



SINGLE-FAMILY HOMES FOR SALE \$350,000 WITH A 3.75% RATE

PHARAOH RUN, NORTHWEST SIDE SAN ANTONIO

WHAT MAKES THIS PROPERTY SPECIAL

- **Strong Monthly Cash Flow** – Projected rent of \$2,199 with an estimated \$338 monthly surplus provides steady, positive income from day one.
- **High-Growth Location** – The Northwest Side of San Antonio is a rapidly expanding area attracting new residents for its convenient location, family-friendly communities, and strong housing demand.
- **Convenient Amenities** – Minutes from H-E-B, boutiques, dining, and local services, making daily errands and shopping easy for tenants.

- **Outdoor & Lifestyle Access** – Close to Cibolo Nature Center, golf courses, and other recreational spots, appealing to families and outdoor enthusiasts.
- **Solid Investment Returns** – Enjoy a 5.64% cash-on-cash return, 5.72% cap rate, and up to 18.64% ROI with appreciation in a high-demand rental submarket.

Whether you're looking for reliable monthly income or a smart addition to your investment portfolio, Pharaoh Run on San Antonio's Northwest Side is an opportunity you don't want to miss.

UNIT FEATURES



3 or 4 Bedrooms



2.5 Bathrooms



Luxury Vinyl Plank Flooring



Appliances included



Tech Package

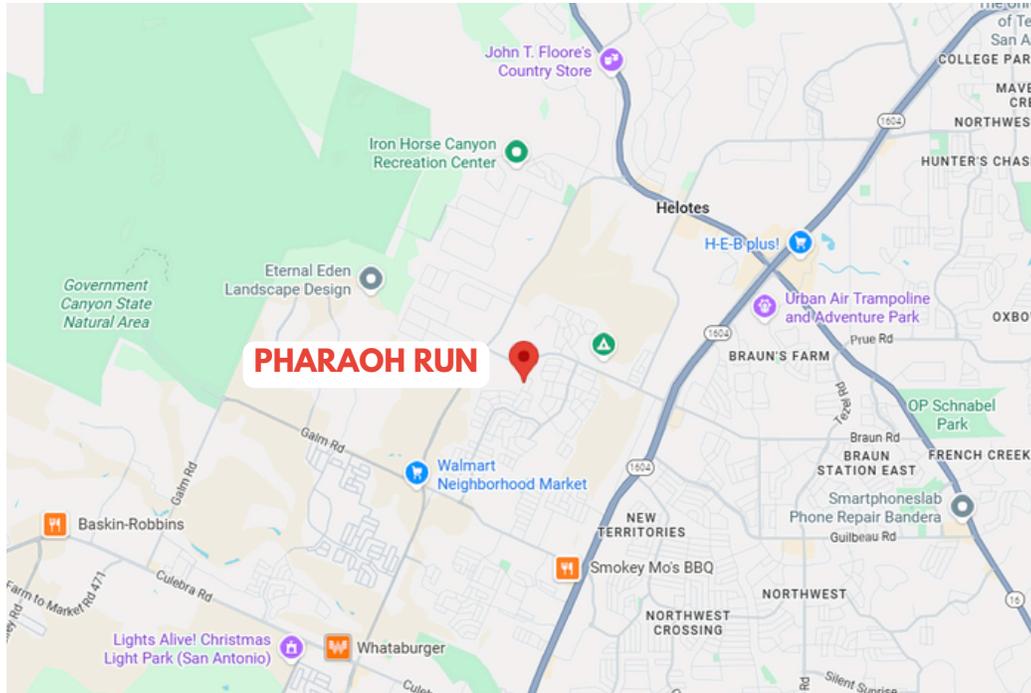


Two Car Garage

CONTACT US NOW

 956-445-3234

 lexi@invest5s.com



PHAROAH RUN, NORTHWEST SIDE SAN ANTONIO

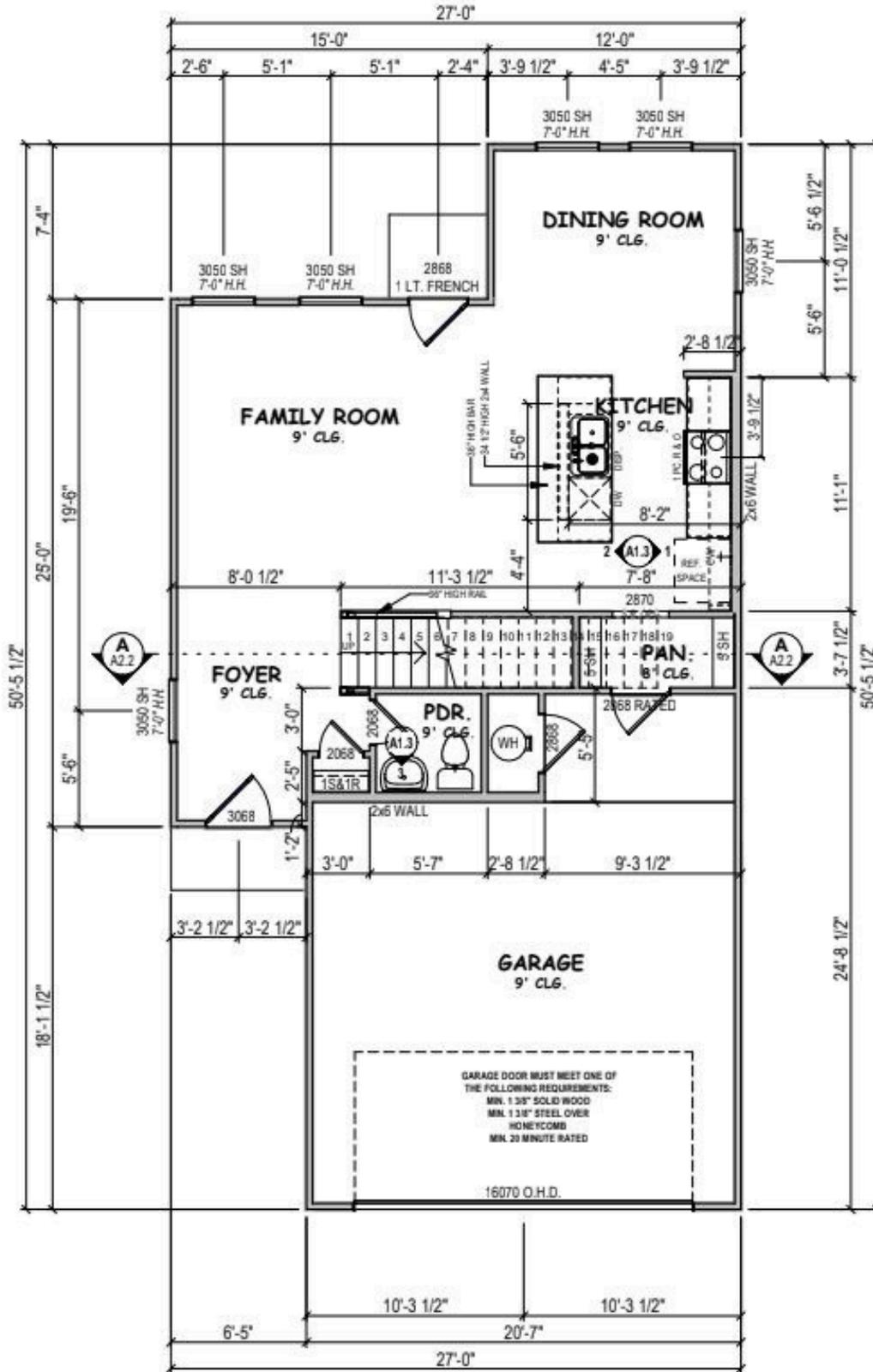
Pharaoh Run on the Northwest Side of San Antonio offers a perfect blend of suburban charm and modern convenience. This peaceful, tree-lined neighborhood is close to shopping, dining, and entertainment. Nature lovers enjoy nearby Government Canyon State Natural Area, local parks, and golf courses, while scenic Hill Country views add to the appeal. Families are attracted to highly-rated schools in the area, and residents benefit from easy access to major highways, retail centers, and other San Antonio amenities. Pharaoh Run provides a serene and safe environment with strong long-term growth potential.



