

Toepperwein Bluffs Property Evaluation (Duplex)



30% Down Purchase ROI	
Purchase+Repairs:	\$295,000.00
70% Loan Amount::	\$206,500.00
30% Down:	\$88,500.00
Annual Gross Income:	\$33,480.00
Annual Prin. & Int.:	(\$12,926.42)
Est. Annual Taxes:	(\$5,000.00)
Est. Annual Ins:	(\$1,200.00)
Annual HOA Dues:	(\$720.00)
Est. Annual Main/Vac	(\$2,678.40)
Est. Annual Mgmt. Fee:	(\$2,678.40)
Est. Annual Utilities	(\$1,440.00)
Annual Net Income:	\$6,836.78
Return on Investment (Income / Initial Inv.):	7.73%

Property Assumptions	
Construction Type:	Duplex
Location:	San Antonio, TX
Purchase Price:	\$295,000.00
Tax Assessed Value:	\$295,000.00
Rent Range:	\$1325 + \$70 for water
Bed/Bath/Garage:	3/2.5/1 car garage
Refinance Value Used:	\$295,000.00
Monthly Rent Used:	\$2,790.00
Annual Mgmt Fee (8%):	\$2,678.40
Est. Annual Taxes:	\$5,000.00
Est. Annual Ins:	\$1,200.00
Est. Annual Utilities	\$1,440.00
Monthly HOA Dues	\$60.00
Purchase Closing Costs:	\$8,000.00
Maintenance (4%):	\$1,339.20
Vacancy (4%)	\$1,339.20
Lot Size:	0.25
Year Built:	2017
Square Footage:	2490
Price Per Sq. Ft.:	\$118.47

Cash on Cash Return (All Cash)	
Purchase Price:	\$295,000.00
Purchase Closing Costs:	\$5,000.00
Total Initial Investment:	\$300,000.00
Annual Gross Income:	\$33,480.00
Est. Annual Taxes:	(\$5,000.00)
Est. Annual Main/Vac	(\$2,678.40)
Est. Annual Ins.:	(\$1,200.00)
Annual HOA Dues:	(\$720.00)
Est. Annual Utilities	(\$1,440.00)
Est. Annual Mgmt. Fee:	(\$2,678.40)
Annual Net Income:	\$19,763.20
Cash on Cash Return (Income / Initial Inv.):	6.59%

30% Down Purchase Cash Flow	
Loan Amt (70%):	\$206,500.00
Interest Rate:	4.75%
Loan Term (Months):	360
Principal & Interest:	\$1,077.20
Est. Monthly Taxes:	\$416.67
Est. Monthly Ins.:	\$100.00
(PITI) Payment:	\$1,593.87
Monthly Rent:	\$2,790.00
(PITI) Payment:	(\$1,593.87)
Est. Monthly Main/Vac	(\$223.20)
Est. Monthly Mgmt. Fee:	(\$223.20)
Est. Monthly Utilities	(\$120.00)
Monthly HOA Dues:	(\$60.00)
Projected NET Positive Monthly Cash Flow:	\$569.73

