



3-PROPERTY PORTFOLIO SALE

103, 105 and 107 Joseph Durst
Blanco, TX 78606
ROCKIN J RANCH





PROPERTY DESCRIPTIONS

103 Joseph Durst: 1.5 story / 4 bed 2 bath / 2366 sqft

105 Joseph Durst: 1 story / 3 bed 3.5 bath / 2030 sqft

107 Joseph Durst: 1.5 story / 4 bed 3 bath / 2705 sqft

All in one cul-de-sac / All built in 2022

ABOUT THE BUILDER



CVF Homes is well-known as one of the **ONLY** true green builders in the area. Their goal in Rockin J Ranch was to build super energy efficient and healthy homes, Zero Energy Ready and Indoor Air Plus Certified. These three properties represent that accomplishment. Their exquisite craftsmanship is sure to attract tenants in the area, knowing their utility bills will be an added benefit!

www.cvfhomes.com

Awards and Affiliations

- Home Innovation Awards from the U.S. Department of Energy
- National Association of Home Builders Green Building Awards
- SA Tomorrow Sustainability Awards
- City of San Antonio Green Building Awards
- Best Project Build San Antonio Green
- San Antonio Conservation Society



ABOUT THE NEIGHBORHOOD

ROCKIN J RANCH



Rockin J Ranch community offers a plethora of amenities to enhance lifestyle. \$300 per year fee per home includes three rounds of golf per month, access to the pool, club house, fishing pier and entrance gate. It truly represents hill country luxury living in addition to comfort, elegance, and sustainability.

PROPERTY PICTURES



*More pictures available upon request

CAP RATE AND APPRECIATION BREAKDOWN

Address	Property Price	Monthly Rent Estimate	Yearly Rent Estimate	Taxes	Yearly HOA Expenses	Yearly Estimated Expenses	ESTIMATED CAP RATE	5-YEAR APPRECIATION**	10 YEAR APPRECIATION**
103 Joseph Durst	\$519,990	\$3,000	\$36,000	\$6,655.87	\$300.00	\$1,800.00	5.2%	\$ 640,287	\$ 788,416
105 Joseph Durst	\$499,990	\$2,500	\$30,000	\$6,399.87	\$300.00	\$1,500.00	4.4%	\$ 615,661	\$ 758,092
107 Joseph Durst	\$599,990	\$3,500	\$42,000	\$7,679.87	\$300.00	\$2,100.00	5.3%	\$ 738,795	\$ 909,713
TOTAL	\$1,619,970	\$9,000	\$108,000	\$20,735.62	\$900.00	\$5,400.00	5.0%	\$ 1,994,743	\$ 2,456,221
** Based on an average 4.25% appreciation rate									



SUMMARY



OF PROPERTIES

3

TOTAL PRICE

\$1,619,970

ESTIMATED CAP RATE

5%

TAX RATE

1.27%

TOTAL SQUARE FEET

7,101



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