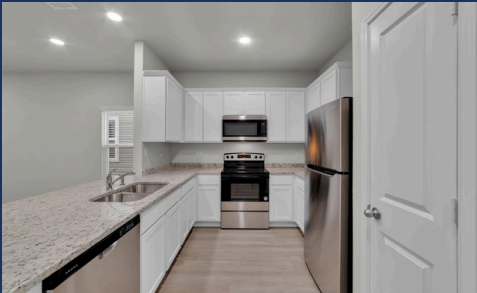




# DUPLEXES FOR SALE

OFFERED AT **\$425,000** 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



LVP Flooring Downstairs



Appliances included




Tech Package



One Car Garage

**CONTACT US NOW**

 956-445-3234

 [lexi@invest5s.com](mailto:lexi@invest5s.com)

## 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:	2,600
Property Life (Yrs):	27.5
Residual Value:	\$100,000
Est. Appreciation %:	3.50%

Costing Assumptions	
Price Per Sq. Ft.:	\$163
<b>Purchase Price:</b>	<b>\$425,000</b>
Purchase Closing Costs:	\$5,000
<b>Total Investment:</b>	<b>\$430,000</b>

Income & Expense Inputs	
Monthly Rent / Unit:	\$1,600
Annual Mgmt. Fee Rate:	0.0%
Number of Units:	2
Annual Tax Rate:	1.83%
Est. Annual Insurance:	\$1,500
HOA (Annual):	\$360
Maint. & Vacancy Rate:	3.0%
Est. Annual Taxes:	\$6,222

Annual Income & Expense Summary	
<b>Annual Gross Income:</b>	<b>\$38,400</b>
<i>Expenses</i>	
Annual Mgmt. Fee:	\$0
Est. Annual Taxes:	\$6,222
Est. Annual Insurance:	\$1,500
Est. Maint. & Vacancy:	\$1,152
Est. Annual HOA:	\$360
<b>Total Annual Expenses:</b>	<b>\$9,234</b>
<b>Net Operating Income (NOI):</b>	<b>\$29,166</b>
<b>Net Cap Rate:</b>	<b>6.86%</b>
<b>Cash on Cash Return:</b>	<b>10.29%</b>

Depreciation per Year:	\$11,818
Est. Annual Appreciation:	\$14,875

Monthly Cash Flow Analysis	
Monthly Rent:	\$3,200
Annual Mgmt. Fee:	\$0
Est. Annual Taxes:	\$6,222
Maint. & Vacancy:	\$1,152

