$0.00
MONTHLY OPEX	\$3,443.17	MONTHLY CASHFLOW	\$1,081.83
CAP RATE	8.20%	CASH ON CASH	8.74%