

Market Value\$295,000.00Purchase Price\$279,500.00Down Payment\$69,875.00Make Ready\$0.00Closing Costs\$8,385.00Investment Capital\$78,260.00Rent\$2,225.00Vacancy\$0.00Property Taxes\$372.25\$4,467.00Insurance\$83.33\$1,000.00Property Taxes\$372.25\$4,467.00Insurance\$83.33\$1,000.00Property Management\$11.25\$1,335.00Leasing Fee\$0.00\$0.00Insurg Speenses\$66.58\$7,999.00Net Operating Income\$1,558.42\$11,016.43\$12,559.52Cash Flow\$11.046.63\$12,559.52\$3,450.65Appreciation Return\$1551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return\$17.65%\$7,85%\$2,559.52\$10.55.55\$3,555.52\$20.55.55\$3,555.52\$20.55.55\$3,555.56\$3,555.56\$3,555.56\$4,555.66\$18,619.98\$20.55.55\$3,555.66\$3,555.66\$3,555.66\$3,555.66\$3,555.66\$4,659.65\$3,555.66\$4,559.65\$3,555.66\$4,559.65\$3,555.66\$4,559.65\$3,555.66\$20.55\$3,555.66\$20.55\$3,555.66\$20.55\$3,555.66\$20.55\$3,555.66<	Asking Price		\$279,500.00
Down Payment\$69,875.00Make Ready\$0.00Closing Costs\$8,385.00Investment Capital\$78,260.00Rent\$2,225.00Vacancy\$0.00Property Taxes\$372.25\$4,467.00Insurance\$83.33#0.00\$300.00HOA Fee\$33.00\$396.00Maintenance and Repairs\$66.75\$801.00Property Management\$111.25\$1,335.00Leasing Fee\$0.00\$0.00Indord-Paid Utilities\$0.00Net Operating Income\$1,558.42\$18,701.00Mtg Payment @ 4.375% - 25% Down\$1,046.63\$12,559.52Cash Flow\$511.79\$66,141.48Principal Paydown\$287.55\$3,450.65Total Return\$752.32\$9,027.85Total Return\$1,551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return\$1,551.66	Market Value		\$295,000.00
Make Ready\$0.00Closing Costs\$8,385.00Investment Capital\$78,260.00Rent\$2,225.00Vacancy\$0.00Vacancy\$0.00Property Taxes\$372.25\$4,467.00Insurance\$83.33#1,000.00HOA Fee\$33.00\$396.00Maintenance and Repairs\$66.75\$801.00Property Management\$111.25\$1,335.00Leasing Fee\$0.00\$0.00Landlord-Paid Utilities\$0.00Net Operating Expenses\$666.58\$7,999.00Net Operating Income\$1,558.42\$18,701.00Mtg Payment @ 4.375% - 25% Down\$1,046.63\$12,559.52Cash Flow\$511.79\$6,141.48Principal Paydown\$287.55\$3,450.65Total Return\$1,551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return17,64%	Purchase Price		\$279,500.00
Closing Costs       \$8,385.00         Investment Capital       \$78,260.00         Rent       \$2,225.00       \$26,700.00         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       \$66.75       \$801.00         Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50       \$10.496.51	Down Payment		\$69,875.00
Investment Capital         \$78,260.00           Rent         \$2,225.00         \$26,700.00           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         \$66.75         \$801.00           Property Management         \$111.25         \$1,335.00           Leasing Fee         \$0.00         \$0.00           Landlord-Paid Utilities         \$0.00         \$0.00           Net Operating Expenses         \$66658         \$7,999.00           Net Operating Income         \$1,558.42         \$18,701.00           Mtg Payment @ 4.375% - 25% Down         \$1,046.63         \$12,559.52           Cash Flow         \$511.79         \$6,141.48           Principal Paydown         \$287.55         \$3,450.65           Appreciation Return         \$752.32         \$9,027.85           Depreciation Deduction         \$8,584.50           I0-Year Annual Rate of Return         \$1,646.35	Make Ready		\$0.00
