

YOUR NEXT INVESTMENT

Invest 



## DUPLEXES & TRIPLEXES FOR SALE

STARTING AT **\$585,000** WITH A **3.75% RATE**

**2 YEARS OF THE MONTHLY PROPERTY  
MANAGEMENT FEE WAIVED**



8911 FM 1560 N SAN ANTONIO, TX 78254

### WHAT MAKES THIS PROPERTY SPECIAL

- Exceptional Investment Potential** – Modern duplexes and triplexes in a highly desirable location with promising rental returns.
- Prime Location** – Conveniently located on the Far West side of San Antonio, with close proximity to H-E-B, Walmart, dining options, schools, hospitals, and Sea World San Antonio.
- Effortless Access to Major Routes** – Easy connections to Loop 1604 for quick commutes and seamless access to the greater San Antonio area.

- Attractive to Quality Tenants** – Situated in a developing neighborhood offering peace and quiet, with nearby parks, essential services, and quick access to all the city has to offer.
- Rising Area with Growth Potential** – The continued development in the region enhances the long-term value and demand for this property.

Looking for your next great investment or a steady stream of rental income? The **Savannah Circle** duplexes and triplexes offer just that!

### UNIT FEATURES



3 Bedrooms



2.5 Bathrooms



Luxury Vinyl  
Plank Flooring



Appliances  
included



Tech Package



1 or 2 Car Garage

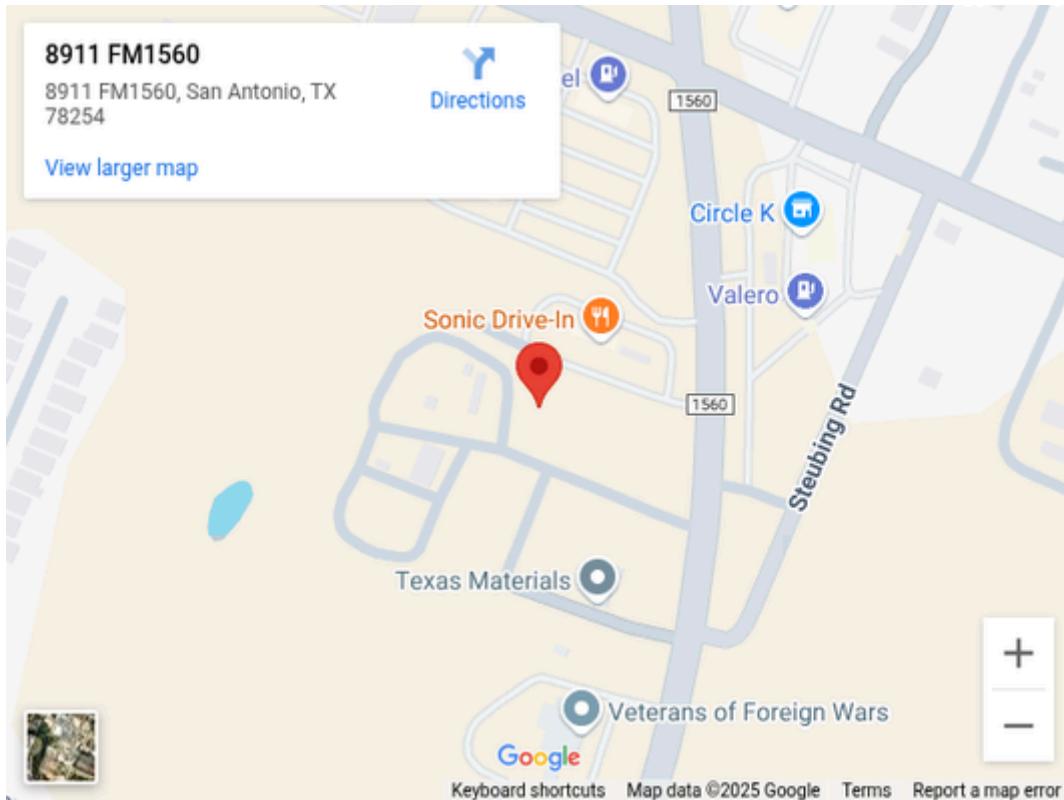
**CONTACT US NOW**

 956-445-3234

 lexi@invest5s.com

YOUR NEXT INVESTMENT

Invest 

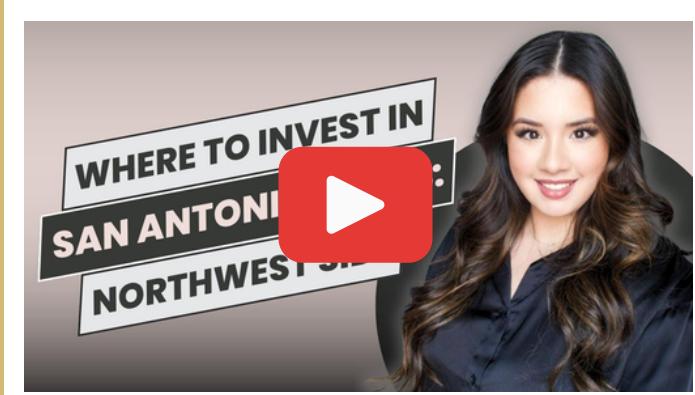


## 8911 FM 1560 N SAN ANTONIO, TX 78254

The Savannah Circle duplexes are located on the Far West side of San Antonio, with multiple H-E-B, Walmart, restaurants, retail, hospitals, schools, and more within a 15-minute drive. Sea World San Antonio is also nearby. Conveniently accessible via major highways, including Loop 1604, your tenants will enjoy everything the city has to offer just a short drive away.

THINKING ABOUT  
INVESTING IN SAVANNAH  
CIRCLE? LEARN WHY  
NORTHWEST SAN ANTONIO  
IS THE RIGHT CHOICE!

