



Asking Price	\$319,500.00	
Market Value	\$319,500.00	
Purchase Price	\$319,500.00	
Down Payment	\$79,875.00	
Make Ready		
Closing Costs	\$6,390.00	
Investment Capital	\$86,265.00	
	/MO	/YR
Rent	\$2,579.00	\$30,948.00
Other Income	\$144.47	\$1,733.67
Vacancy	\$0.00	\$0.00
Gross Rent	\$2,723.47	\$32,681.67
Property Taxes	\$546.61	\$6,559.27
Insurance	\$66.67	\$800.00
HOA Dues	\$60.00	\$720.00
Maintenance & Repairs	\$115.75	\$1,388.97
Property Management	\$177.03	\$2,124.31
Leasing and Renewal	\$0.00	\$0.00
Utilities	\$143.92	\$1,727.00
Miscellaneous Expenses	\$0.00	\$0.00
Total Operating Expenses	\$1,109.96	\$13,319.55
Net Operating Income	\$1,613.51	\$19,362.12
Mtg Payment @ 4.25% - 25% Down	\$1,178.81	\$14,145.73
Cash Flow	\$434.70	\$5,216.39
Principal Paydown	\$336.03	\$4,032.32
Cap Rate		6.06%
Total Return	\$770.73	\$9,248.71
Depreciation Deduction	\$9,297.45	
10-Year Annual Rate of Return	15.63%	
Cash-on-Cash Rate of Return	6.05%	

7011 Donovan Way, San Antonio TX



<https://www.loopnet.com/Listing/7011-Donovan-Way-San-Antonio-TX/17393279/>

100% Leased till 2021! Gated, Cashflowing Duplex conveniently located in the Northeast area minutes from Randolph Air Force Base & Ft. Sam Houston. 3 bedroom 2.5 bath with a 1 car garage and a great privacy-fenced backyard on each side. Tray ceilings with crown molding in the living room. Granite countertops and all black appliances in kitchen. Ceramic tile on the first floor with carpet upstairs. Professional property management in place.

Lot Size (acres): 0.17	Year Built: 2017	Number of Units: 2
Building Size: 2492 SF	Price/Unit: \$159750	Property Type: Multi-Family
Price/SF: \$ 128.21	Rent/SF: \$ 1.03	Market: San Antonio

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



7011 Donovan Way, San Antonio TX

Year	0	1	2	3	4	5	6	7	8	9	10
Potential Rent		\$30,948.00	\$31,876.44	\$32,832.73	\$33,817.72	\$34,832.25	\$35,877.21	\$36,953.53	\$38,062.14	\$39,204.00	\$40,380.12
Other Income		\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67	\$1,733.67
Vacancy		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Gross Operating Income		\$32,681.67	\$33,610.11	\$34,566.40	\$35,551.39	\$36,565.92	\$37,610.88	\$38,687.20	\$39,795.81	\$40,937.67	\$42,113.79
Property Taxes		\$6,559.27	\$6,756.05	\$6,958.73	\$7,167.49	\$7,382.52	\$7,603.99	\$7,832.11	\$8,067.07	\$8,309.09	\$8,558.36
Insurance		\$800.00	\$824.00	\$848.72	\$874.18	\$900.41	\$927.42	\$955.24	\$983.90	\$1,013.42	\$1,043.82
HOA Dues		\$720.00	\$720.00	\$720.00	\$720.00	\$720.00	\$720.00	\$720.00	\$720.00	\$720.00	\$720.00
Maintenance & Repairs		\$1,388.97	\$1,430.64	\$1,473.56	\$1,517.77	\$1,563.30	\$1,610.20	\$1,658.50	\$1,708.26	\$1,759.51	\$1,812.29
Property Management		\$2,124.31	\$2,188.04	\$2,253.68	\$2,321.29	\$2,390.93	\$2,462.66	\$2,536.54	\$2,612.63	\$2,691.01	\$2,771.74
Leasing and Renewal		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Utilities		\$1,727.00	\$1,778.81	\$1,832.17	\$1,887.14	\$1,943.75	\$2,002.07	\$2,062.13	\$2,123.99	\$2,187.71	\$2,253.34
Miscellaneous Expenses		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses - \$		\$13,319.55	\$13,697.54	\$14,086.86	\$14,487.87	\$14,900.90	\$15,326.33	\$15,764.52	\$16,215.86	\$16,680.73	\$17,159.55
%		40.76%	40.75%	40.75%	40.75%	40.75%	40.75%	40.75%	40.75%	40.75%	40.75%
Net Operating Income		\$19,362.12	\$19,912.57	\$20,479.54	\$21,063.52	\$21,665.01	\$22,284.55	\$22,922.68	\$23,579.95	\$24,256.94	\$24,954.24
Mortgage Payments		\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73	\$14,145.73
Annual Cashflow (Pre-Tax)		\$5,216.39	\$5,766.84	\$6,333.81	\$6,917.79	\$7,519.28	\$8,138.82	\$8,776.95	\$9,434.22	\$10,111.21	\$10,808.50
Loan Balance		\$235,585.24	\$231,370.41	\$226,972.92	\$222,384.85	\$217,597.94	\$212,603.58	\$207,392.78	\$201,956.15	\$196,283.91	\$190,365.85
Market Value		\$329,819.85	\$340,473.03	\$351,470.31	\$362,822.80	\$374,541.98	\$386,639.68	\$399,128.15	\$412,019.98	\$425,328.23	\$439,066.33
Equity (after Costs of Sale)		\$71,147.22	\$85,269.51	\$99,894.47	\$115,040.36	\$130,726.10	\$146,971.32	\$163,796.40	\$181,222.43	\$199,271.34	\$217,965.84

IRR Calculation	-\$86,265.00	\$5,216.39	\$5,766.84	\$6,333.81	\$6,917.79	\$7,519.28	\$8,138.82	\$8,776.95	\$9,434.22	\$10,111.21	\$228,774.34
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INVESTING
ARCHITECT

7011 Donovan Way, San Antonio TX Rent Roll

Unit#	Tenants	Unit Type	Square Footage	Current Rent/mo	Current Rent/SF/mo	Lease Expiration
101	Martinez	3bed	1246	\$ 1,295.00	\$ 1.04	04/30/2020
102	Leach	3bed	1246	\$ 1,250.00	\$ 1.00	04/30/2021
Total			2,492.00	\$ 2,545.00	\$ 1.02	