



# DUPLEXES FOR SALE

OFFERED AT **\$450,000** WITH A **3.75% RATE**

**2 YEARS NO MONTHLY PROPERTY MANAGEMENT FEE**



9034 GLEN SHADOW DRIVE, SAN ANTONIO, TX

## WHAT MAKES THIS PROPERTY SPECIAL

- **Exclusive Offer: 2 Years of No Monthly Property Management Fees** - Maximize your investment returns with this limited-time incentive.
- **Spacious & Modern Design** - Each 3-bedroom, 2.5-bathroom duplex is designed with high-end finishes and thoughtful layouts.
- **Prime Northeast San Antonio Location** - Situated near key employers and top amenities, ensuring strong rental demand.

- **Minutes from Major Destinations** - Close to Randolph Air Force Base, Brooke Army Medical Center, H-E-B, Walmart, Sam's Club, and more.
- **Unmatched Accessibility** - Easy access to I-35 and Loop 1604 allows for seamless commutes across the city.

Whether you're looking for a high-performing rental asset or a turnkey investment with great incentives, 9034 Glen Shadow Drive is an opportunity you don't want to miss!

## UNIT FEATURES



3 Bedrooms



2.5 Bathrooms



Luxury Vinyl Plank Flooring



Appliances included



Tech Package



One Car Garage

**CONTACT US NOW**

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## GLEN SHADOW — INVESTMENT PROFORMA

San Antonio, TX | 3 Bed / 2.5 Bath / 1-Car Garage | 2,500 Sq Ft | New Construction 2026

| Property Description |                 |
|----------------------|-----------------|
| Construction Type:   | Duplex          |
| Location:            | San Antonio, TX |
| Bed / Bath / Garage: | 3 / 2.5 / 1-Car |
| Year Built:          | 2026            |
| Square Footage:      | 2,500           |
| Property Life (Yrs): | 27.5            |
| Residual Value:      | \$100,000       |
| Est. Appreciation %: | 3.50%           |

| Costing Assumptions      |                  |
|--------------------------|------------------|
| Price Per Sq. Ft.:       | \$180            |
| <b>Purchase Price:</b>   | <b>\$450,000</b> |
| Purchase Closing Costs:  | \$5,000          |
| <b>Total Investment:</b> | <b>\$455,000</b> |

| Income & Expense Inputs |         |
|-------------------------|---------|
| Monthly Rent / Unit:    | \$1,500 |
| Annual Mgmt. Fee Rate:  | 0.0%    |
| Number of Units:        | 2       |
| Annual Tax Rate:        | 1.85%   |
| Est. Annual Insurance:  | \$1,500 |
| HOA (Annual):           | \$360   |
| Maint. & Vacancy Rate:  | 3.0%    |
| Est. Annual Taxes:      | \$6,660 |

| Annual Income & Expense Summary    |                 |
|------------------------------------|-----------------|
| <b>Annual Gross Income:</b>        | <b>\$36,000</b> |
| <i>Expenses</i>                    |                 |
| Annual Mgmt. Fee:                  | \$0             |
| Est. Annual Taxes:                 | \$6,660         |
| Est. Annual Insurance:             | \$1,500         |
| Est. Maint. & Vacancy:             | \$1,080         |
| Est. Annual HOA:                   | \$360           |
| <b>Total Annual Expenses:</b>      | <b>\$9,600</b>  |
| <b>Net Operating Income (NOI):</b> | <b>\$26,400</b> |
| <b>Net Cap Rate:</b>               | <b>5.87%</b>    |
| <b>Cash on Cash Return:</b>        | <b>6.51%</b>    |

|                           |          |
|---------------------------|----------|
| Depreciation per Year:    | \$12,727 |
| Est. Annual Appreciation: | \$15,750 |

| Monthly Cash Flow Analysis |         |
|----------------------------|---------|
| Monthly Rent:              | \$3,000 |
| Annual Mgmt. Fee:          | \$0     |
| Est. Annual Taxes:         | \$6,660 |
| Maint. & Vacancy:          | \$1,080 |