Rent         \$2,225.00         \$26,700.00           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         \$66.75         \$801.00           Property Management         \$111.25         \$1,335.00           Leasing Fee         \$0.00         \$0.00           Landlord-Paid Utilities         \$0.00         \$0.00           Net Operating Expenses         \$666.58         \$7,999.00           Net Operating Income         \$1,558.42         \$18,701.00           Mtg Payment @ 4.375% - 25% Down         \$1,046.63         \$12,559.52           Cash Flow         \$287.55         \$3,450.65           Appreciation Return         \$752.32         \$9,027.85           Appreciation Deduction         \$8,584.50         \$10-Year Annual Rate of Return         \$1,551.66         \$18,619.98	Closing Costs		\$8,385.00
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       \$66.75       \$801.00         Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Net Operating Expenses       \$666.58       \$7,999.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Depreciation Deduction       \$8,584.50         10-Year Annual Rate of Return       \$1,551.66       \$8,584.50	Investment Capital		\$78,260.00
Property Taxes       \$372.25       \$4,467.00         Insurance       \$83.33       \$1,000.00         HOA Fee       \$33.00       \$396.00         Maintenance and Repairs       \$66.75       \$801.00         Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Total Operating Expenses       \$666.58       \$7,999.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50         10-Year Annual Rate of Return       \$1,551.66       \$18,619.98	Rent	\$2,225.00	\$26,700.00
Insurance       \$83.33       \$1,000.00         HOA Fee       \$33.00       \$396.00         Maintenance and Repairs       \$66.75       \$801.00         Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Total Operating Expenses       \$666.58       \$7,999.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50         10-Year Annual Rate of Return       \$1,551.66	Vacancy	\$0.00	\$0.00
HOA Fee       \$33.00       \$396.00         Maintenance and Repairs       \$66.75       \$801.00         Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Total Operating Expenses       \$666.58       \$7,999.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50       \$10-Year Annual Rate of Return	Property Taxes	\$372.25	\$4,467.00
Maintenance and Repairs       \$66.75       \$801.00         Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Total Operating Expenses       \$666.58       \$7,999.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50         10-Year Annual Rate of Return       \$1,551.66	Insurance	\$83.33	\$1,000.00
Property Management       \$111.25       \$1,335.00         Leasing Fee       \$0.00       \$0.00         Landlord-Paid Utilities       \$0.00       \$0.00         Total Operating Expenses       \$666.58       \$7,999.00         Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50       \$10-Year Annual Rate of Return	HOA Fee	\$33.00	\$396.00
