



Asking Price	\$580,000.00	
Market Value	\$580,000.00	
Purchase Price	\$580,000.00	
Down Payment	\$145,000.00	
Make Ready	\$0.00	
Closing Costs	\$11,600.00	
Investment Capital	\$156,600.00	
Rent	\$5,230.00	\$62,760.00
Vacancy	\$156.90	\$1,882.80
Property Taxes	\$1,131.99	\$13,583.87
Insurance	\$127.75	\$1,533.00
HOA Fee	\$0.00	\$0.00
Maintenance and Repairs	\$152.19	\$1,826.32
Property Management	\$253.66	\$3,043.86
Leasing Fee	\$152.54	\$1,830.50
Landlord-Paid Utilities	\$283.00	\$3,396.00
Total Operating Expenses	\$2,258.03	\$27,096.35
Net Operating Income	\$2,971.97	\$35,663.65
Mtg Payment @ 3.5% - 25% Down	\$1,953.34	\$23,440.13
Cash Flow	\$1,018.63	\$12,223.52
Principal Paydown	\$694.64	\$8,335.64
Appreciation Return	\$1,561.17	\$18,734.00
Total Return	\$3,274.43	\$39,293.16
Depreciation Deduction	\$16,878.00	
10-Year Annual Rate of Return	18.27%	
Cash-on-Cash Rate of Return	7.81%	

6615 Arancione, San Antonio TX 78233



K CLARK PROPERTY MANAGEMENT, LTD.

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: \$ 119.24	Rent/SF: \$ 1.08	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		\$62,760.00	\$64,015.20	\$65,295.50	\$66,601.41	\$67,933.44	\$69,292.11	\$70,677.95	\$72,091.51	\$73,533.34	\$75,004.01
Vacancy		\$1,882.80	\$1,920.46	\$1,958.87	\$1,998.04	\$2,038.00	\$2,078.76	\$2,120.34	\$2,162.75	\$2,206.00	\$2,250.12
Gross Operating Income		\$60,877.20	\$62,094.74	\$63,336.64	\$64,603.37	\$65,895.44	\$67,213.35	\$68,557.61	\$69,928.77	\$71,327.34	\$72,753.89
Property Taxes		\$13,583.87	\$13,855.55	\$14,132.66	\$14,415.31	\$14,703.62	\$14,997.69	\$15,297.64	\$15,603.60	\$15,915.67	\$16,233.98
Insurance		\$1,533.00	\$1,563.66	\$1,594.93	\$1,626.83	\$1,659.37	\$1,692.56	\$1,726.41	\$1,760.94	\$1,796.15	\$1,832.08
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		\$1,826.32	\$1,862.84	\$1,900.10	\$1,938.10	\$1,976.86	\$2,016.40	\$2,056.73	\$2,097.86	\$2,139.82	\$2,182.62
Property Management		\$3,043.86	\$3,104.74	\$3,166.83	\$3,230.17	\$3,294.77	\$3,360.67	\$3,427.88	\$3,496.44	\$3,566.37	\$3,637.69
Leasing Fee		\$1,830.50	\$1,867.11	\$1,904.45	\$1,942.54	\$1,981.39	\$2,021.02	\$2,061.44	\$2,102.67	\$2,144.72	\$2,187.62
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 - \$		\$21,817.55	\$22,253.90	\$22,698.97	\$23,152.95	\$23,616.01	\$24,088.33	\$24,570.10	\$25,061.50	\$25,562.73	\$26,073.99
%		35.84%	35.84%	35.84%	35.84%	35.84%	35.84%	35.84%	35.84%	35.84%	35.84%
Net Operating Income		\$39,059.65	\$39,840.85	\$40,637.66	\$41,450.42	\$42,279.43	\$43,125.01	\$43,987.51	\$44,867.26	\$45,764.61	\$46,679.90
Mortgage Payments		\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13	\$23,440.13
Annual Cashflow (Pre-Tax)		\$15,619.52	\$16,400.71	\$17,197.53	\$18,010.28	\$18,839.29	\$19,684.88	\$20,547.38	\$21,427.13	\$22,324.48	\$23,239.77
Loan Balance		\$426,651.79	\$418,006.67	\$409,054.06	\$399,783.03	\$390,182.27	\$380,240.03	\$369,944.18	\$359,282.13	\$348,240.87	\$336,806.91
Market Value		\$598,734.00	\$618,073.11	\$638,036.87	\$658,645.46	\$679,919.71	\$701,881.12	\$724,551.88	\$747,954.90	\$772,113.84	\$797,053.12
Equity (after Costs of Sale)		\$130,170.83	\$156,801.32	\$184,320.23	\$212,757.24	\$242,143.06	\$272,509.41	\$303,889.07	\$336,315.93	\$369,825.00	\$404,452.50
IRR Calculation	-\$156,600.00	\$15,619.52	\$16,400.71	\$17,197.53	\$18,010.28	\$18,839.29	\$19,684.88	\$20,547.38	\$21,427.13	\$22,324.48	\$427,692.26



6615 Arancione, San Antonio TX 78233 Rent Roll

Address	Tenants	Beds/Baths/Gar	Square Footage	Monthly Rent	Rent/SF	Annual Rent	Lease Expiration
6615 Arancione #101	Slack	3/2/1	1216	\$ 1,200.00	\$ 0.99	\$ 14,400.00	01/31/2021
6615 Arancione #102	Gomez	3/2/1	1216	\$ 1,250.00	\$ 1.03	\$ 15,000.00	03/31/2021
6615 Arancione #103	Rentas/Maldonado	3/2/1	1216	\$ 1,225.00	\$ 1.01	\$ 14,700.00	07/31/2021
6615 Arancione #104	Flores/Ortega	3/2/1	1216	\$ 1,275.00	\$ 1.05	\$ 15,300.00	12/31/2021
Water Reimbursement				\$280.00			
Total			4,864.00	\$ 5,230.00		\$ 59,400.00	