

# LEGACY AT OAKHILL

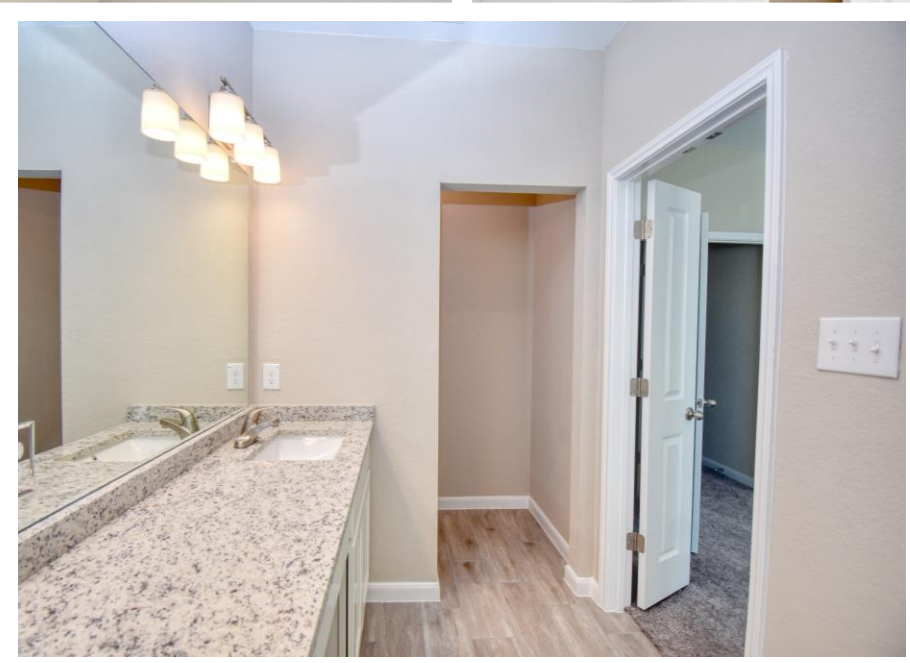


**NEW DUPLEX COMMUNITY IN SAN ANTONIO TEXAS**

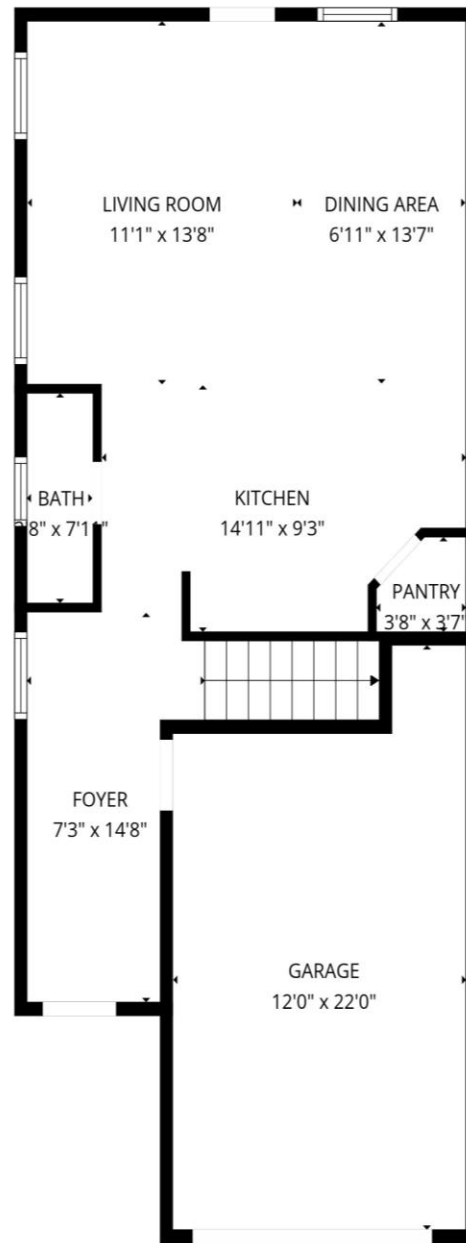
**SALES PRICES STARTING @ 520K**

**EXPECTED ANNUAL GROSS RENT OF 42K**

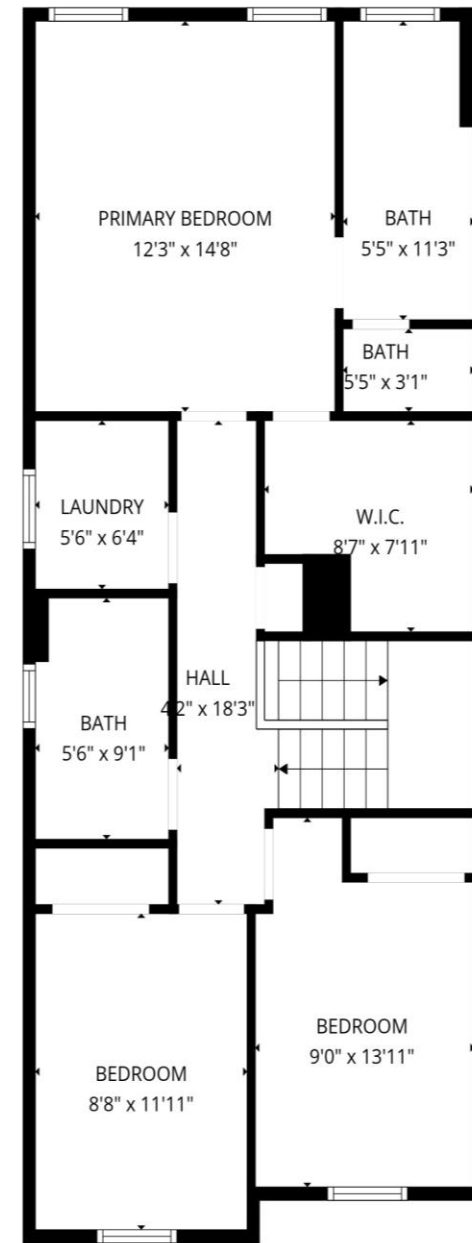




The floorplan features two 1401 square foot units. Each with 3 bedrooms 2.5 baths and a one-car garage



1st floor



2nd floor

# Legacy at Oakhill Enclave Specification

- 1401 square feet per unit
- 3 bedrooms
- 2.5 baths
- One car garage with opener
- EV charging plug
- Xero scape front yard
- Spray foam insulation  
R-13 Batts interior/exterior  
walls and double  
insulated firewall.
- Central heat and air
- Fenced back yard
- Garage door opener
- Stainless steel appliances
- Granite counter tops
- Island kitchen
- 42-inch cabinets
- LVP flooring
- Walk-in shower in primary
- Dual vanity in the primary
- Oversized walk-in closet
- Full size Laundry Room
- Window coverings  
included

# Why invest in San Antonio

01

1. STRONG POPULATION  
GROWTH → MORE RENTERS

02

SAN ANTONIO CONTINUES TO  
ATTRACT NEW RESIDENTS DUE  
TO JOBS, COST OF LIVING, AND  
MIGRATION FROM OTHER  
STATES.