Leasing Fee\$0.00\$0.00Landlord-Paid Utilities\$0.00\$0.00Total Operating Expenses\$666.58\$7,999.00Net Operating Income\$1,558.42\$18,701.00Mtg Payment @ 4.375% - 25% Down\$1,046.63\$12,559.52Cash Flow\$511.79\$6,141.48Principal Paydown\$287.55\$3,450.65Appreciation Return\$752.32\$9,027.85Total Return\$1,551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return17.64%	Maintenance and Repairs	\$66.75	\$801.00
Landlord-Paid Utilities       \$0.00         Total Operating Expenses       \$666.58         Net Operating Income       \$1,558.42         \$11,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63         Stars       \$12,559.52         Cash Flow       \$511.79         Principal Paydown       \$287.55         Appreciation Return       \$752.32         Total Return       \$11,551.66         \$18,619.98         Depreciation Deduction       \$8,584.50         10-Year Annual Rate of Return       17.64%	Property Management	\$111.25	\$1,335.00
Total Operating Expenses         \$666.58         \$7,999.00           Net Operating Income         \$1,558.42         \$18,701.00           Mtg Payment @ 4.375% - 25% Down         \$1,046.63         \$12,559.52           Cash Flow         \$511.79         \$6,141.48           Principal Paydown         \$287.55         \$3,450.65           Appreciation Return         \$752.32         \$9,027.85           Total Return         \$1,551.66         \$18,619.98           Depreciation Deduction         \$8,584.50         10-Year Annual Rate of Return         17.64%	Leasing Fee	\$0.00	\$0.00
Net Operating Income       \$1,558.42       \$18,701.00         Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50         10-Year Annual Rate of Return       17.64%	Landlord-Paid Utilities	\$0.00	\$0.00
Mtg Payment @ 4.375% - 25% Down       \$1,046.63       \$12,559.52         Cash Flow       \$511.79       \$6,141.48         Principal Paydown       \$287.55       \$3,450.65         Appreciation Return       \$752.32       \$9,027.85         Total Return       \$1,551.66       \$18,619.98         Depreciation Deduction       \$8,584.50       \$10-Year Annual Rate of Return       17.64%	Total Operating Expenses	\$666.58	\$7,999.00
Cash Flow         \$511.79         \$6,141.48           Principal Paydown         \$287.55         \$3,450.65           Appreciation Return         \$752.32         \$9,027.85           Total Return         \$1,551.66         \$18,619.98           Depreciation Deduction         \$8,584.50           10-Year Annual Rate of Return         17.64%	Net Operating Income	\$1,558.42	\$18,701.00
Principal Paydown\$287.55\$3,450.65Appreciation Return\$752.32\$9,027.85Total Return\$1,551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return17.64%	Mtg Payment @ 4.375% - 25% Down	\$1,046.63	\$12,559.52
Appreciation Return\$752.32\$9,027.85Total Return\$1,551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return17.64%	Cash Flow	\$511.79	\$6,141.48
Total Return\$1,551.66\$18,619.98Depreciation Deduction\$8,584.5010-Year Annual Rate of Return17.64%	Principal Paydown	\$287.55	\$3,450.65
Depreciation Deduction\$8,584.5010-Year Annual Rate of Return17.64%	Appreciation Return	\$752.32	\$9,027.85
10-Year Annual Rate of Return   17.64%	Total Return	\$1,551.66	\$18,619.98
	Depreciation Deduction		\$8,584.50
Cash-on-Cash Rate of Return 7.85%	10-Year Annual Rate of Return		17.64%
	Cash-on-Cash Rate of Return		7.85%

