



DUPLEX FOR SALE NEAR THE SAN ANTONIO ALAMO DOME

525 DAKOTA ST. SAN ANTONIO, TEXAS 78203

STARTING AT **\$599,000** WITH A **3.75% RATE**
3 MONTHS PREPAID RENT

WHAT MAKES THIS PROPERTY SPECIAL

- **Versatile Floor Plans** – A mix of 2-bedroom/2.5-bath and 3-bedroom/2.5-bath units, catering to a variety of tenants.
- **Modern Design & Premium Finishes** – Thoughtfully designed interiors with high-end details throughout.
- **Plenty of Green Space** – Spacious outdoor areas provide a peaceful and inviting environment.
- **Prime Downtown-Adjacent Location** – Located just minutes from Downtown San Antonio, the Alamodome, and major city attractions.
- **Convenient Urban Living** – Close to dining, entertainment, parks, and key employment centers, making it an attractive choice for tenants.

- **Easy Access to Major Roadways** – Quick connection to I-37, I-10, and Hwy 281 for smooth commutes throughout the city.
- **Strong Investment Potential** – A brand-new duplex in a high-demand central rental market, ensuring steady income and long-term value.

Whether you're looking for a long-term rental asset or a profitable addition to your portfolio, **521 & 525 Dakota St.** is an opportunity you don't want to miss!

