



Asking Price	\$570,000.00	
Market Value	\$570,000.00	
<b>Purchase Price</b>	<b>\$570,000.00</b>	
Down Payment	\$142,500.00	
Make Ready	\$0.00	
Closing Costs	\$11,400.00	
<b>Investment Capital</b>	<b>\$153,900.00</b>	
<b>Rent</b>	<b>\$5,235.00</b>	<b>\$62,820.00</b>
Vacancy	\$157.05	\$1,884.60
Property Taxes	\$1,287.92	\$15,455.00
Insurance	\$83.33	\$1,000.00
HOA Fee	\$70.83	\$850.00
Maintenance and Repairs	\$50.78	\$609.35
Property Management	\$253.90	\$3,046.77
Leasing Fee	\$152.69	\$1,832.25
Landlord-Paid Utilities	\$200.00	\$2,400.00
<b>Total Operating Expenses</b>	<b>\$2,256.50</b>	<b>\$27,077.97</b>
Net Operating Income	\$2,978.50	\$35,742.03
Mtg Payment @ 3.625% - 25% Down	\$1,949.62	\$23,395.43
<b>Cash Flow</b>	<b>\$1,028.88</b>	<b>\$12,346.59</b>
<b>Principal Paydown</b>	<b>\$668.22</b>	<b>\$8,018.58</b>
<b>Appreciation Return</b>	<b>\$1,534.25</b>	<b>\$18,411.00</b>
<b>Total Return</b>	<b>\$3,231.35</b>	<b>\$38,776.18</b>
<b>Depreciation Deduction</b>	<b>\$16,587.00</b>	
<b>10-Year Annual Rate of Return</b>	<b>17.97%</b>	
<b>Cash-on-Cash Rate of Return</b>	<b>8.02%</b>	

## 6611 Arancione, San Antonio TX 78233



Texas Management and Leasing, LLC

Turnkey 2017 San Antonio fourplex, 100% occupied with great management in place offers an excellent 18% overall rate of return (IRR) and an 8% cash on cash return upon purchase. 3 of the units have leases in place running through March/April 2021 and one of the units has a lease through August 2020 with an opportunity to raise the rent if Tenants decided to move. Seller bought it new and is looking to 1031 into a larger property in the DFW project. That's the only reason they are selling. Also, due to the 1031 timelines, the earliest available closing date for this property is September 1, 2020.

<b>12 Bedrooms 8 Baths</b>	<b>Year Built: 2017</b>	<b>Sub: Tesoro Ridge</b>
<b>Size: 4864 SF</b>	<b>School District: North East ISD</b>	<b>Property Type: Fourplex</b>
<b>Price/SF: \$ 117.19</b>	<b>Rent/SF: \$ 1.08</b>	<b>Market: San Antonio</b>