WATCH NOW

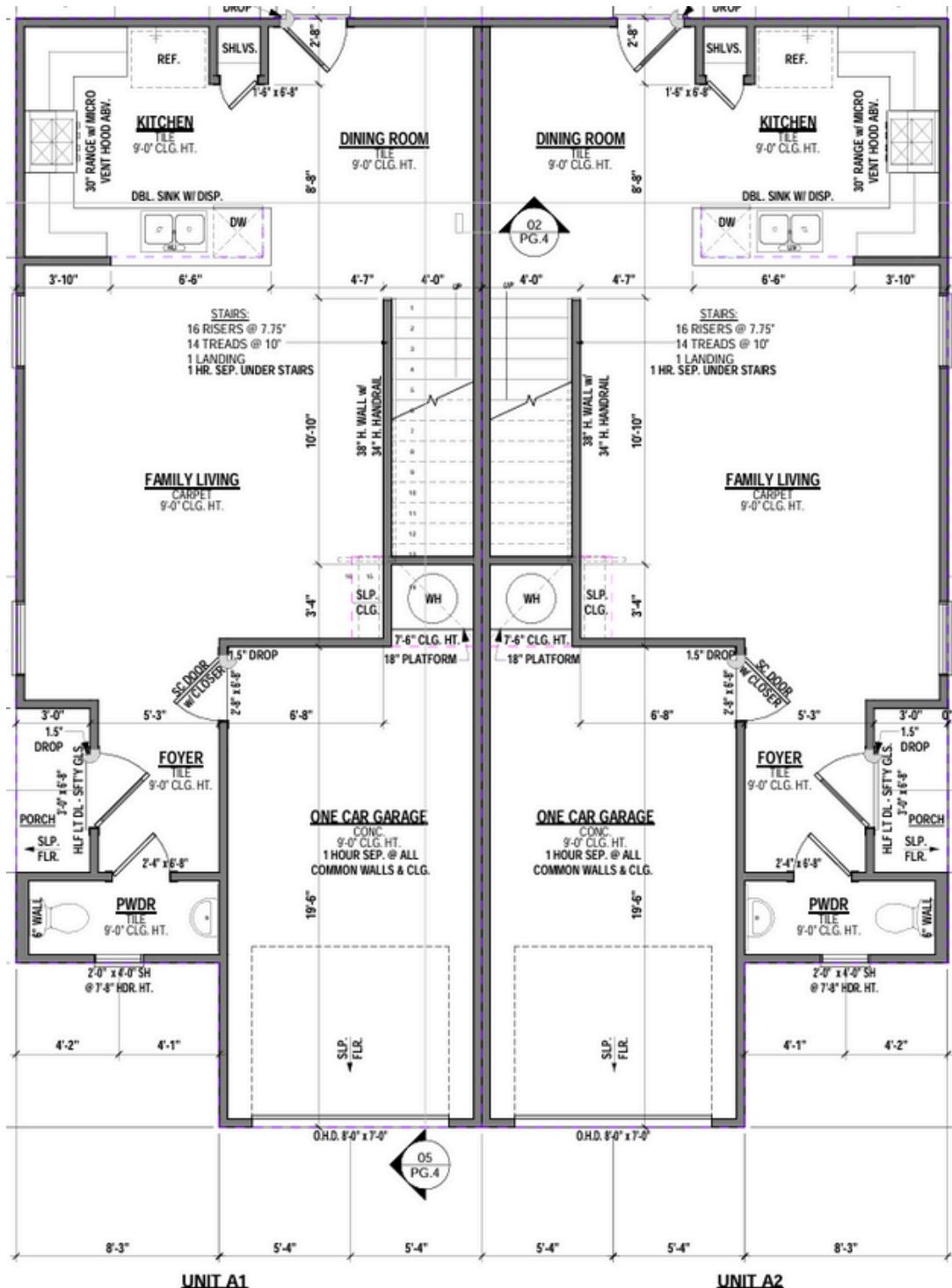


CONTACT US NOW

 956-445-3234

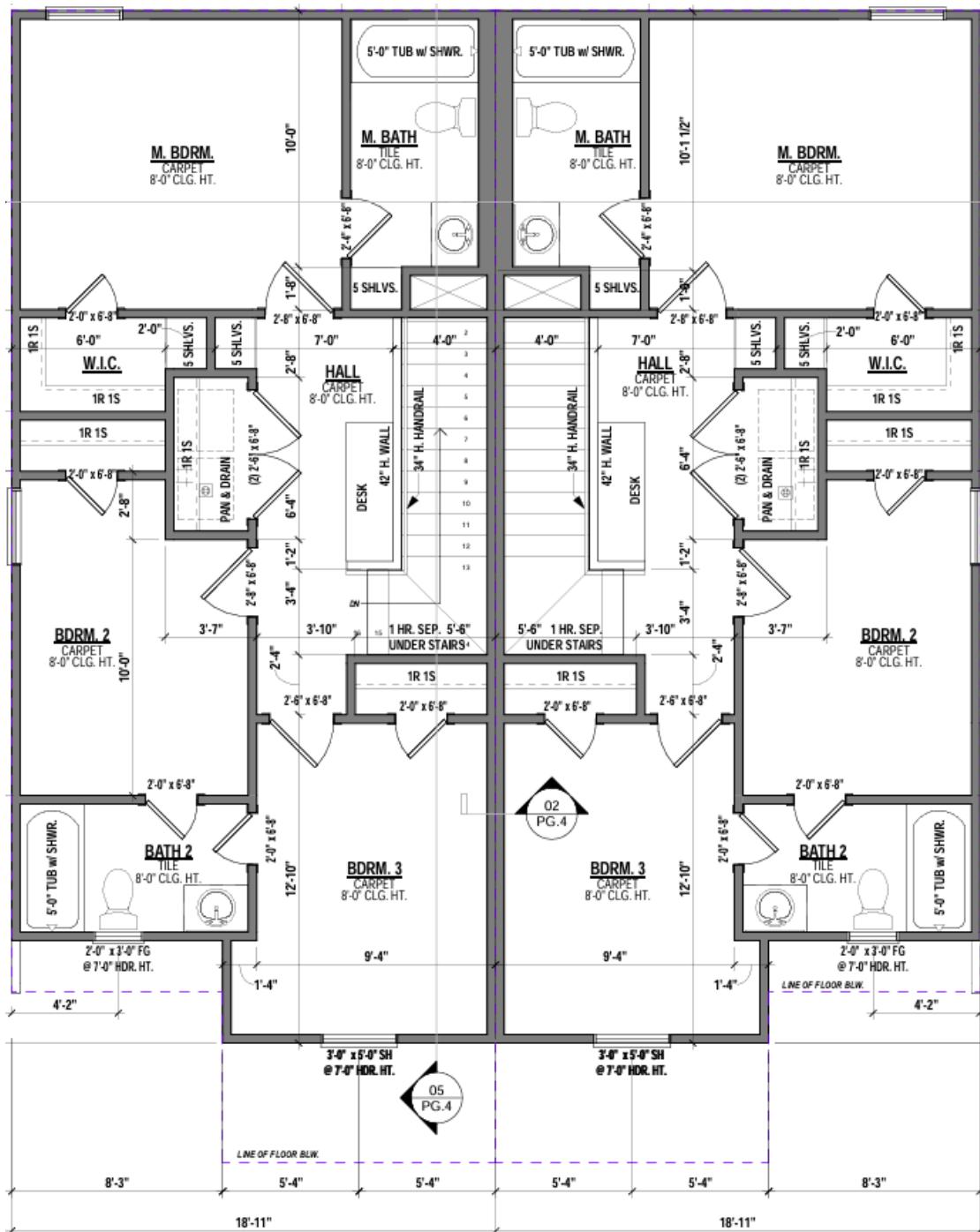
 lexi@invest5s.com

## FLOOR PLANS: FIRST FLOOR

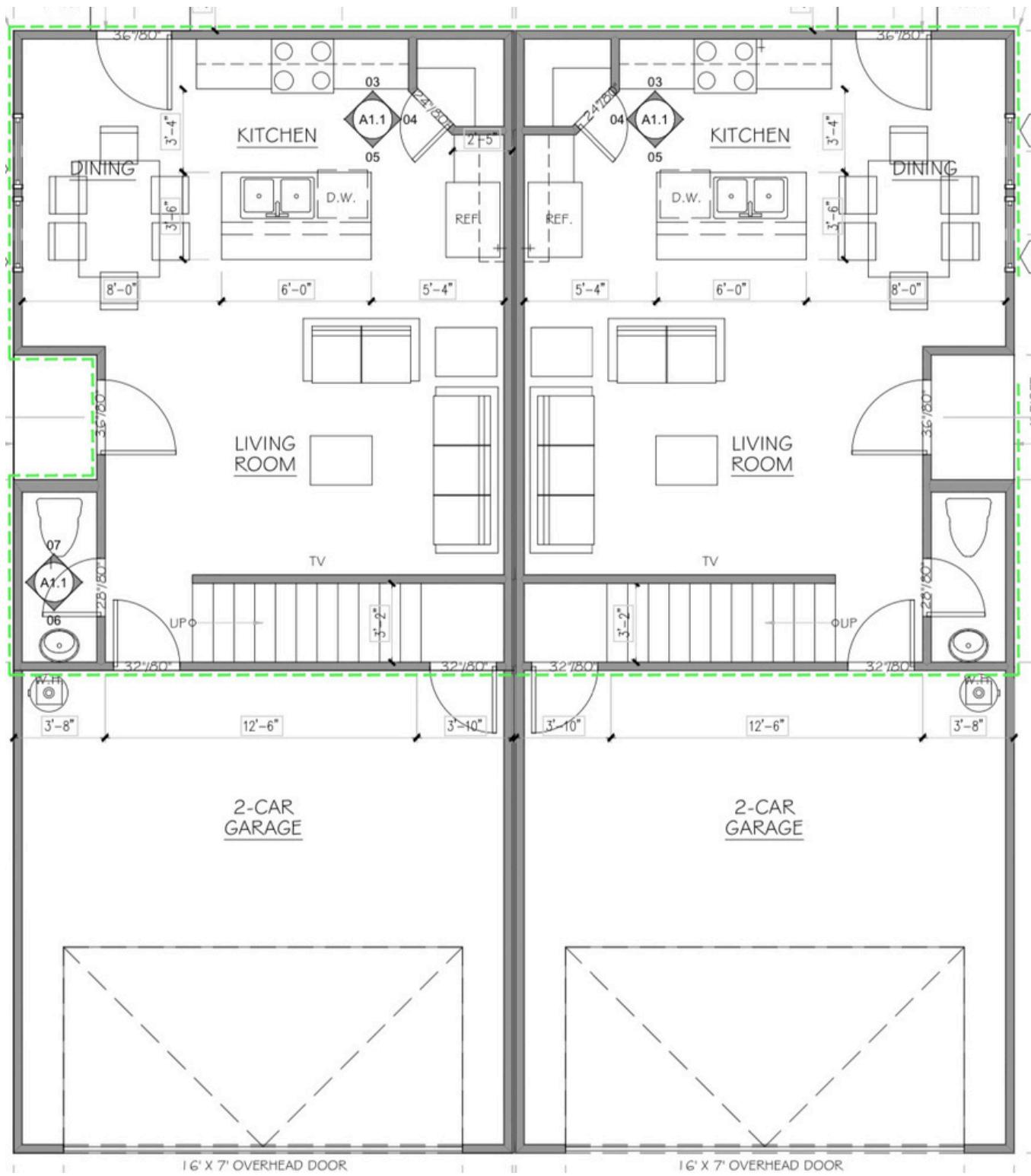


## FIRST FLOOR PLAN

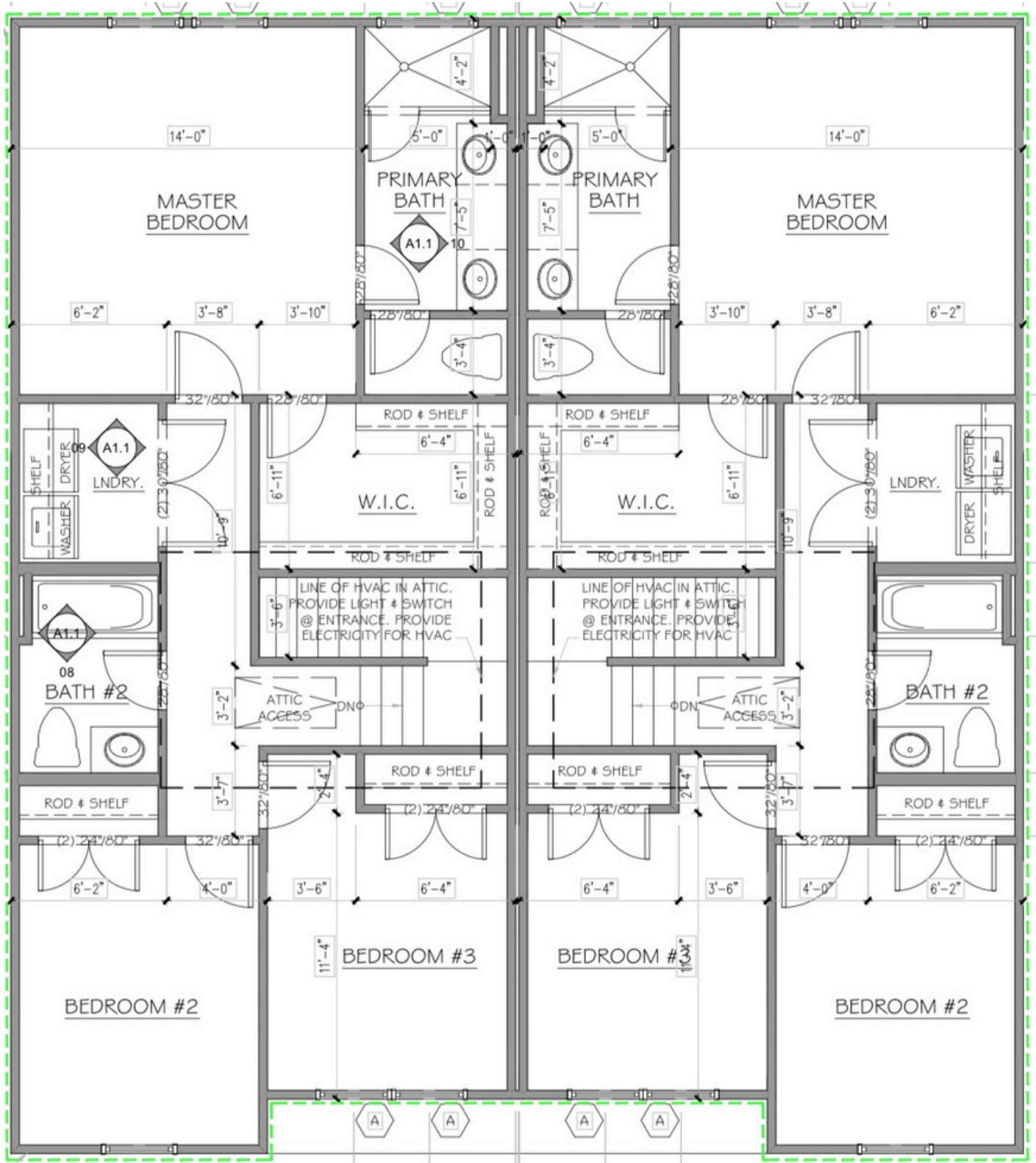
## FLOOR PLANS: SECOND FLOOR



## 2 CAR GARAGE FLOOR PLANS: FIRST FLOOR



## 2 CAR GARAGE FLOOR PLANS: SECOND FLOOR



**CONTACT US NOW**

 956-445-3234

 lexi@invest5s.com

YOUR NEXT INVESTMENT

Invest 

## ADDRESS PLAT



 Yellow = 1 Car

 Green = 2 Car

 Red = Triplex

**CONTACT US NOW**

 956-445-3234

 lexi@invest5s.com