UNIT FEATURES



2 or 3 Bedrooms



2.5 Bathrooms



Luxury Vinyl
Plank Flooring



Appliances
included



Tech Package



Two Car Garage

CONTACT US NOW

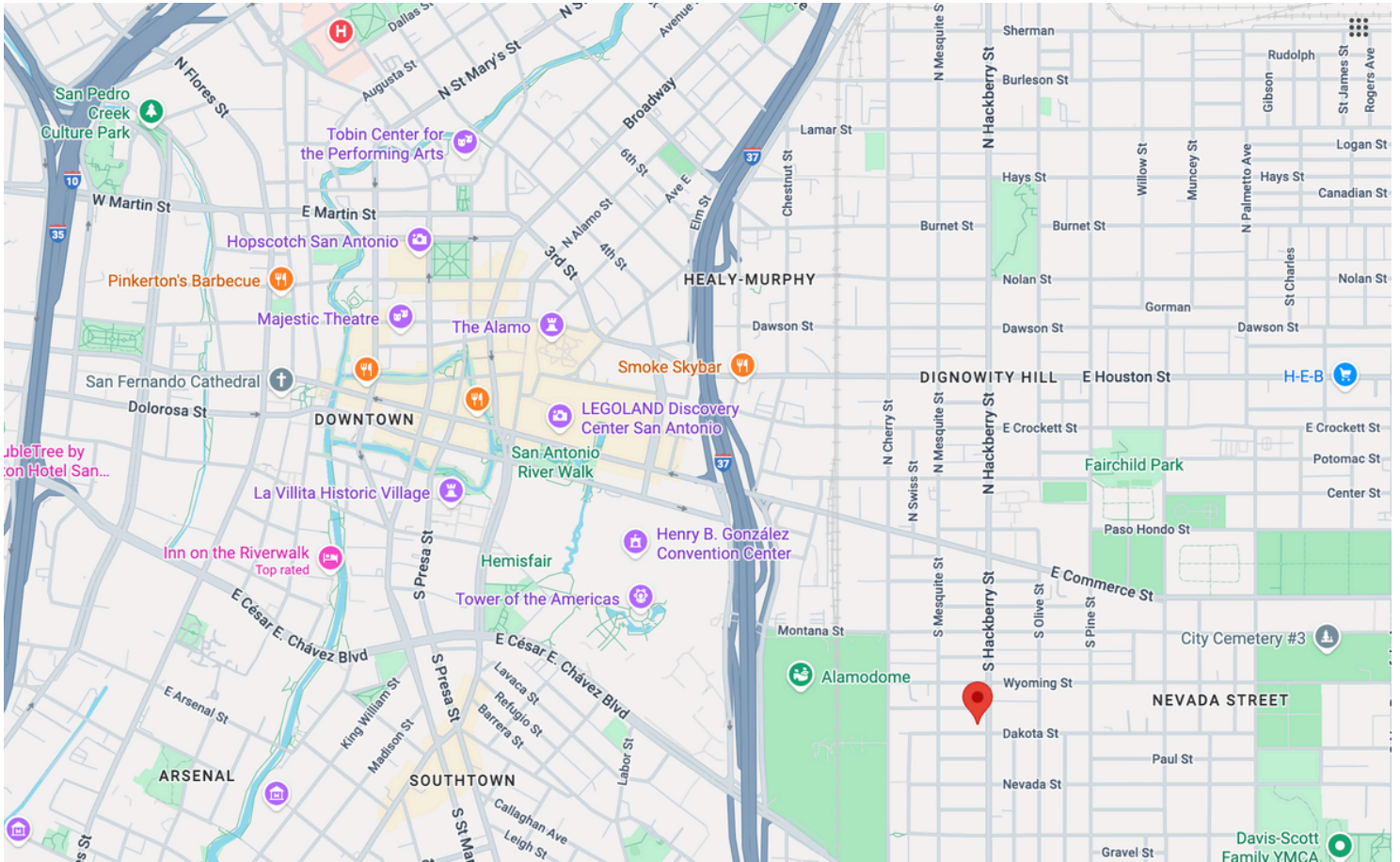
 956-445-3234

 lexi@invest5s.com

YOUR NEXT INVESTMENT

Invest 

521 & 525 DAKOTA ST. SAN ANTONIO, TEXAS 78203



