



**San Antonio Quadplex – Motivated Seller Near Austin \$655K**

*Neighborhood Rating: — | Asset Quality: —*

10723 Mathom Landing: Identical quads have sold for \$700K; this one is exclusively priced at \$655K for SRC clients. New roof and updated flooring. Fully occupied with \$5,887/month rent; tenants pay all utilities. HOA \$79/month. Taxes \$14,478. Motivated seller, strong cashflow, 45 minutes from Austin.

<https://redf.in/7Qlauw>

Sale Price	\$655,000.00	Projected Income	\$5,887.00
Principal + Interest (25% down at 6.5%)			\$3,105.00
Cash Needed (purchase price + closing costs)			\$170,300.00
Monthly NOI			\$3,856.08
<b>Operating Expenses</b>			

Taxes	\$1,206.50	Insurance	\$208.33
Maint. Reserve	\$75.00	Landscaping	\$50.00
Management	\$412.09	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$79.00
MONTHLY OPEX	\$2,030.92	MONTHLY CASHFLOW	\$751.08
CAP RATE	7.06%	CASH ON CASH	5.29%