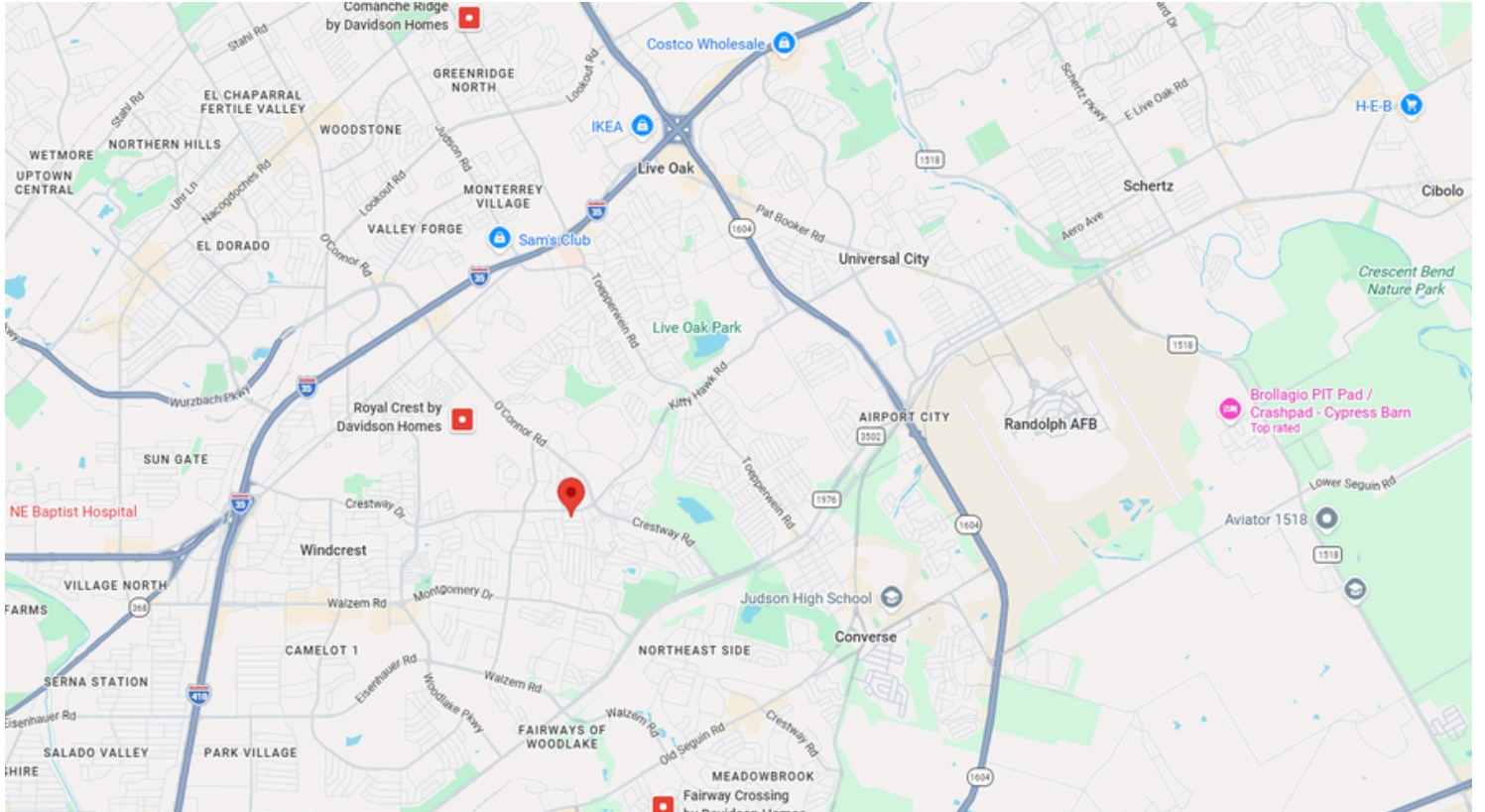
Financing Options	
Loan % of Purchase Price:	75%
Owner Contribution %:	25%
Down Payment:	\$106,250
Loan Amount:	\$318,750
Interest Rate:	3.75%
Loan Term (Months):	360
Monthly P&I (PMT):	\$1,476
Est. Monthly Taxes:	\$519
Est. Monthly Insurance:	\$125
<b>(PITI) Total Payment:</b>	<b>\$2,120</b>

Monthly Expenses	
(PITI) Payment:	\$2,120
Monthly HOA:	\$30
Monthly Maint. & Vac.:	\$96
Management Fee:	\$0
<b>Total Monthly Expenses:</b>	<b>\$2,246</b>
<b>Cash Flow</b>	<b>\$954</b>

Return on Investment	
Down Payment:	\$106,250
Annual Gross Income:	\$38,400
Est. Annual Appreciation:	\$14,875
Annual P&I:	\$17,714
Est. Annual Taxes:	\$6,222
Est. Annual Insurance:	\$1,500
Est. Annual Mgmt. Fee:	\$0
Est. Annual Maint. & Vac.:	\$1,152
Est. Annual HOA:	\$360
<b>Annual Net Income (w/o Appr.):</b>	<b>\$11,452</b>
<b>Annual Net Income (w/ Appr.):</b>	<b>\$26,327</b>
<b>ROI (w/o Appreciation):</b>	<b>10.78%</b>
<b>ROI (w/ Appreciation):</b>	<b>24.78%</b>

Months in a Year:	12
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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

