



**San Antonio LTR – 10% Below FMV – \$235K**

*Neighborhood Grade / Asset Quality Grade: B+ / B+*

329 E Hunters Ranch: Turnkey rental in B+ area with highly rated schools. Selling 10% below market for instant equity. Strong appreciation history and great “leapfrog” candidate. HOA \$42 Taxes \$5,222.

[Property Link](#)

Sale Price	\$235,000.00	Projected Income	\$2,000.00
Principal + Interest (25% down at 6.5%)			\$1,114.00
Cash Needed (purchase price + closing costs)			\$61,100.00
Monthly NOI			\$1,095.33
<b>Operating Expenses</b>			

Taxes	\$435.17	Insurance	\$162.50
Maint. Reserve	\$75.00	Landscaping	\$0.00
Management	\$140.00	Vacancy	\$50.00
Utilities	\$0.00	HOA	\$42.00
MONTHLY OPEX	\$904.67	MONTHLY CASHFLOW	-\$18.67
CAP RATE	5.59%	CASH ON CASH	-0.37%