



San Antonio Quadplex for Mid Term or Long Term Rental – \$465k

Neighborhood Rating C+ | Asset Quality C+

1614 W Kings Hwy: Perfectly located between downtown San Antonio and the medical district. Four 2 bed 1 bath units make an ideal Mid Term Rental play in one of the highest demand MTR cities in Texas. Three of the four units are currently occupied with long term tenants paying \$1,150, \$950, and \$950. Market rents are \$1,000 - \$1,200 per door, putting this very close to the 1% rule even as a long term rental. Huge upside for a Mid Term Rental operator who could pull \$1,800 - \$2,000 per month per unit. Taxes \$10,767.

[Listing Link](#)

Sale Price	\$465,000.00	Projected Income	\$4,400.00
Principal + Interest (25% down at 6%)			\$2,090.93
Cash Need (down payment + closing costs + HomeLaunch Package)			\$140,550.00
Monthly NOI			\$2,784.75

Operating Expenses			
Taxes	\$897.25	Insurance	\$200.00
Maint. Reserve	\$50.00	Landscaping	\$50.00
Management	\$308.00	Vacancy	\$110.00
Utilities	\$0.00	HOA	\$0.00
MONTHLY OPEX	\$1,615.25	MONTHLY CASHFLOW	\$693.82
CAP RATE	7.19%	CASH ON CASH	5.92%