



|                                      |                     |                    |
|--------------------------------------|---------------------|--------------------|
| Asking Price                         | \$295,000.00        |                    |
| Market Value                         | \$295,000.00        |                    |
| <b>Purchase Price</b>                | <b>\$289,000.00</b> |                    |
| Down Payment                         | \$72,250.00         |                    |
| Make Ready                           | \$0.00              |                    |
| Closing Costs                        | \$8,670.00          |                    |
| <b>Investment Capital</b>            | <b>\$80,920.00</b>  |                    |
| <b>Rent</b>                          | <b>\$2,200.00</b>   | <b>\$26,400.00</b> |
| Vacancy                              | \$0.00              | \$0.00             |
| Property Taxes                       | \$372.25            | \$4,467.00         |
| Insurance                            | \$83.33             | \$1,000.00         |
| HOA Fee                              | \$33.00             | \$396.00           |
| Maintenance and Repairs              | \$66.00             | \$792.00           |
| Property Management                  | \$110.00            | \$1,320.00         |
| Leasing Fee                          | \$0.00              | \$0.00             |
| Landlord-Paid Utilities              | \$0.00              | \$0.00             |
| <b>Total Operating Expenses</b>      | <b>\$664.58</b>     | <b>\$7,975.00</b>  |
| Net Operating Income                 | \$1,535.42          | \$18,425.00        |
| Mtg Payment @ 4.375% - 25% Down      | \$1,082.20          | \$12,986.41        |
| <b>Cash Flow</b>                     | <b>\$453.22</b>     | <b>\$5,438.59</b>  |
| <b>Principal Paydown</b>             | <b>\$297.33</b>     | <b>\$3,567.93</b>  |
| <b>Appreciation Return</b>           | <b>\$777.89</b>     | <b>\$9,334.70</b>  |
| <b>Total Return</b>                  | <b>\$1,528.44</b>   | <b>\$18,341.22</b> |
| <b>Depreciation Deduction</b>        | <b>\$8,584.50</b>   |                    |
| <b>10-Year Annual Rate of Return</b> | <b>16.25%</b>       |                    |
| <b>Cash-on-Cash Rate of Return</b>   | <b>6.72%</b>        |                    |

## 5623 Golf Mist, San Antonio TX



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100% Leased Duplex conveniently located in the Northeast area located minutes from Randolph AFB & Ft. Sam Houston. 3 bedroom 2.5 bath with a 1 car garage on each side. Tray ceilings with crown molding in the living room. Granite countertops and all black appliances in kitchen. Nice privacy fenced backyard. Ceramic tile on the first floor with carpet upstairs

|                            |                                    |                              |
|----------------------------|------------------------------------|------------------------------|
| <b>6 Bedrooms 4 Baths</b>  | <b>Year Built: 2016</b>            | <b>Sub: Golf Vista</b>       |
| <b>Size: 2492 SF</b>       | <b>School District: Judson ISD</b> | <b>Property Type: Duplex</b> |
| <b>Price/SF: \$ 115.97</b> | <b>Rent/SF: \$ 0.88</b>            | <b>Market: San Antonio</b>   |

Note: For illustration purposes only. Investors are encouraged to do their due diligence and verify all information