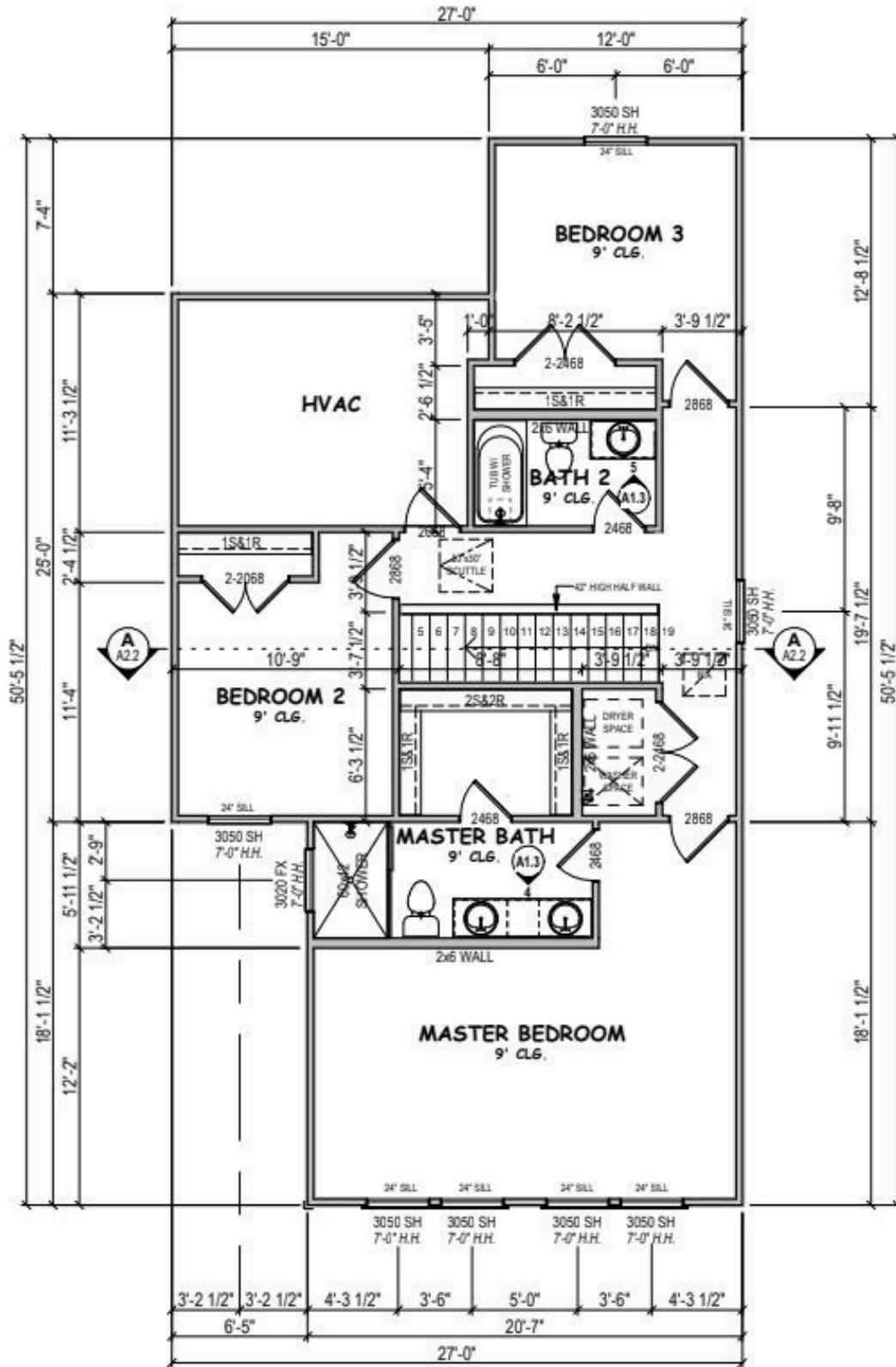
**THINKING ABOUT INVESTING
IN PHAROAH RUN? DISCOVER
WHY SAN ANTONIO'S
NORTHWEST SIDE IS THE
PERFECT CHOICE!**

