



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

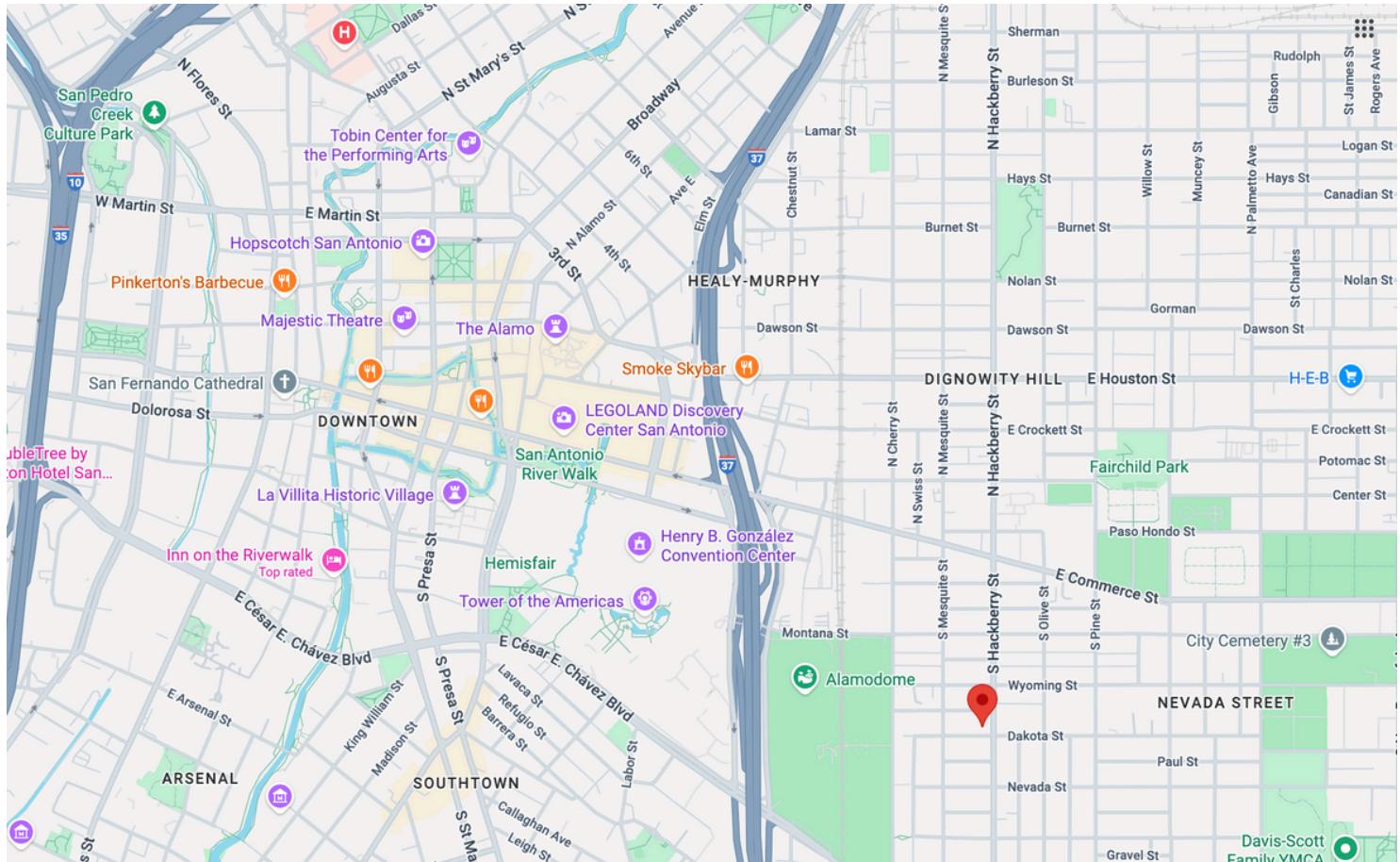
 956-445-3234

 lexi@invest5s.com

YOUR NEXT INVESTMENT

Invest 

521 & 525 DAKOTA ST. SAN ANTONIO, TEXAS 78203



EXPERIENCE
DOWNTOWN
SAN ANTONIO



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

WATCH NOW

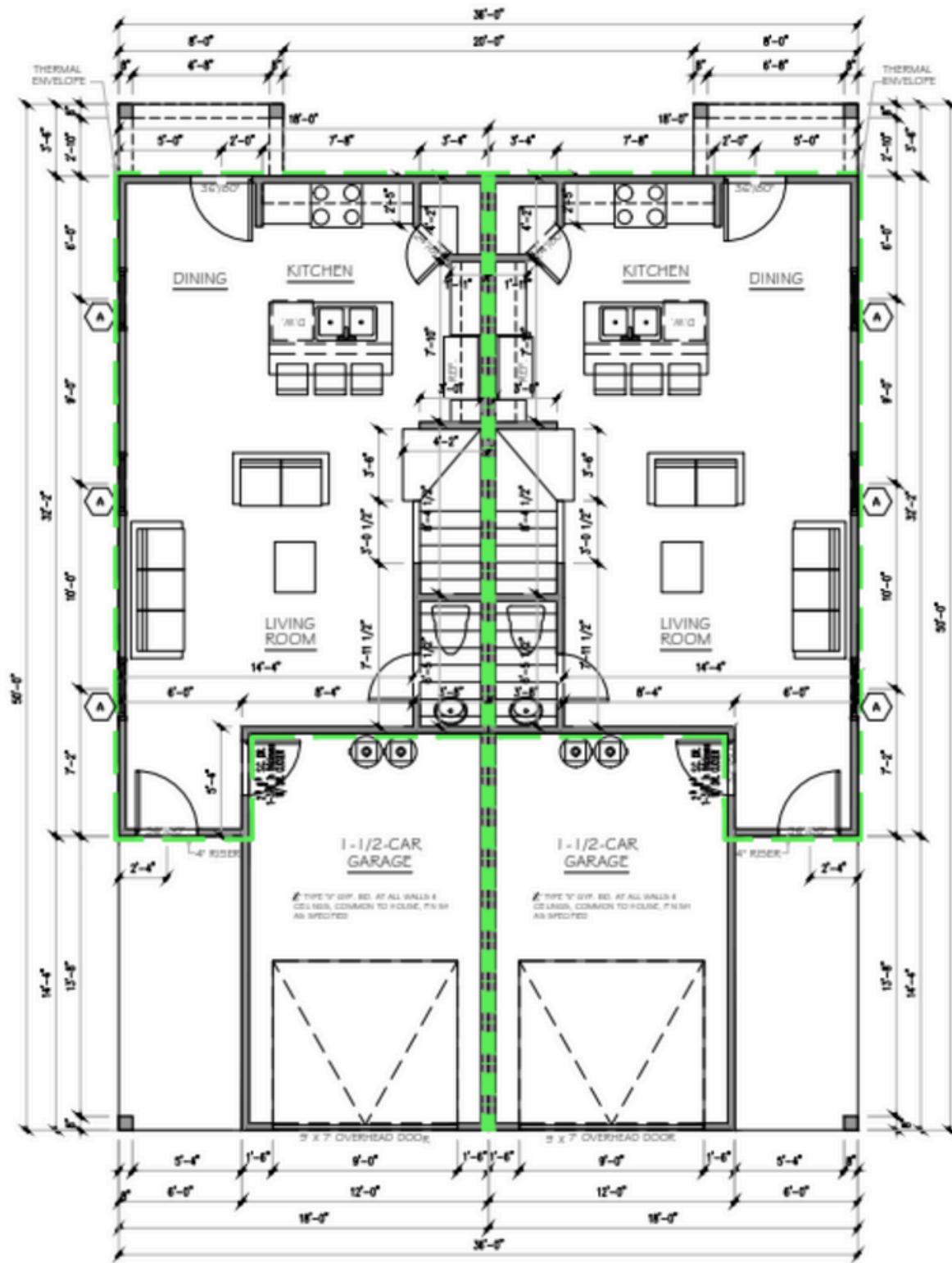


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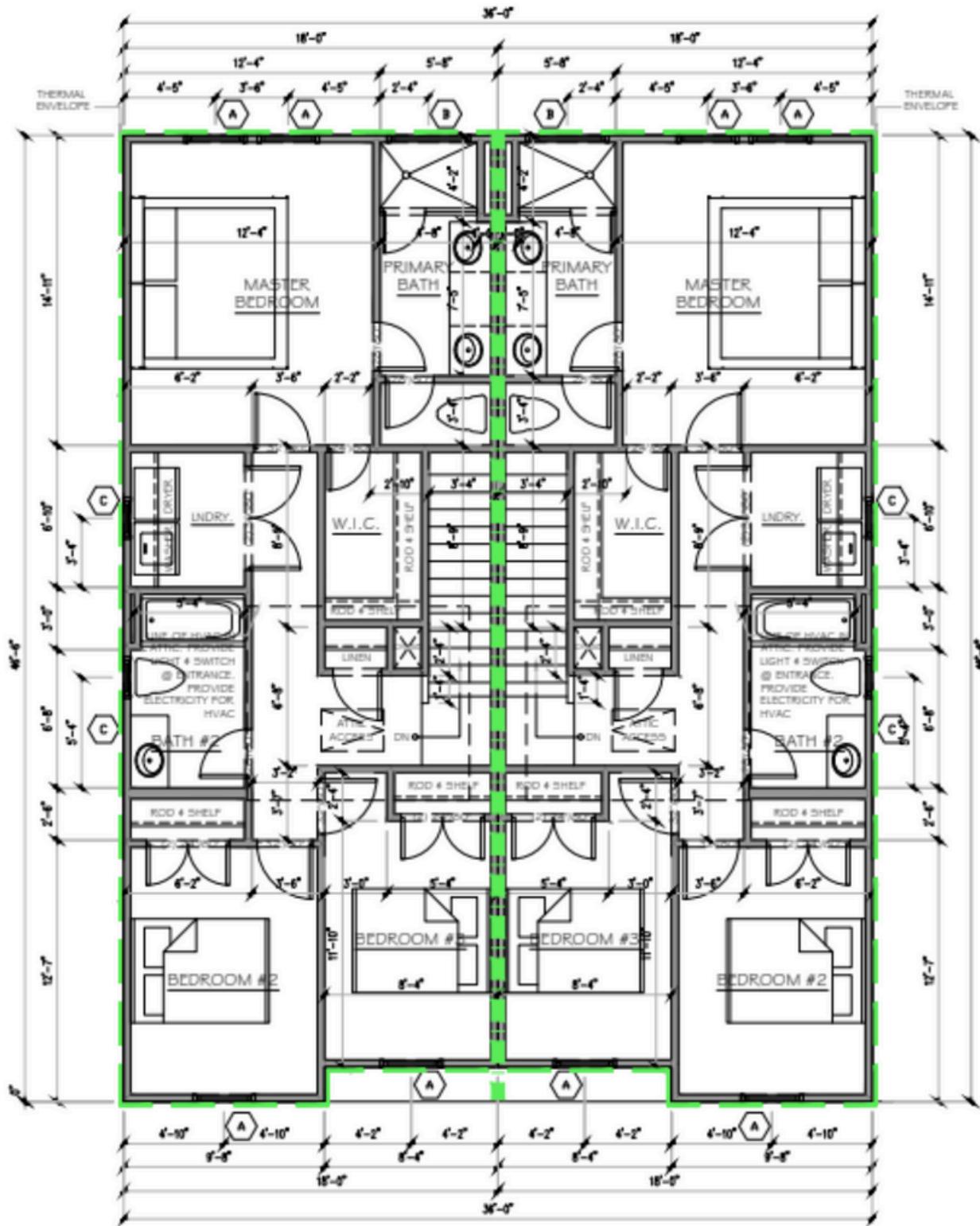
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FLOOR PLANS: FIRST FLOOR



FLOOR PLANS: SECOND FLOOR



ESTIMATED FINANCIALS

3 BED / 2.5 BATH / 2 CAR GARAGE PER UNIT

Property Assumptions

Property Description

Construction Type:	Duplex
Location:	San Antonio
Bed/Bath/Garage:	3/2.5/1 car garage
Year Built:	2026
Square Footage:	2,700
Property Life (In Years)	27.50
Residual Property Value	40,000
Estimated Appreciation return	3.50%

