



B.E.A.F. San Antonio Duplex \$267k

609 Market St Pleasanton: located just south of San Antonio in a B grade area. Currently one tenant is in place paying \$1150 per month. The other unit is the same layout and vacant but ready for the next tenant. This is a low cost, turnkey deal, offering a mix of appreciation and cashflow. Taxes \$4991.

<https://redf.in/ssVDIx>

Sale Price	\$267,000.00	Projected Income	\$2,300.00
Principal + Interest (25% down at 6.75% assumes 1 seller-paid pt)		\$1,298.00	
Cash Needed (down payment + closing costs)		\$80,100.00	
Monthly NOI		\$1,301.15	
Operating Expenses			

Taxes	\$415.92	Insurance	\$183.33
Maint. Reserve	\$69.00	Landscaping	\$50.00
Management	\$165.60	Vacancy	\$115.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$998.85	MONTHLY CASHFLOW	\$3.15
CAP RATE	5.85%	CASH ON CASH	0.05%