# SAVANNAH CIRCLE - ESTIMATED FINANCIALS (DUPLEX)

## 3 BED / 2.5 BATH / 1 CAR GARAGE / 1250 SQ FT PER UNIT

### Property Assumptions

#### Property Description

Construction Type:	Duplex
Location:	San Antonio, TX
Bed/Bath/Garage:	3/2.5/1 car garage
Year Built:	2025
Square Footage:	2,500
Property Life (In Years)	27.50
Residual Property Value	40,000
Estimated Appreciation return	3.50%

### Analysis

Monthly Rent Used:	3,798
Annual Management Fee (6%):	-
Est. Annual Taxes:	8,611
Maint. & Vac. (3%):	1,367

### Costing Assumptions

Price Per Sq. Ft.:	234
Purchase Price:	585,000
Purchase Closing Costs:	5,000
<b>Total Investment</b>	<b>590,000</b>
Rent Per Unit	1,899
Annual Management Fee	0%
Number of units	2
Annual Tax	1.84%
Est. Annual Ins:	1,200
HOA Annual	600
Maint. & Vac	3%

### Financing Option Returns

Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	438,750
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	2,032
Est. Monthly Taxes:	718
Est. Monthly Ins.:	100
(PITI) Payment:	2,850
Monthly Rent	3,798.0
	<b>Expenses</b>
(PITI) Payment:	2,849.5
Monthly HOA	50.0
Monthly Maint. & Vac.	113.9
Management Fee	-
<b>Monthly surplus / (Deficit)</b>	<b>784.5</b>

### Cash on Cash Return

Annual Gross Income	45,576
<b>Expenses</b>	
Annual Management Fee (6%):	-
Est. Annual Taxes:	8,611
Est. Annual Ins:	1,200
<b>Profit / (loss)</b>	<b>35,765</b>
Cash on Cash Return	6.06%
Net Cap Rate	6.11%