Costing Assumptions

Price Per Sq. Ft.:	222
Purchase Price:	599,000
Purchase Closing Costs:	5,000
Total Investment	604,000
Rent Per Unit	1,999
Annual Management Fee	0%
Number of units	2
Annual Tax	2.44%
Est. Annual Ins:	1,200
HOA Annual	-
Maint. & Vac	3%

Cash on Cash Return

Annual Gross Income	47,976
Expenses	
Annual Management Fee (6%)	-
Est. Annual Taxes:	11,692
Est. Annual Ins:	1,200
Profit / (loss)	35,084
Cash on Cash Return	5.81%
Net Cap Rate	5.86%
Depreciation per Year	20,327
Estimated Appreciation	20,965

Analysis

Monthly Rent Used:	3,998
Annual Management Fee (6%):	-
Est. Annual Taxes:	11,692
Maint. & Vac. (3%):	1,439

Financing Option Returns

Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	449,250
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	2,081
Est. Monthly Taxes:	974
Est. Monthly Ins.:	100
(PITI) Payment:	3,155
Monthly Rent	3,998.0
Expenses	
(PITI) Payment:	3,154.9
Monthly HOA	-
Monthly Maint. & Vac.	119.9
Management Fee	-
Monthly surplus / (Deficit)	723.1

Return on Investment

Down Payment	149,750
Annual Gross Income:	47,976
Value of appreciation	20,965
Annual Prin. & Int.:	24,967
Est. Annual Taxes:	11,692
Est. Annual Ins:	1,200
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	1,439
Est. Annual HOA	-
Annual Net Income without appreciation	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.

YOUR NEXT INVESTMENT

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READY TO INVEST?

CONTACT ME FOR MORE INFORMATION



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real

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

CHAD EMERSON

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CONTACT US NOW

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