



San Antonio Premiere Location Duplex \$499k *great deal*

154 Claremont Ave: this is one of the most desirable neighborhoods in San Antonio. Close to downtown, universities, military bases, and the airport. It will work as a long-, mid-, or short-term rental. One side is occupied with tenant paying \$2350. The other unit is vacant, ready for tenants or owner-occupant househacker, and projected to pull \$1850 as a LTR. Taxes \$10618.

<https://redf.in/d8rw29>

note: the scenario below reflects a long term rental strategy. Ask for MTR or STR numbers.

Sale Price	\$499,000.00	Projected Income	\$4,200.00
Principal + Interest (25% down at 6.75%)		\$2,427.00	
Cash Needed (purchase price + closing costs)		\$129,740.00	
Monthly NOI		\$2,531.83	
Operating Expenses			
Taxes	\$884.83	Insurance	\$208.33
Maint. Reserve	\$126.00	Landscaping	\$50.00

Management	\$294.00	Vacancy	\$105.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,668.17	MONTHLY CASHFLOW	\$104.83
CAP RATE	6.09%	CASH ON CASH	0.97%