**CONSIDERING DAKOTA?
HERE'S WHAT MAKES IT
A SMART INVESTMENT!**

WATCH NOW

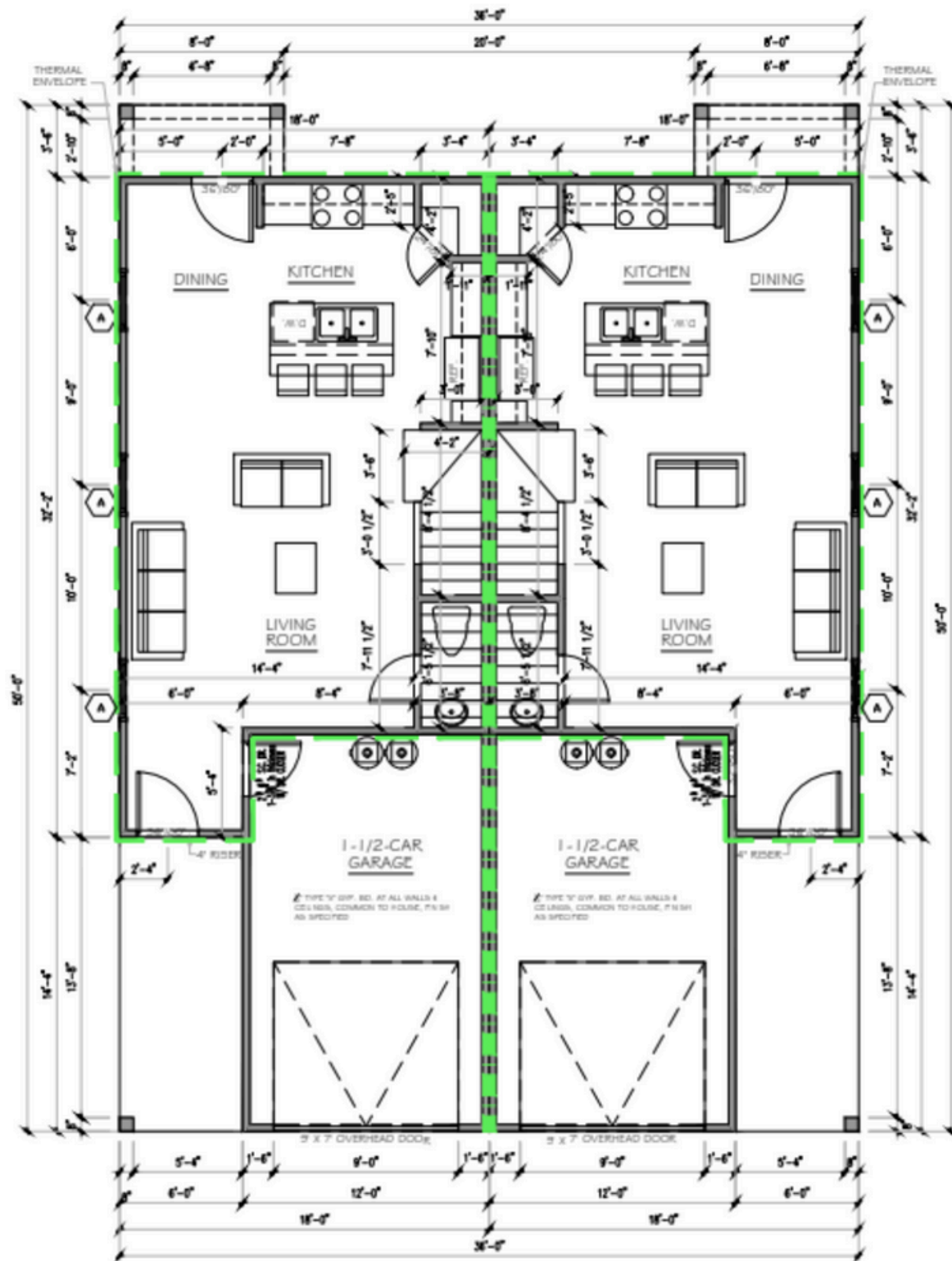


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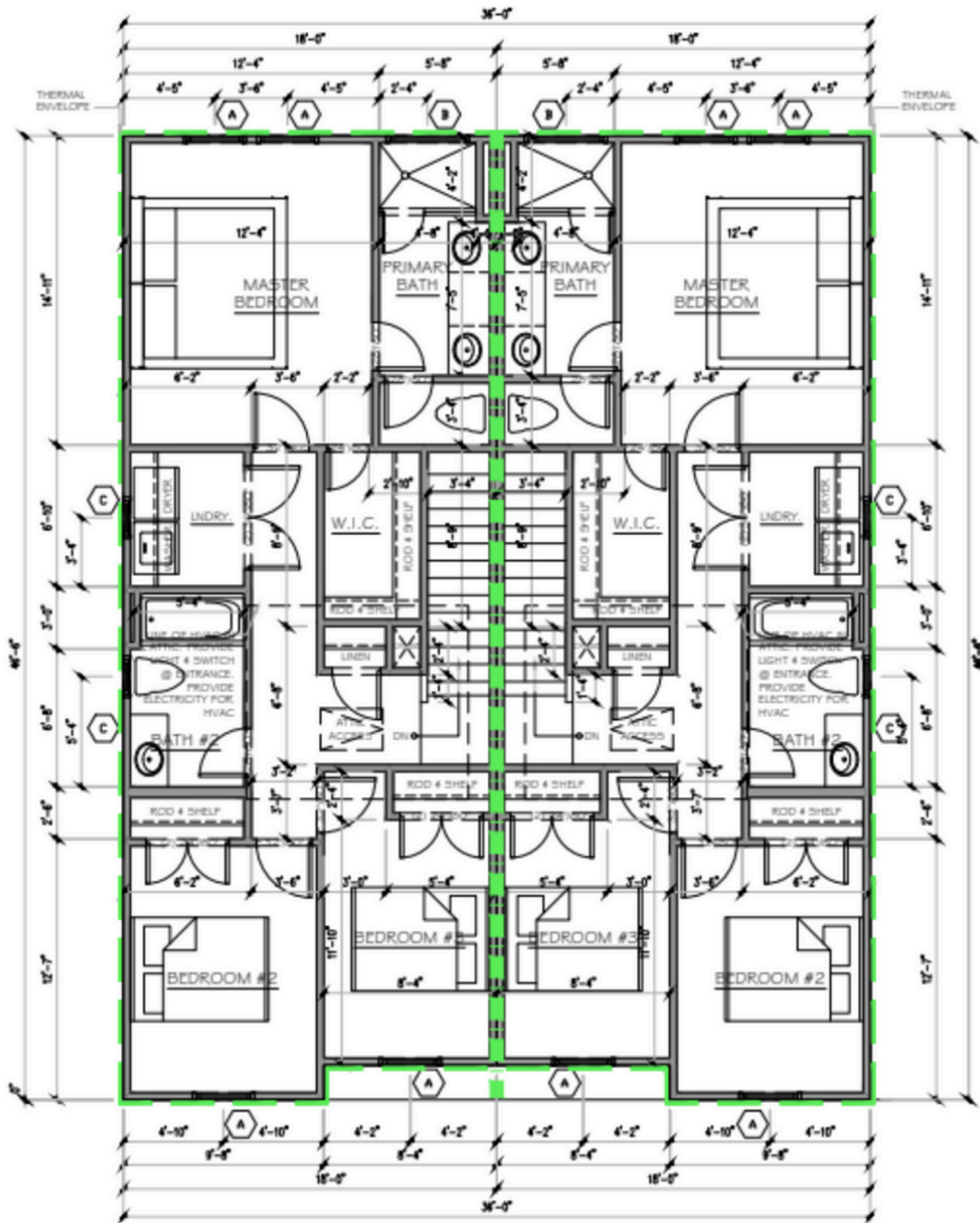
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FLOOR PLANS: FIRST FLOOR



