



Austin / San Antonio Market SFR \$250k **rare deal**

5701 Crooked Stick Cibolo: It's rare to see SFRs meet our investment criteria in the Austin area anymore! Here's a single family rental with 4 beds and 2700 sqft. Build in 2004 and in an appreciating neighborhood. Schools are rated 6s and 5s. Lease comps support \$2350 per month. \$38 HOA. Taxes \$6124.

<https://redf.in/ZTRMM7>

Sale Price	\$250,000.00	Projected Income	\$2,350.00
Principal + Interest (25% down at 6.75% assumes 1pt buydown)		\$1,216.00	
Cash Needed (down payment + closing costs)		\$67,500.00	
Monthly NOI		\$1,395.30	
Operating Expenses			
Taxes	\$510.33	Insurance	\$166.67

Maint. Reserve	\$70.50	Landscaping	\$0.00
Management	\$169.20	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$38.00
MONTHLY OPEX	\$954.70	MONTHLY CASHFLOW	\$179.30
CAP RATE	6.70%	CASH ON CASH	3.19%