



San Antonio Quadplex w/ \$60k Price Drop \$450k

503 E Southcross: This is a deal we lost out on a few weeks ago in a multi-offer situation. The property just came back to market after the buyer’s financing failed. The seller is motivated and dropped price significantly. All units are vacant. Lease comps support \$1200 per door putting this well beyond the 1% Rule. Great for a long term buy/hold investor! Taxes \$6528.

<https://redf.in/f3YbKj>

Sale Price	\$450,000.00	Projected Income	\$4,800.00
Principal + Interest (assumes 25% down at 6.7% w/ 1pt buydown)			\$2,189.00
Cash Needed (purchase price + closing costs)			\$121,500.00
Monthly NOI			\$3,268.07
Operating Expenses			

Taxes	\$544.00	Insurance	\$208.33
Maint. Reserve	\$144.00	Landscaping	\$50.00
Management	\$345.60	Vacancy	\$240.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,531.93	MONTHLY CASHFLOW	\$1,079.07
CAP RATE	8.71%	CASH ON CASH	10.66%