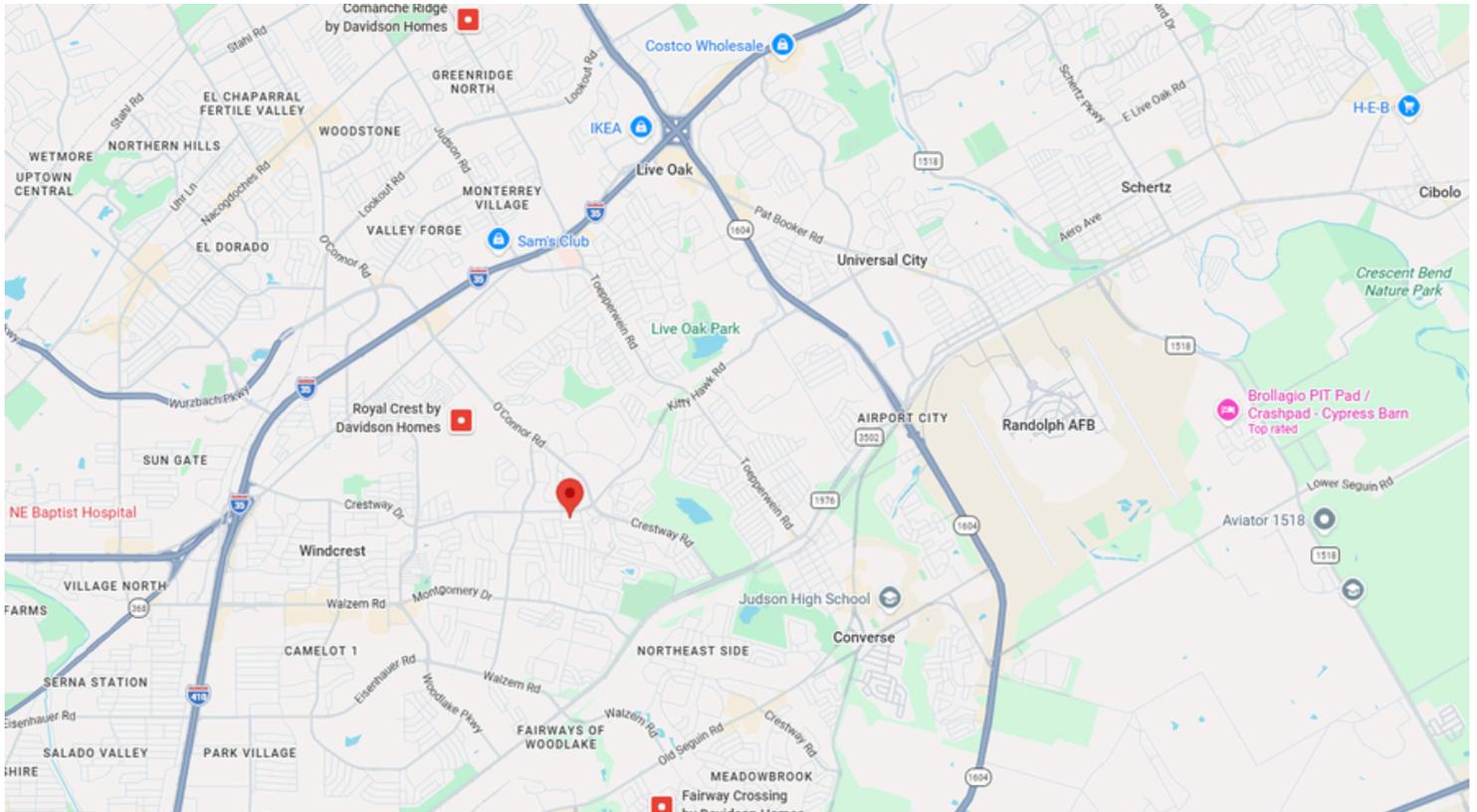
| Financing Options            |                |
|------------------------------|----------------|
| Loan % of Purchase Price:    | 75%            |
| Owner Contribution %:        | 25%            |
| Down Payment:                | \$112,500      |
| Loan Amount:                 | \$337,500      |
| Interest Rate:               | 3.75%          |
| Loan Term (Months):          | 360            |
| Monthly P&I (PMT):           | \$1,563        |
| Est. Monthly Taxes:          | \$555          |
| Est. Monthly Insurance:      | \$125          |
| <b>(PITI) Total Payment:</b> | <b>\$2,243</b> |

| Monthly Expenses               |                |
|--------------------------------|----------------|
| (PITI) Payment:                | \$2,243        |
| Monthly HOA:                   | \$30           |
| Monthly Maint. & Vac.:         | \$90           |
| Management Fee:                | \$0            |
| <b>Total Monthly Expenses:</b> | <b>\$2,363</b> |
| <b>Cash Flow</b>               | <b>\$637</b>   |