FLOOR PLANS: SECOND FLOOR



ESTIMATED FINANCIALS

3 BED / 2.5 BATH / 2 CAR GARAGE PER UNIT

Property Assumptions		Analysis	
Property Description		Monthly Rent Used:	3,998
Construction Type:	Duplex	Annual Management Fee (6%):	-
Location:	San Antonio	Est. Annual Taxes:	11,692
Bed/Bath/Garage:	3/2.5/1 car garage	Maint. & Vac. (3%):	1,439
Year Built:	2026	Financing Option Returns	
Square Footage:	2,700	Loan % of purchase Price	75%
Property Life (In Years)	27.50	Owner Contribution	25%
Residual Property Value	40,000	Loan Amount	449,250
Estimated Appreciation retur	3.50%	Interest Rate:	3.75%
Costing Assumptions		Loan Term (Months):	360
Price Per Sq. Ft.:	222	PMT	2,081
Purchase Price:	599,000	Est. Monthly Taxes:	974
Purchase Closing Costs:	5,000	Est. Monthly Ins.:	100
Total Investment	604,000	(PITI) Payment:	3,155
Rent Per Unit	1,999	Monthly Rent	3,998.0
Annual Management Fee	0%	Expenses	
Number of units	2	(PITI) Payment:	3,154.9
Annual Tax	2.44%	Monthly HOA	-
Est. Annual Ins:	1,200	Monthly Maint. & Vac.	119.9
HOA Annual	-	Management Fee	-
Maint. & Vac	3%	Monthly surplus / (Deficit)	723.1
Cash on Cash Return		Return on Investment	
Annual Gross Income	47,976	Down Payment	149,750
Expenses		Annual Gross Income:	47,976
Annual Management Fee (6%)	-	Value of appreciation	20,965
Est. Annual Taxes:	11,692	Annual Prin. & Int.:	24,967
Est. Annual Ins:	1,200	Est. Annual Taxes:	11,692
Profit / (loss)	35,084	Est. Annual Ins:	1,200
Cash on Cash Return	5.81%	Est. Annual Mgmt. Fee:	-
Net Cap Rate	5.86%	Est. Maint. And Vac.	1,439
Depreciation per Year	20,327	Est. Annual HOA	-
Estimated Appreciation	20,965	Annual Net Income without appreciati	8,678
		Annual Net Income with appreciation	29,643
		ROI without appreciation	5.79%
		ROI with appreciation	19.79%
		Months in a year	12

Due to perpetually changing market conditions, estimated values can vary due to external factors such as lender requirements, appraiser used, and length of time to refinance after purchase. Estimated values indicated are from time of posting. Total potential Return of Investment (ROI) is based on calculations of external data and is subject to change. This estimation of ROI is in good faith. We realize that there are alternate methods to calculate ROI, and that some assumptions may not be applicable for your calculations. Data provided for the calculation is the user's responsibility. We do not make any representations or warranties of any kind on the information provided. We also disclaim any liability or responsibility for the accuracy, correctness, or completeness of any information provided.

READY TO INVEST?

CONTACT ME FOR MORE INFORMATION



LEXI SCHLINKE
REALTOR®
INVESTOR RELATIONS DIRECTOR

 lexi@invest5s.com
 www.invest5s.com
 956-445-3234
 22202 Cielo Vista
San Antonio, Tx

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real

TO TAKE ADVANTAGE OF OUR SPECIAL 3.75% INTEREST RATE CONTACT OUR PREFERRED LENDER NOW!

CHAD EMERSON

NMLS# 232133
CMG FINANCIAL

 cemerson@cmgfi.com

 210-557-6320