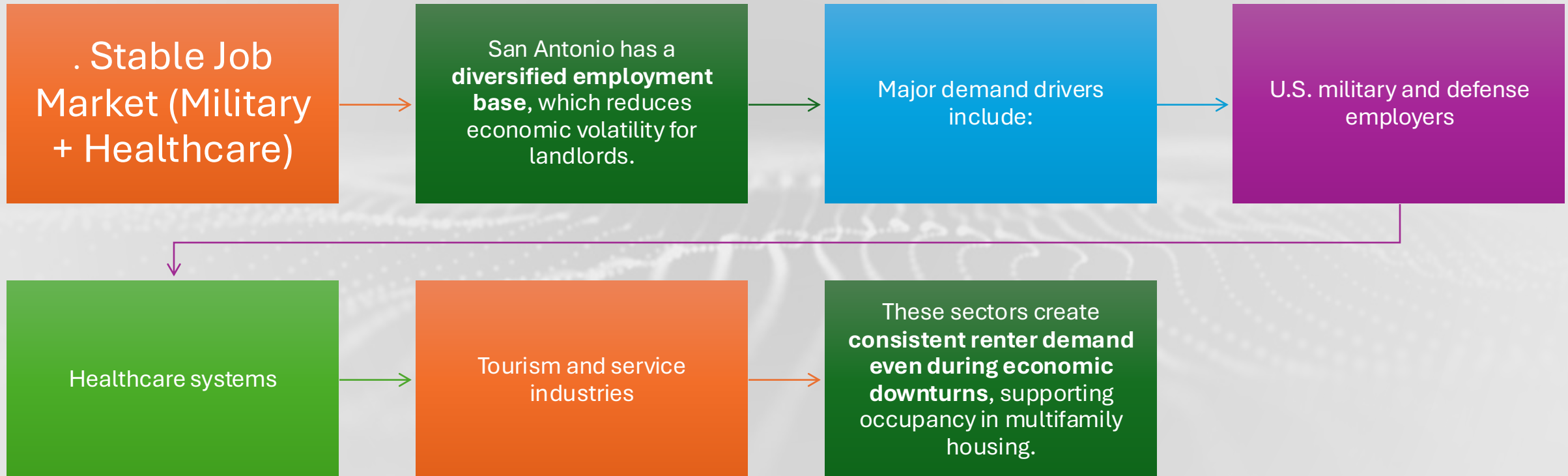
03

SAN ANTONIO CONTINUES  
RAPID GROWTH IN 2025, WITH  
ESTIMATES PLACING THE CITY'S  
POPULATION AT OVER 1.54  
MILLION, ADDING ROUGHLY  
21,000 TO 23,000+ RESIDENTS  
COMPARED TO 2024, DRIVEN BY  
HIGH DOMESTIC MIGRATION.

04

POPULATION GROWTH  
DIRECTLY INCREASES **RENTAL  
DEMAND**, WHICH BENEFITS  
MULTIFAMILY PROPERTIES.

# Stable employment sectors



# Duplex investment summary

## Property Overview

- Purchase Price: **\$520,000**
- Units: **2**
- Rent per Unit: **\$1,750**
- Total Monthly Rent: **\$3,500**
- Annual Gross Rent: **\$42,000**

## Financing

- Down Payment (25%): **\$130,000**
- Loan Amount: **\$390,000**
- Interest Rate: **4%**
- Monthly Mortgage: **\$1,861**

## Operating Expenses

- Property Management (7%): **\$2,940**
  - Property Taxes: **\$7,000**
  - Insurance: **\$1,300**
  - HOA: **\$480**
- Total Operating Expenses: \$11,440**

## Cash Flow

- Annual Cash Flow: **\$8,228**
- Monthly Cash Flow: **\$686**
- Cash-on-Cash Return: **6.3%**
- DSCR: **1.37**

## Key Investment Metrics

- Net Operating Income (NOI): **\$30,560**
- Cap Rate: **5.9%**

# 10-Year Wealth Projection

## Property Appreciation

San Antonio historically averages ~4% annual appreciation.

Future value formula:

$$520,000 \times (1.04)^{10} = 520,000 \times (1.04)^{10}$$

Value in 10 years  $\approx$  **\$769,700**

## Equity from appreciation

$$769,700 - 520,000 = 249,700$$

✔ **\$249,700 gained from appreciation**

## Loan Paydown

Loan amount: **\$390,000**

After 10 years on a **30-year 4% loan**, balance  $\approx$  **\$307,000**

Principal paid down:

$$390,000 - 307,000 = 83,000$$

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✔ **\$83,000 equity from mortgage paydown**

## Cash Flow

Annual cash flow: **\$8,228**

10-year total:

$$8,228 \times 10 = 82,280$$

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✔ **\$82,280 total cash flow**

## **Source**

Wealth Created

**Appreciation**

\$249,700

**Loan Paydown**

\$83,000

**Cash Flow**

\$82,280

## **Total Wealth After 10 Years**

## **Total Profit**

414,980