| Return on Investment                  |                 |
|---------------------------------------|-----------------|
| Down Payment:                         | \$112,500       |
| Annual Gross Income:                  | \$36,000        |
| Est. Annual Appreciation:             | \$15,750        |
| Annual P&I:                           | \$18,756        |
| Est. Annual Taxes:                    | \$6,660         |
| Est. Annual Insurance:                | \$1,500         |
| Est. Annual Mgmt. Fee:                | \$0             |
| Est. Annual Maint. & Vac.:            | \$1,080         |
| Est. Annual HOA:                      | \$360           |
| <b>Annual Net Income (w/o Appr.):</b> | <b>\$7,644</b>  |
| <b>Annual Net Income (w/ Appr.):</b>  | <b>\$23,394</b> |
| <b>ROI (w/o Appreciation):</b>        | <b>6.79%</b>    |
| <b>ROI (w/ Appreciation):</b>         | <b>20.79%</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.



### 9034 GLEN SHADOW DRIVE

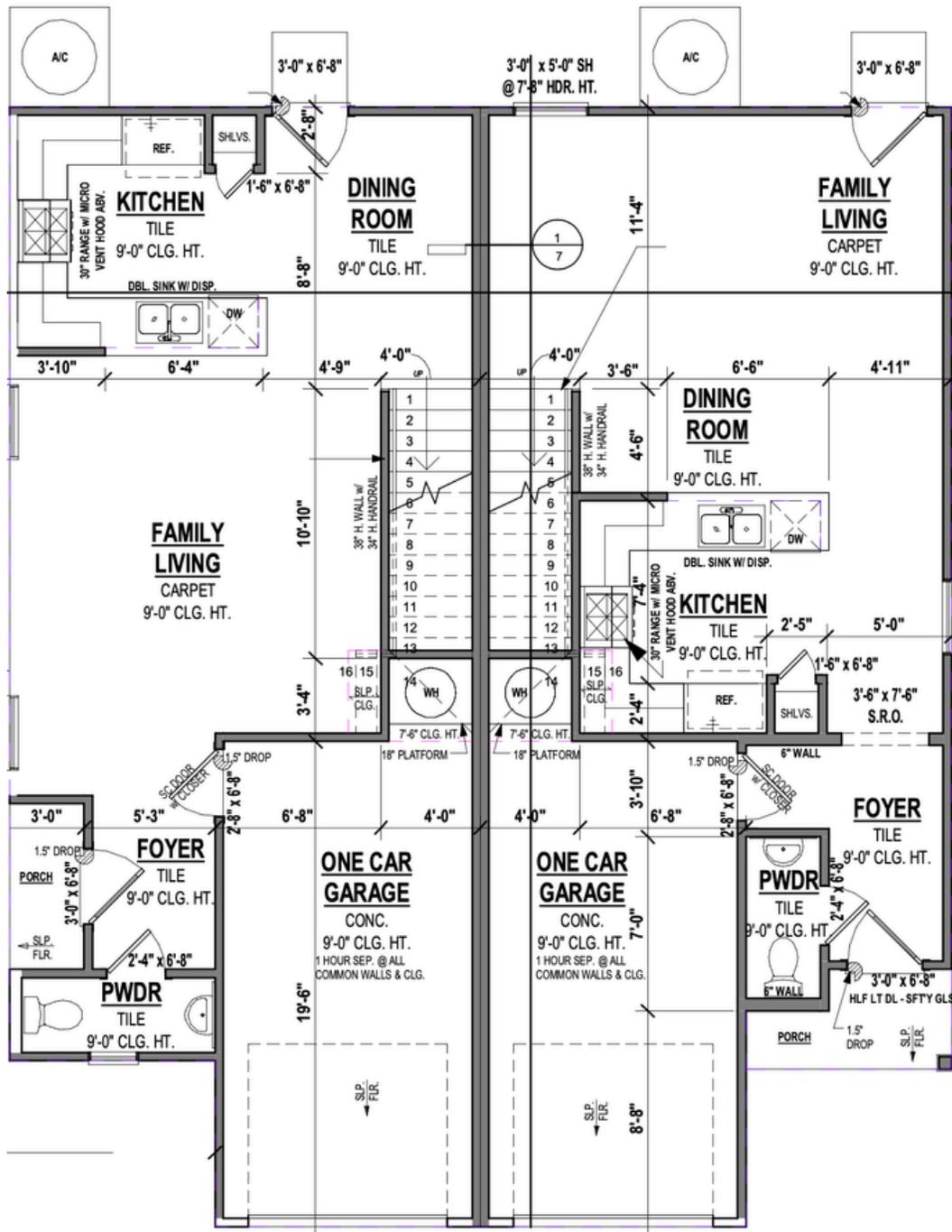
The Glen Shadow duplexes are located on the Northeast side of San Antonio. Randolph Air Force base, Brooke Army Medical Center, multiple H-E-B and Walmart locations, Sam's Club, restaurants, retail, hospitals, schools, and more all within a 10 minute drive. These duplexes are conveniently located with easy access to major highways in the area (I-35 and Loop 1604). Your tenants will enjoy having everything they need in the city a short drive away.