## 5623 Golf Mist, San Antonio TX

| Year                                 | 0                   | 1                 | 2                 | 3                 | 4                 | 5                 | 6                 | 7                 | 8                 | 9                  | 10                  |
|--------------------------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|
| <b>Potential Rent</b>                |                     | \$26,400.00       | \$27,192.00       | \$28,007.76       | \$28,847.99       | \$29,713.43       | \$30,604.84       | \$31,522.98       | \$32,468.67       | \$33,442.73        | \$34,446.01         |
| <b>Vacancy</b>                       |                     | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00             | \$0.00              |
| <b>Gross Operating Income</b>        |                     | \$26,400.00       | \$27,192.00       | \$28,007.76       | \$28,847.99       | \$29,713.43       | \$30,604.84       | \$31,522.98       | \$32,468.67       | \$33,442.73        | \$34,446.01         |
| <b>Property Taxes</b>                |                     | \$4,467.00        | \$4,601.01        | \$4,739.04        | \$4,881.21        | \$5,027.65        | \$5,178.48        | \$5,333.83        | \$5,493.85        | \$5,658.66         | \$5,828.42          |
| <b>Insurance</b>                     |                     | \$1,000.00        | \$1,030.00        | \$1,060.90        | \$1,092.73        | \$1,125.51        | \$1,159.27        | \$1,194.05        | \$1,229.87        | \$1,266.77         | \$1,304.77          |
| <b>HOA Fee</b>                       |                     | \$396.00          | \$396.00          | \$396.00          | \$396.00          | \$396.00          | \$396.00          | \$396.00          | \$396.00          | \$396.00           | \$396.00            |
| <b>Maintenance and Repairs</b>       |                     | \$792.00          | \$815.76          | \$840.23          | \$865.44          | \$891.40          | \$918.15          | \$945.69          | \$974.06          | \$1,003.28         | \$1,033.38          |
| <b>Property Management</b>           |                     | \$1,320.00        | \$1,359.60        | \$1,400.39        | \$1,442.40        | \$1,485.67        | \$1,530.24        | \$1,576.15        | \$1,623.43        | \$1,672.14         | \$1,722.30          |
| <b>Leasing Fee</b>                   |                     | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00             | \$0.00              |
| <b>Utilities</b>                     |                     | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00             | \$0.00              |
| <b>Total Operating Expenses - \$</b> |                     | \$7,975.00        | \$8,202.37        | \$8,436.56        | \$8,677.78        | \$8,926.23        | \$9,182.14        | \$9,445.72        | \$9,717.21        | \$9,996.85         | \$10,284.88         |
| <b>%</b>                             |                     | 30.21%            | 30.16%            | 30.12%            | 30.08%            | 30.04%            | 30.00%            | 29.96%            | 29.93%            | 29.89%             | 29.86%              |
| <b>Net Operating Income</b>          |                     | \$18,425.00       | \$18,989.63       | \$19,571.20       | \$20,170.21       | \$20,787.20       | \$21,422.70       | \$22,077.26       | \$22,751.46       | \$23,445.88        | \$24,161.14         |
| <b>Mortgage Payments</b>             |                     | \$12,986.41       | \$12,986.41       | \$12,986.41       | \$12,986.41       | \$12,986.41       | \$12,986.41       | \$12,986.41       | \$12,986.41       | \$12,986.41        | \$12,986.41         |
| <b>Annual Cashflow (Pre-Tax)</b>     |                     | \$5,438.59        | \$6,003.22        | \$6,584.79        | \$7,183.81        | \$7,800.79        | \$8,436.29        | \$9,090.85        | \$9,765.05        | \$10,459.47        | \$11,174.73         |
| <b>Loan Balance</b>                  |                     | \$213,175.29      | \$209,441.01      | \$205,540.04      | \$201,464.93      | \$197,207.93      | \$192,760.89      | \$188,115.35      | \$183,262.45      | \$178,192.92       | \$172,897.09        |
| <b>Market Value</b>                  |                     | \$304,528.50      | \$314,364.77      | \$324,518.75      | \$335,000.71      | \$345,821.23      | \$356,991.26      | \$368,522.07      | \$380,425.34      | \$392,713.08       | \$405,397.71        |
| <b>Equity (after Costs of Sale)</b>  |                     | \$70,036.22       | \$82,918.23       | \$96,262.40       | \$110,085.73      | \$124,405.82      | \$139,240.98      | \$154,610.17      | \$170,533.12      | \$187,030.24       | \$204,122.78        |
| <b>IRR Calculation</b>               | <b>-\$80,920.00</b> | <b>\$5,438.59</b> | <b>\$6,003.22</b> | <b>\$6,584.79</b> | <b>\$7,183.81</b> | <b>\$7,800.79</b> | <b>\$8,436.29</b> | <b>\$9,090.85</b> | <b>\$9,765.05</b> | <b>\$10,459.47</b> | <b>\$215,297.50</b> |



## 5623 Golf Mist, San Antonio TX Rent Roll

| Address          | Beds/Baths/Gar | Square Footage | Monthly Rent       | Rent/SF | Annual Rent         | Lease Expiration |
|------------------|----------------|----------------|--------------------|---------|---------------------|------------------|
| 5623 Golf Mist A | 3/2/1          | 1246           | \$ 1,100.00        | \$ 0.88 | \$ 13,200.00        | 02/29/2020       |
| 5623 Golf Mist B | 3/2/1          | 1246           | \$ 1,100.00        | \$ 0.88 | \$ 13,200.00        | 03/31/2020       |
| <b>Total</b>     |                | <b>2492</b>    | <b>\$ 2,200.00</b> |         | <b>\$ 26,400.00</b> |                  |



## Loan Scenario

Loan Purpose  
Purchase

Property Type  
2 Units

Property Occupancy  
Investment Property

Property State  
Texas

Property County  
Bexar

Property City  
San Antonio

Purchase Price  
\$289,000

Loan Amount  
\$216,750

Estimated Credit Score  
760+

VA Loan Eligibility  
Not Eligible

Escrow Taxes and Insurance  
Yes

Lock Period  
30 Days

## 30-Year Fixed Rate

4.375% Rate / 4.568% APR

Apply Now

Talk to a Loan Officer

Closing Costs

Cash to Close

Disclosures

Federal Disclosure: Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

|  |                   |
|--|-------------------|
| Guaranteed Lender Charges                            | <b>\$4,406.64</b> |
| <i>Guaranteed Lender Fee</i>                         | \$995.00          |
| <i>Guaranteed Points</i>                             | \$3,411.64        |
| 3rd Party Services We Select                         | <b>\$712.50</b>   |
| 3rd Party Services You May Select                    | <b>\$3,134.40</b> |
| Recording Fees                                       | <b>\$122.00</b>   |
| Optional Owners Title Insurance                      | <b>\$415.00</b>   |
| <i>Title - Owner's Title Insurance (optional)</i>    | \$415.00          |
| <b>Total Lender &amp; 3<sup>rd</sup> Party Costs</b> | <b>\$8,790.54</b> |

[Hide Fee Breakdowns](#)

### Important Notices

- Closing costs based on information you provided and subject to change until you have completed an application and locked your rate. Upon completion of your online application, you will be provided with an online Loan Estimate (official federal disclosure). Upon receipt of online approval, you will be given the opportunity to lock in your rate and guaranteed closing costs.
- Fees for third party service providers are guaranteed as shown, including