



San Antonio Medical District Quadplex \$549k

Neighborhood Rating: B | Asset Quality: B

5827 Shadow Glen: Located very close to San Antonio’s medical district on the northwest side at an exceptional price point. 2 units occupied with long term tenants paying \$1350 per month. 2 units vacant for a househacker to take possession or for a long term rental investor to fill with tenants and collect \$5400 per month. This quad will also work for a multi-unit mid-term rental strategy. Highest and best use will likely be as (4) furnished mid term rental units due to hospital proximity. This owner has a total of (4) quads on this culdesac, 16 units total for \$2M available if you’d like a package deal discount. Taxes \$12,243.

<https://redf.in/opzSnt>

<https://redf.in/XK2LXW>

Sale Price	\$549,000.00	Projected Income	\$5,400.00
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Principal + Interest (25% down at 6.25%)		\$2,535.00	
Cash Needed (purchase price + closing costs)		\$142,740.00	
Monthly NOI		\$3,333.42	
Operating Expenses			
Taxes	\$1,020.25	Insurance	\$208.33
Maint. Reserve	\$75.00	Landscaping	\$50.00
Management	\$378.00	Vacancy	\$135.00
Utilities	\$200.00	HOA	\$0.00
MONTHLY OPEX	\$2,066.58	MONTHLY CASHFLOW	\$798.42
CAP RATE	7.29%	CASH ON CASH	6.71%