**WATCH WHY THE NORTHEAST SIDE OF SAN ANTONIO IS A PRIME LOCATION FOR STRONG RENTAL DEMAND AND LONG-TERM GROWTH.**

**WATCH NOW** 

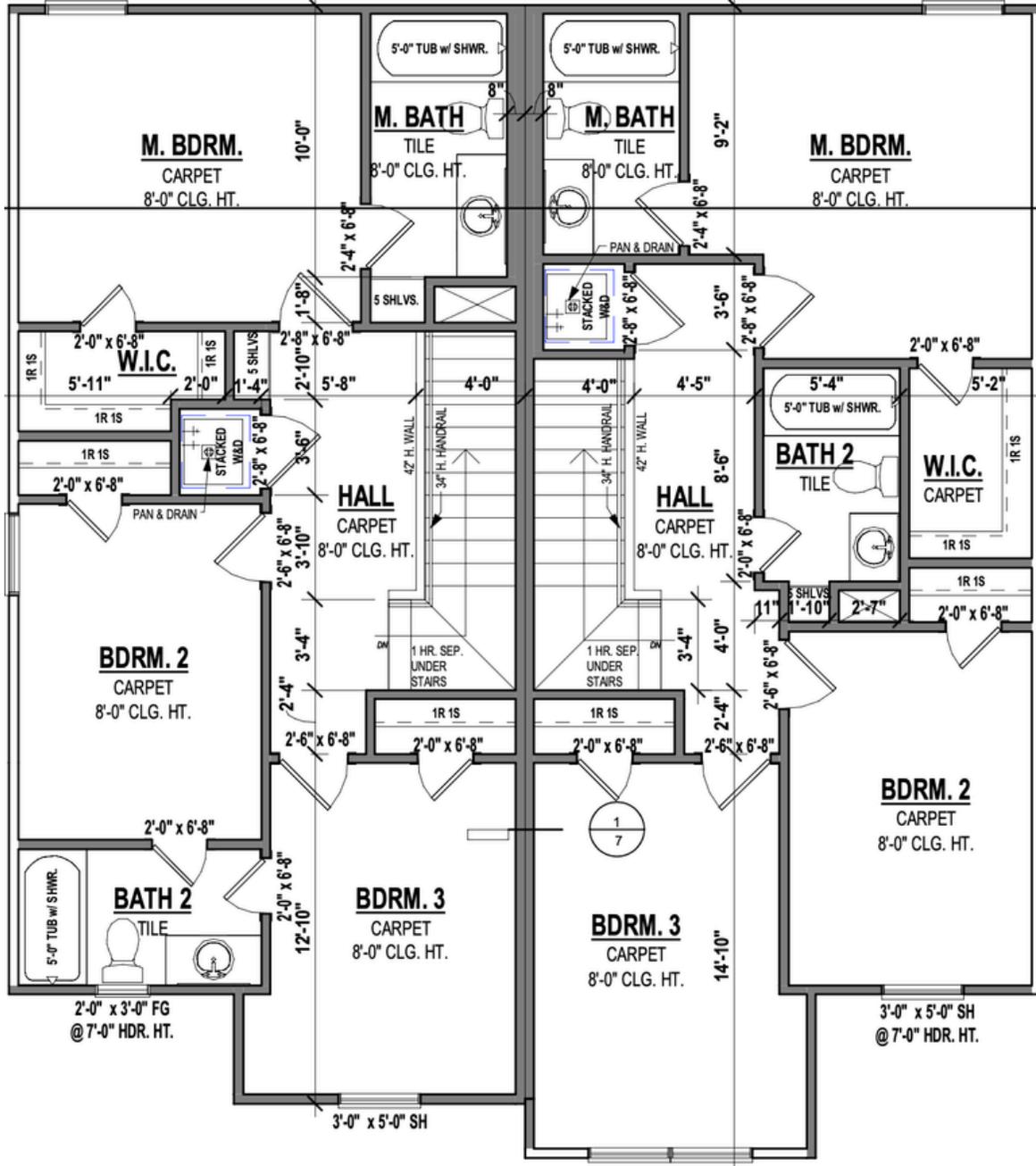
# FLOOR PLANS: FIRST FLOOR



**UNIT 2**

**UNIT 1**

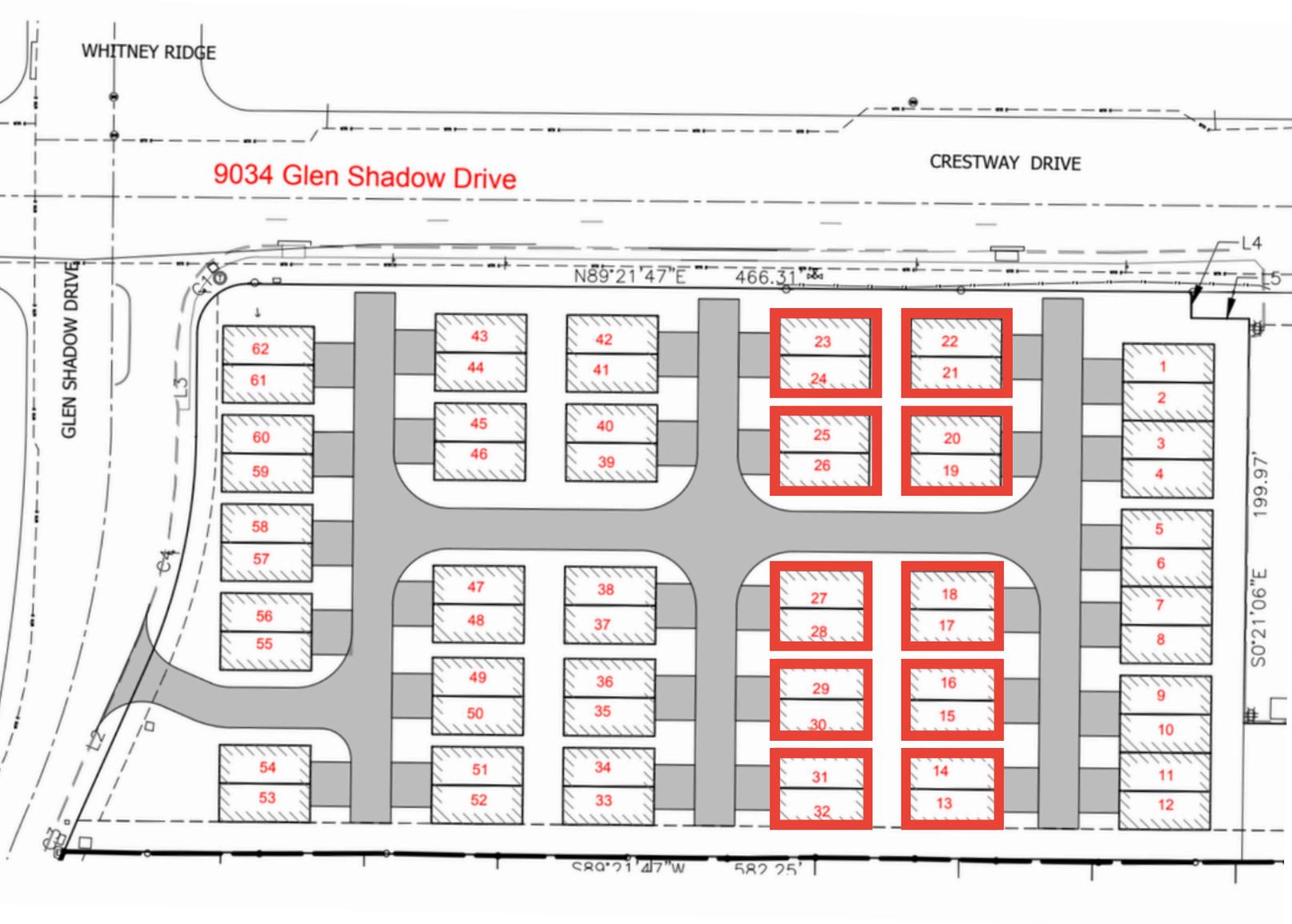
# FLOOR PLANS: SECOND FLOOR



**UNIT 2**

**UNIT 1**

# SITE PLAN



 **Box Outline = Sold**

## READY TO INVEST?

CONTACT ME FOR MORE INFORMATION



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SALES MANAGER

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