San Antonio 1% Rule Duplex $270k

6700-02 Montgomery: Unit A (2 beds) is currently occupied with a tenant paying $1200 per month through December 2025. Unit B (3 beds) is owner-occupied. Lease comps support $1400-$1500 for that unit. Taxes $3806.

https://redf.in/JCSZKu

Sale Price	$270,000.00	Projected Income	$2,700.00
Principal + Interest (25% down at 6.75%)			$1,313.00
Cash Needed (purchase price + closing costs)			$70,200.00
Monthly NOI			$1,795.33
Operating Expenses			
Taxes	$317.17	Insurance	$200.00
Maint. Reserve	$81.00	Landscaping	$50.00
Management	$189.00	Vacancy	$67.50
Utilities	$0.00	HOA	$0.00
MONTHLY OPEX	$904.67	MONTHLY CASHFLOW	$482.33

CAP RATE	7.98%	CASH ON CASH	8.25%