Depreciation per Year	19,818
<b>Estimated Appreciation</b>	<b>20,475</b>

### Return on Investment

Down Payment	146,250
Annual Gross Income:	45,576
Value of appreciation	20,475
Annual Prin. & Int.:	24,383
Est. Annual Taxes:	8,611
Est. Annual Ins:	1,200
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	1,367
Est. Annual HOA	600
Annual Net Income without appreciation	9,414
Annual Net Income with appreciation	29,889
ROI without appreciation	6.44%
<b>ROI with appreciation</b>	<b>20.44%</b>

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.

# SAVANNAH CIRCLE - ESTIMATED FINANCIALS (DUPLEX)

## 3 BED / 2.5 BATH / 2 CAR GARAGE / 1380 SQ FT PER UNIT

### Property Assumptions

#### Property Description

Construction Type:	Duplex
Location:	San Antonio, TX
Bed/Bath/Garage:	3/2.5/2 car garage
Year Built:	2025
Square Footage:	2,500
Property Life (In Years)	27.50
Residual Property Value	40,000
Estimated Appreciation return	3.50%

### Analysis

Monthly Rent Used:	3,998
Annual Management Fee (6%):	-
Est. Annual Taxes:	9,200
Maint. & Vac. (3%):	1,439

### Costing Assumptions

Price Per Sq. Ft.:	250
Purchase Price:	625,000
Purchase Closing Costs:	5,000
<b>Total Investment</b>	<b>630,000</b>
Rent Per Unit	1,999
Annual Management Fee	0%
Number of units	2
Annual Tax	1.84%
Est. Annual Ins:	1,200
HOA Annual	600
Maint. & Vac	3%

