



San Antonio New Build Tenant Occupied SFR – \$210k

Neighborhood Rating B | Asset Quality A

13911 Wool Park: Leased for \$1,995 per month through November 2026. 4 bed 2 bath, 1,627 sqft single family rental built in 2024. Asking \$225k, seller will accept \$210k. Comps show identical floorplans selling between \$220k–\$250k. Close to Lackland Air Force Base in an A-rated school district with low vacancy and strong tenant retention. Cashflow positive, walk-in equity, and turnkey condition make this one of the best SFR entries in San Antonio. Taxes \$4,000.

[Listing Link](#) | [Due Diligence File](#)

Sale Price	\$210,000.00	Projected Income	\$1,995.00
Principal + Interest (25% down at 6%)			\$944.29
Cash Need (down payment + closing costs + HomeLaunch CORE)			\$64,700.00
Monthly NOI			\$1,204.57

Operating Expenses			
Taxes	\$333.33	Insurance	\$187.50
Maint. Reserve	\$50.00	Landscaping	\$0.00
Management	\$159.60	Vacancy	\$0.00
Utilities	\$0.00	HOA	\$60.00
MONTHLY OPEX	\$790.43	MONTHLY CASHFLOW	\$260.27
CAP RATE	6.88%	CASH ON CASH	4.83%