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



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Year	0	1	2	3	4	5	6	7	8	9	10
<b>Potential Rent</b>		\$62,820.00	\$64,076.40	\$65,357.93	\$66,665.09	\$67,998.39	\$69,358.36	\$70,745.52	\$72,160.43	\$73,603.64	\$75,075.72
<b>Vacancy</b>		\$1,884.60	\$1,922.29	\$1,960.74	\$1,999.95	\$2,039.95	\$2,080.75	\$2,122.37	\$2,164.81	\$2,208.11	\$2,252.27
<b>Gross Operating Income</b>		\$60,935.40	\$62,154.11	\$63,397.19	\$64,665.13	\$65,958.44	\$67,277.61	\$68,623.16	\$69,995.62	\$71,395.53	\$72,823.44
<b>Property Taxes</b>		\$15,455.00	\$15,764.10	\$16,079.38	\$16,400.97	\$16,728.99	\$17,063.57	\$17,404.84	\$17,752.94	\$18,108.00	\$18,470.16
<b>Insurance</b>		\$1,000.00	\$1,020.00	\$1,040.40	\$1,061.21	\$1,082.43	\$1,104.08	\$1,126.16	\$1,148.69	\$1,171.66	\$1,195.09
<b>HOA Fee</b>		\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00
<b>Maintenance and Repairs</b>		\$609.35	\$621.54	\$633.97	\$646.65	\$659.58	\$672.78	\$686.23	\$699.96	\$713.96	\$728.23
<b>Property Management</b>		\$3,046.77	\$3,107.71	\$3,169.86	\$3,233.26	\$3,297.92	\$3,363.88	\$3,431.16	\$3,499.78	\$3,569.78	\$3,641.17
<b>Leasing Fee</b>		\$1,832.25	\$1,868.90	\$1,906.27	\$1,944.40	\$1,983.29	\$2,022.95	\$2,063.41	\$2,104.68	\$2,146.77	\$2,189.71
<b>Utilities</b>		\$2,400.00	\$2,448.00	\$2,496.96	\$2,546.90	\$2,597.84	\$2,649.79	\$2,702.79	\$2,756.85	\$2,811.98	\$2,868.22
<b>Total Operating Expenses - \$</b>		\$22,793.37	\$23,232.24	\$23,679.89	\$24,136.48	\$24,602.21	\$25,077.26	\$25,561.80	\$26,056.04	\$26,560.16	\$27,074.36
<b>%</b>		37.41%	37.38%	37.35%	37.33%	37.30%	37.27%	37.25%	37.23%	37.20%	37.18%
<b>Net Operating Income</b>		\$38,142.03	\$38,921.87	\$39,717.30	\$40,528.65	\$41,356.22	\$42,200.35	\$43,061.35	\$43,939.58	\$44,835.37	\$45,749.08
<b>Mortgage Payments</b>		\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43	\$23,395.43
<b>Annual Cashflow (Pre-Tax)</b>		\$14,746.59	\$15,526.43	\$16,321.87	\$17,133.22	\$17,960.79	\$18,804.92	\$19,665.92	\$20,544.15	\$21,439.94	\$22,353.65
<b>Loan Balance</b>		\$419,468.88	\$411,141.75	\$402,507.69	\$393,555.40	\$384,273.14	\$374,648.74	\$364,669.61	\$354,322.67	\$343,594.35	\$332,470.61
<b>Market Value</b>		\$588,411.00	\$607,416.68	\$627,036.23	\$647,289.50	\$668,196.96	\$689,779.72	\$712,059.60	\$735,059.13	\$758,801.54	\$783,310.83
<b>Equity (after Costs of Sale)</b>		\$127,753.35	\$153,755.76	\$180,636.01	\$208,423.84	\$237,150.03	\$266,846.39	\$297,545.82	\$329,282.32	\$362,091.08	\$396,008.46
<b>IRR Calculation</b>	-\$153,900.00	\$14,746.59	\$15,526.43	\$16,321.87	\$17,133.22	\$17,960.79	\$18,804.92	\$19,665.92	\$20,544.15	\$21,439.94	\$418,362.11



## 6611 Arancione, San Antonio TX 78233 Rent Roll

Address	Tenants	Beds/Baths/Gar	Square Footage	Monthly Rent	Rent/SF	Annual Rent	Lease Expiration	
6611 Arancione #101	West/Griffin	3/2/1	1216	\$ 1,300.00	\$ 1.07	\$ 15,600.00	03/31/2021	
6611 Arancione #102	Ybarra/Jurado	3/2/1	1216	\$ 1,225.00	\$ 1.01	\$ 14,700.00	08/31/2020	70/mo water
6611 Arancione #104	Riojas/Rodriguez	3/2/1	1216	\$ 1,320.00	\$ 1.09	\$ 15,840.00	03/31/2021	
6611 Arancione #103	TBD	3/2/1	1216	\$ 1,320.00	\$ 1.09	\$ 15,840.00	04/31/2021	
Total			4,864.00	\$ 5,165.00		\$ 61,980.00		