## 5742 Golf Heights, San Antonio TX



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

6 Bedrooms 4 Baths	Year Built: 2016	Sub: Golf Vista
Size: 2492 SF	School District: Judson ISD	Property Type: Duplex
Price/SF: \$ 112.16	Rent/SF: \$ 0.89	Market: San Antonio

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



## 5742 Golf Heights, San Antonio TX

Year	0	1	2	3	4	5	6	7	8	9	10
Potential Rent		\$26,700.00	\$27,501.00	\$28,326.03	\$29,175.81	\$30,051.09	\$30,952.62	\$31,881.20	\$32,837.63	\$33,822.76	\$34,837.44
Vacancy		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross Operating Income		\$26,700.00	\$27,501.00	\$28,326.03	\$29,175.81	\$30,051.09	\$30,952.62	\$31,881.20	\$32,837.63	\$33,822.76	\$34,837.44
Property Taxes		\$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
Insurance		\$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
HOA Fee		\$396.00	\$396.00	\$396.00	\$396.00	\$396.00	\$396.00	\$396.00	\$396.00	\$396.00	\$396.00
Maintenance and Repairs		\$801.00	\$825.03	\$849.78	\$875.27	\$901.53	\$928.58	\$956.44	\$985.13	\$1,014.68	\$1,045.12
Property Management		\$1,335.00	\$1,375.05	\$1,416.30	\$1,458.79	\$1,502.55	\$1,547.63	\$1,594.06	\$1,641.88	\$1,691.14	\$1,741.87
Leasing Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses -	\$	\$7,999.00	\$8,227.09	\$8,462.02	\$8,704.00	\$8,953.24	\$9,209.96	\$9,474.38	\$9,746.73	\$10,027.25	\$10,316.19
	%	29.96%	29.92%	29.87%	29.83%	29.79%	29.76%	29.72%	29.68%	29.65%	29.61%
Net Operating Income		\$18,701.00	\$19,273.91	\$19,864.01	\$20,471.81	\$21,097.84	\$21,742.66	\$22,406.82	\$23,090.90	\$23,795.51	\$24,521.25
Mortgage Payments		\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52	\$12,559.52
Annual Cashflow (Pre-Tax)		\$6,141.48	\$6,714.39	\$7,304.49	\$7,912.29	\$8,538.32	\$9,183.14	\$9,847.30	\$10,531.38	\$11,235.99	\$11,961.73
Loan Balance		\$206,167.80	\$202,556.27	\$198,783.53	\$194,842.38	\$190,725.31	\$186,424.46	\$181,931.63	\$177,238.25	\$172,335.37	\$167,213.62
Market Value		\$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
Equity (after Costs of Sale)		\$77,043.71	\$89,802.97	\$103,018.91	\$116,708.28	\$130,888.43	\$145,577.41	\$160,793.90	\$176,557.31	\$192,887.80	\$209,806.24
IRR Calculation	-\$78,260.00	\$6,141.48	\$6,714.39	\$7,304.49	\$7,912.29	\$8,538.32	\$9,183.14	\$9,847.30	\$10,531.38	\$11,235.99	\$221,767.98



## 5742 Golf Heights, San Antonio TX Rent Roll

Address	Tenants	Beds/Baths/Gar	Square Footage	Monthly Rent	Ren	nt/SF	Ar	nual Rent	Lease Expiration
5742 Golf Heights #1	Nina Naziruddin, Mubarak Naziruddin	3/2/1	1246	\$ 1,100.00	\$	0.88	\$	13,200.00	11/30/2019
5742 Golf Heights #2	Amber Dowson, Alysia Cain	3/2/1	1246	\$ 1,125.00	\$	0.90	\$	13,500.00	06/30/2020
Total			2,492.00	\$ 2,225.00			\$	26,700.00	

AimLoan.com		
Loan Scenario	30-Year Fixed Rate	Apply Now Talk to a Loan Officer
Loan Purpose Purchase		
Property Type 2 Units	Closing Costs Cash to Close Disclosures	
ur Property Occupancy a. Investment Property	Federal Disclosure: Your actual rate, payment, and cost official Loan Estimate before choosing a loan.	s could be higher. Get an
Property State Y Texas	Guaranteed Lender Charges	\$4,406.64
Property County Bexar	Guaranteed Lender Fee Guaranteed Points	\$995.00 \$3,411.64
Property City San Antonio	3rd Party Services We Select	\$712.50
Purchase Price \$289,000	3rd Party Services You May Select Recording Fees	\$3,134.40 \$122.00
Loan Amount \$216,750	Optional Owners Title Insurance Title - Owner's Title Insurance (optional)	<b>\$415.00</b> <i>\$415.00</i>
Estimated Credit Score 760+	Total Lender & 3 <sup>rd</sup> Party Costs	\$475.00
VA Loan Eligibility Not Eligible	Hide Fee Breakdowns	
Escrow Taxes and Insurance Yes	<ul> <li>Important Notices</li> <li>Closing costs based on information you provided a</li> </ul>	nd subject to change until you
Lock Period 30 Days	have completed an application and locked your rate online application, you will be provided with an onli	e. Upon completion of your ne Loan Estimate (official

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

Estimated Credit Score \*

Yo

Loan

Prop 2 U

Prop

Prop

Prop Bex

Prop

Purc

\$ 2

Loan

\$216,7

760+