San Antonio 1% Rule Quadplex $540k **excellent deal**

7583 Windsor Oaks: Well maintained 4-unit close to downtown San Antonio. There are (2) 3 bed units and (2) 4 bed units. Market rate is $1450 for the 4 beds and $1350 for the 2 beds. Currently 3 of the 4 units are occupied with the single vacant unit open for showings. Tenants pay their own utilities. Landlord covers trash at $175 per quarter. Taxes $8817.

https://redf.in/hN4GKp

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			$3,795.72
Operating Expenses			
Taxes	$734.75	Insurance	$250.00

Maint. Reserve	$168.00	Landscaping	$50.00
Management	$403.20	Vacancy	$140.00
Utilities	$58.33	HOA	$0.00
MONTHLY OPEX	$1,804.28	MONTHLY CASHFLOW	$1,101.72
CAP RATE	8.43%	CASH ON CASH	9.24%