



**San Antonio 1% Rule Quadplex \$540k** *\*Great Deal please reach out asap if interested\**

6719 Brothers Ln: Well maintained 4-unit close to downtown San Antonio. There are (4) 4 bedroom units. A very rare layout! Market rate is \$1400 per door. Currently one unit is occupied with a tenant paying \$1500. The other 3 units are vacant and will be ready for tenants prior to closing. Tenants pay their own utilities. Landlord covers trash at \$175 per quarter. Taxes \$8817.

<https://redf.in/5o30IB>

Sale Price	\$540,000.00	Projected Income	\$5,600.00
Principal + Interest (25% down at 7%)			\$2,694.00
Cash Needed (purchase price + closing costs)			\$143,100.00
Monthly NOI			\$3,796.05
<b>Operating Expenses</b>			

Taxes	\$734.75	Insurance	\$250.00
Maint. Reserve	\$168.00	Landscaping	\$50.00
Management	\$403.20	Vacancy	\$140.00
Utilities	\$58.00	HOA	\$0.00
MONTHLY OPEX	\$1,803.95	MONTHLY CASHFLOW	\$1,102.05
CAP RATE	8.44%	CASH ON CASH	9.24%