### Financing Option Returns

Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	468,750
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	2,171
Est. Monthly Taxes:	767
Est. Monthly Ins.:	100
(PITI) Payment:	3,038
Monthly Rent	3,998.0
<b>Expenses</b>	
(PITI) Payment:	3,037.5
Monthly HOA	50.0
Monthly Maint. & Vac.	119.9
Management Fee	-
<b>Monthly surplus / (Deficit)</b>	<b>790.5</b>

### Cash on Cash Return

Annual Gross Income	47,976
<b>Expenses</b>	
Annual Management Fee (6%):	-
Est. Annual Taxes:	9,200
Est. Annual Ins:	1,200
<b>Profit / (loss)</b>	<b>37,576</b>
Cash on Cash Return	5.96%
Net Cap Rate	6.01%
Depreciation per Year	21,273
Estimated Appreciation	21,875

### Return on Investment

Down Payment	156,250
Annual Gross Income:	47,976
Value of appreciation	21,875
Annual Prin. & Int.:	26,050
Est. Annual Taxes:	9,200
Est. Annual Ins:	1,200
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	1,439
Est. Annual HOA	600
Annual Net Income without appreciation	9,486
Annual Net Income with appreciation	31,361
ROI without appreciation	6.07%
ROI with appreciation	20.07%

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.

## SAVANNAH CIRCLE - ESTIMATED FINANCIALS (TRIPLEX)

### 3 BED / 2.5 BATH / 1 CAR GARAGE / 1250 SQ FT PER UNIT

Property Assumptions	
<b>Property Description</b>	
Construction Type:	Triplex
Location:	San Antonio, TX
Bed/Bath/Garage:	3/2.5/1 car garage
Year Built:	2025
Square Footage:	2,500
Property Life (In Years)	27.50
Residual Property Value	40,000
Estimated Appreciation return	3.50%

Analysis	
Monthly Rent Used:	5,550
Annual Management Fee (6%):	-
Est. Annual Taxes:	12,511
Maint. & Vac. (3%):	1,998

Costing Assumptions	
Price Per Sq. Ft.:	340
Purchase Price:	849,900
Purchase Closing Costs:	5,000
<b>Total Investment</b>	<b>854,900</b>
Rent Per Unit	1,850
Annual Management Fee	0%
Number of units	3
Annual Tax	1.84%
Est. Annual Ins:	1,500
HOA Annual	1,200
Maint. & Vac	3%

Financing Option Returns	
Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	637,425
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	2,952
Est. Monthly Taxes:	1,043
Est. Monthly Ins.:	125
(PITI) Payment:	4,120
Monthly Rent	5,550.0
<b>Expenses</b>	
(PITI) Payment:	4,119.6
Monthly HOA	100.0
Monthly Maint. & Vac.	166.5
Management Fee	-
<b>Monthly surplus / (Deficit)</b>	<b>1,163.9</b>

Cash on Cash Return	
Annual Gross Income	66,600
<b>Expenses</b>	
Annual Management Fee (6%):	-
Est. Annual Taxes:	12,511
Est. Annual Ins:	1,500
<b>Profit / (loss)</b>	<b>52,589</b>
Cash on Cash Return	6.15%
Net Cap Rate	6.19%
Depreciation per Year	29,451
Estimated Appreciation	29,746

Return on Investment	
Down Payment	212,475
Annual Gross Income:	66,600
Value of appreciation	29,746
Annual Prin. & Int.:	35,424
Est. Annual Taxes:	12,511
Est. Annual Ins:	1,500
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	1,998
Est. Annual HOA	1,200
Annual Net Income without appreciation	13,967
Annual Net Income with appreciation	43,714
ROI without appreciation	6.57%
ROI with appreciation	20.57%

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

Invest 

**READY TO INVEST?**

**CONTACT ME FOR MORE INFORMATION**



A contact card for Lexi Schlinke. It features a circular portrait of Lexi Schlinke, a gold circular logo with the Invest 5s monogram, and the word 'real' in a large, light-colored font on the right. The card is divided into sections: a blue header with the Invest 5s logo, a white middle section with contact details, and a blue footer with the word 'real'.

**LEXI SCHLINKE**  
REALTOR ®  
INVESTOR RELATIONS DIRECTOR

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

**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

**CONTACT US NOW**

 956-445-3234

 lexi@invest5s.com