WATCH NOW



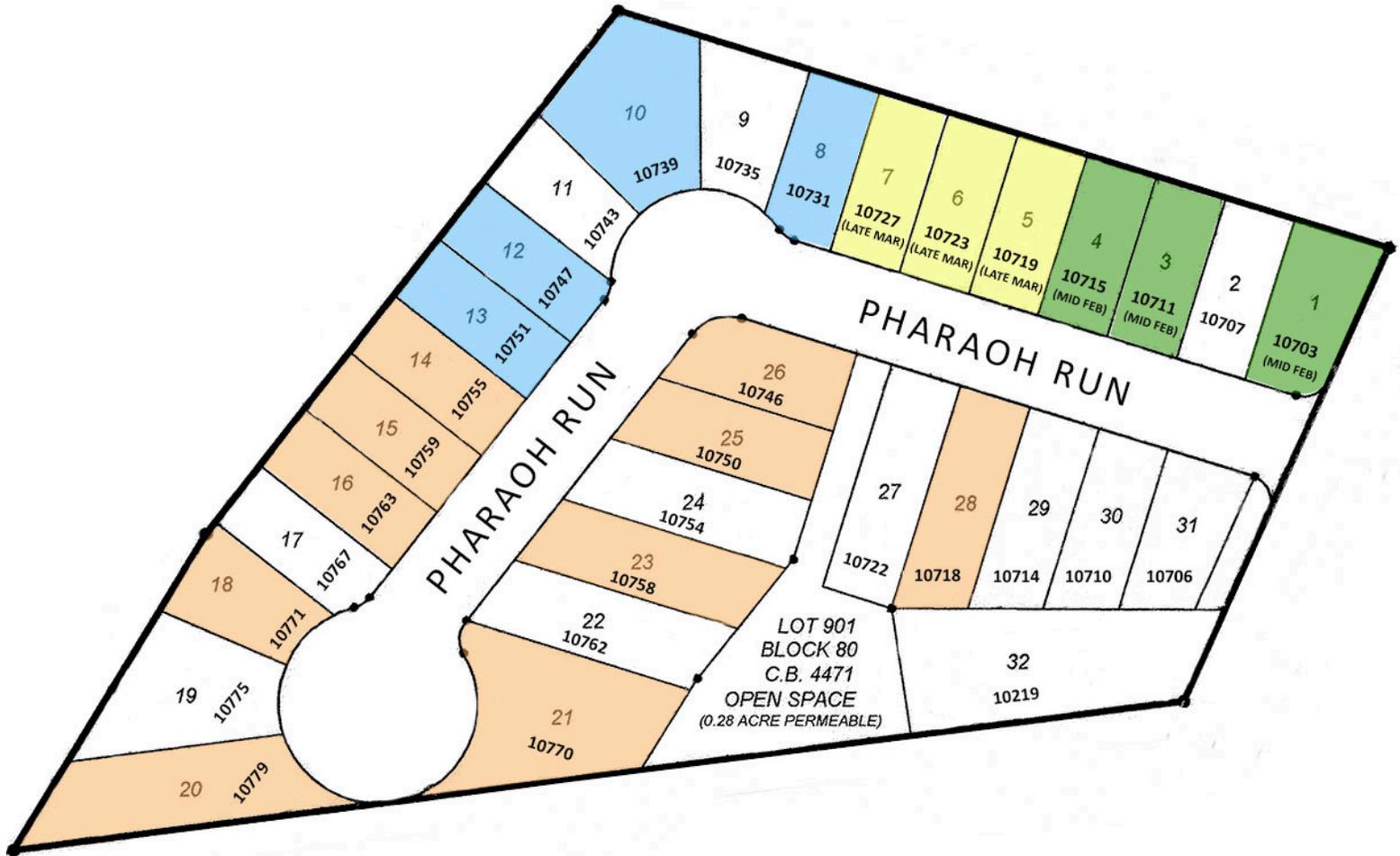


FIRST FLOOR PLAN



SECOND FLOOR PLAN

SITE PLAN



-  AVAILABLE BY FEBRUARY
-  AVAILABLE IN MARCH
-  AVAILABLE IN APRIL
-  FUTURE AVAILABILITY (DATES TO BE ANNOUNCED)

ESTIMATED FINANCIALS

Property Assumptions

Property Description

Construction Type:	Single Fmaily
Location:	San Antonio, TX
Bed/Bath/Garage:	3/2.5/2 car garage
Year Built:	2026
Square Footage:	1,700
Property Life (In Years)	27.50
Residual Property Value	150,000
Estimated Appreciation return	3.50%

Costing Assumptions

Price Per Sq. Ft.:	206
Purchase Price:	350,000
Purchase Closing Costs:	5,000
Total Investment	355,000
Rent Per Unit	2,199
Annual Management Fee	0%
Number of units	1
Annual Tax	1.84%
Est. Annual Ins:	1,200
HOA Annual	600
Maint. & Vac	3%

Cash on Cash Return

Annual Gross Income	26,388
Expenses	
Annual Management Fee (6%):	-
Est. Annual Taxes:	5,152
Est. Annual Ins:	1,200
Profit / (loss)	20,036
Cash on Cash Return	5.64%
Net Cap Rate	5.72%
Depreciation per Year	7,273
Estimated Appreciation	12,250

Analysis

Monthly Rent Used:	2,199
Annual Management Fee (6%):	-
Est. Annual Taxes:	5,152
Maint. & Vac. (3%):	792

Financing Option Returns

Loan % of purchase Price	75%
Owner Contribution	25%
Loan Amount	262,500
Interest Rate:	3.75%
Loan Term (Months):	360
PMT	1,216
Est. Monthly Taxes:	429
Est. Monthly Ins.:	100
(PITI) Payment:	1,745
Monthly Rent	2,199.0
Expenses	
(PITI) Payment:	1,745.0
Monthly HOA	50.0
Monthly Maint. & Vac.	66.0
Management Fee	-
Monthly surplus / (Deficit)	338.0

Return on Investment

Down Payment	87,500
Annual Gross Income:	26,388
Value of appreciation	12,250
Annual Prin. & Int.:	14,588
Est. Annual Taxes:	5,152
Est. Annual Ins:	1,200
Est. Annual Mgmt. Fee:	-
Est. Maint. And Vac.	792
Est. Annual HOA	600
Annual Net Income without appreciation	4,056
Annual Net Income with appreciation	16,306
ROI without appreciation	4.64%
ROI with appreciation	18.64%

Months in a year	12
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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

Invest 

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