



Asking Price	\$575,000.00	
Market Value	\$575,000.00	
Purchase Price	\$575,000.00	
Down Payment	\$143,750.00	
Make Ready	\$0.00	
Closing Costs	\$11,500.00	
Investment Capital	\$155,250.00	
Rent	\$5,130.00	\$61,560.00
Vacancy	\$153.90	\$1,846.80
Property Taxes	\$1,125.25	\$13,503.00
Insurance	\$125.00	\$1,500.00
HOA Fee	\$0.00	\$0.00
Maintenance and Repairs	\$149.28	\$1,791.40
Property Management	\$248.81	\$2,985.66
Leasing Fee	\$149.63	\$1,795.50
Landlord-Paid Utilities	\$283.00	\$3,396.00
Total Operating Expenses	\$2,234.86	\$26,818.36
Net Operating Income	\$2,895.14	\$34,741.64
Mtg Payment @ 3.5% - 25% Down	\$1,936.51	\$23,238.06
Cash Flow	\$958.63	\$11,503.58
Principal Paydown	\$688.65	\$8,263.78
Appreciation Return	\$1,547.71	\$18,572.50
Total Return	\$3,194.99	\$38,339.86
Depreciation Deduction	\$16,732.50	
10-Year Annual Rate of Return	17.98%	
Cash-on-Cash Rate of Return	7.41%	

6606 Arancione, San Antonio TX 78233



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Turnkey 2016 San Antonio fourplex, 100% occupied with great management in place offers an excellent 18% overall rate of return (IRR) and and 7.5% cash on cash return upon purchase. All units have leases in place running through end of Jan/Feb/September 2021 respectively. Seller bought it new and is looking to 1031 into a larger property. That's the only reason they are selling.

12 Bedrooms 8 Baths	Year Built: 2016	Sub: Tesoro Ridge
Size: 4864 SF	School District: North East ISD	Property Type: Fourplex
Price/SF: \$ 118.22	Rent/SF: \$ 1.05	Market: San Antonio

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
Potential Rent		\$61,560.00	\$62,791.20	\$64,047.02	\$65,327.96	\$66,634.52	\$67,967.21	\$69,326.56	\$70,713.09	\$72,127.35	\$73,569.90
Vacancy		\$1,846.80	\$1,883.74	\$1,921.41	\$1,959.84	\$1,999.04	\$2,039.02	\$2,079.80	\$2,121.39	\$2,163.82	\$2,207.10
Gross Operating Income		\$59,713.20	\$60,907.46	\$62,125.61	\$63,368.13	\$64,635.49	\$65,928.20	\$67,246.76	\$68,591.70	\$69,963.53	\$71,362.80
Property Taxes		\$13,503.00	\$13,773.06	\$14,048.52	\$14,329.49	\$14,616.08	\$14,908.40	\$15,206.57	\$15,510.70	\$15,820.92	\$16,137.33
Insurance		\$1,500.00	\$1,530.00	\$1,560.60	\$1,591.81	\$1,623.65	\$1,656.12	\$1,689.24	\$1,723.03	\$1,757.49	\$1,792.64
HOA Fee		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance and Repairs		\$1,791.40	\$1,827.22	\$1,863.77	\$1,901.04	\$1,939.06	\$1,977.85	\$2,017.40	\$2,057.75	\$2,098.91	\$2,140.88
Property Management		\$2,985.66	\$3,045.37	\$3,106.28	\$3,168.41	\$3,231.77	\$3,296.41	\$3,362.34	\$3,429.58	\$3,498.18	\$3,568.14
Leasing Fee		\$1,795.50	\$1,831.41	\$1,868.04	\$1,905.40	\$1,943.51	\$1,982.38	\$2,022.02	\$2,062.47	\$2,103.71	\$2,145.79
Utilities		\$3,396.00	\$3,463.92	\$3,533.20	\$3,603.86	\$3,675.94	\$3,749.46	\$3,824.45	\$3,900.94	\$3,978.96	\$4,058.53
Total Operating Expenses - \$		\$21,575.56	\$22,007.07	\$22,447.21	\$22,896.15	\$23,354.08	\$23,821.16	\$24,297.58	\$24,783.53	\$25,279.20	\$25,784.79
%		36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%	36.13%
Net Operating Income		\$38,137.64	\$38,900.40	\$39,678.40	\$40,471.97	\$41,281.41	\$42,107.04	\$42,949.18	\$43,808.17	\$44,684.33	\$45,578.01
Mortgage Payments		\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06	\$23,238.06
Annual Cashflow (Pre-Tax)		\$14,899.58	\$15,662.33	\$16,440.34	\$17,233.91	\$18,043.35	\$18,868.98	\$19,711.12	\$20,570.10	\$21,446.27	\$22,339.95
Loan Balance		\$422,973.76	\$414,403.16	\$405,527.73	\$396,336.63	\$386,818.63	\$376,962.10	\$366,755.00	\$356,184.87	\$345,238.80	\$333,903.40
Market Value		\$593,572.50	\$612,744.89	\$632,536.55	\$652,967.48	\$674,058.33	\$695,830.42	\$718,305.74	\$741,507.01	\$765,457.69	\$790,181.97
Equity (after Costs of Sale)		\$129,048.66	\$155,449.59	\$182,731.26	\$210,923.13	\$240,055.62	\$270,160.19	\$301,269.33	\$333,416.65	\$366,636.86	\$400,965.84
IRR Calculation	-\$155,250.00	\$14,899.58	\$15,662.33	\$16,440.34	\$17,233.91	\$18,043.35	\$18,868.98	\$19,711.12	\$20,570.10	\$21,446.27	\$423,305.79



6606 Arancione, San Antonio TX 78233 Rent Roll

Address	Tenants	Beds/Baths/Gar	Square Footage	Monthly Rent	Rent/SF	Annual Rent	Lease Expiration
6606 Arancione #101	Resendiz	3/2/1	1216	\$ 1,250.00	\$ 1.03	\$ 15,000.00	09/30/2021
6606 Arancione #102	Hodges/Griggs	3/2/1	1216	\$ 1,200.00	\$ 0.99	\$ 14,400.00	02/28/2021
6606 Arancione #103	Cuyler	3/2/1	1216	\$ 1,225.00	\$ 1.01	\$ 14,700.00	01/31/2021
6606 Arancione #104	Hernandez/Myers	3/2/1	1216	\$ 1,175.00	\$ 0.97	\$ 14,100.00	01/31/2021
Water Reimbursement				\$280.00			
Total			4,864.00	\$ 5,130.00		\$ 58,200.00	