



San Antonio Cashflow Quad Exceeding 1% Rule \$490k

7502 Oak Chase: Heavy cash flow deal in a C-grade San Antonio neighborhood. Three of four units are occupied with current rents at \$1325, \$1175, and \$1275. The vacant unit is rent ready and ideal for a househacker or investor to fill. Market rent is around \$1375 per door. This is a rare turnkey quad with real income and low taxes relative to revenue. If you're looking for immediate yield, this is the one. Taxes \$6554.

<https://redf.in/yyTF5h>

Sale Price	\$490,000.00	Projected Income	\$4,940.00
Principal + Interest (25% down at 6.75%)			\$2,383.00
Cash Needed (purchase price + closing costs)			\$127,400.00
Monthly NOI			\$3,497.17

Operating Expenses			
Taxes	\$546.17	Insurance	\$229.17
Maint. Reserve	\$148.20	Landscaping	\$50.00
Management	\$345.80	Vacancy	\$123.50
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,442.83	MONTHLY CASHFLOW	\$1,114.17
CAP RATE	8.56%	CASH ON CASH	10.49%