



**San Antonio 1% Rule CASHCOW Quadplex \$530k**

6719 Brothers Ln: Well maintained 4-unit close to downtown San Antonio. There are (4) 4 bedroom units, 16 beds total! 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 ready to lease. Tenants pay their own utilities. \*Note\* the online listing shows this deal is under contract, it's fully available for purchase as of today. Taxes \$8817.

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

Sale Price	\$530,000.00	Projected Income	\$5,600.00
Principal + Interest (25% down at 6.75%)			\$2,578.00
Cash Needed (purchase price + closing costs)			\$137,800.00
Monthly NOI			\$3,683.58
<b>Operating Expenses</b>			

Taxes	\$734.75	Insurance	\$233.33
Maint. Reserve	\$168.00	Landscaping	\$50.00
Management	\$392.00	Vacancy	\$280.00
Utilities	\$58.33	HOA	\$0.00
MONTHLY OPEX	\$1,916.42	MONTHLY CASHFLOW	\$1,105.58
CAP RATE	8.34%	CASH ON CASH	9.63%