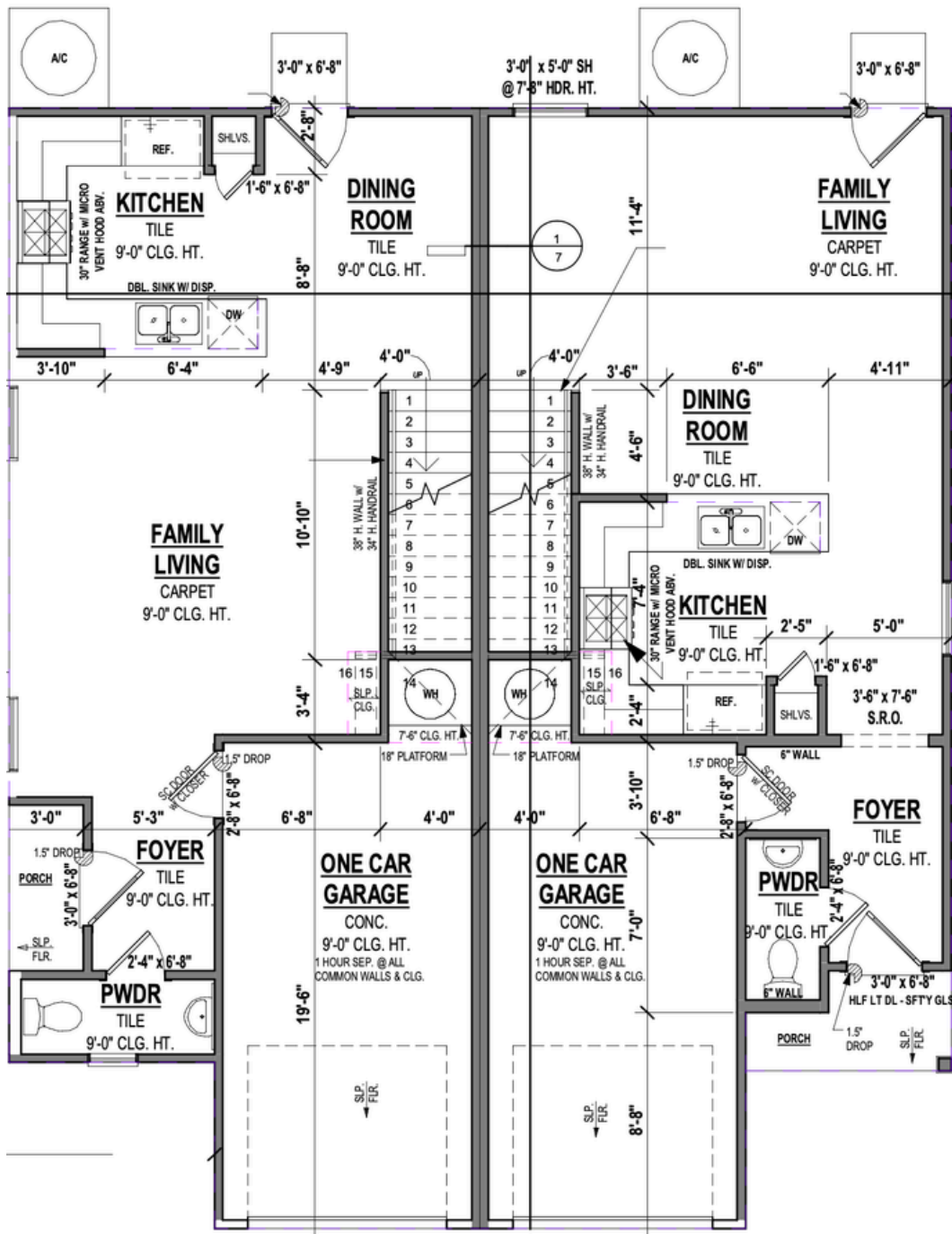
The Glen Shadow duplexes are located on the Northeast side of San Antonio. Randolph Air Force base, Brooke Army Medical Center, multiple H-E-B and Walmart locations, Sam's Club, restaurants, retail, hospitals, schools, and more all within a 10 minute drive. These duplexes are conveniently located with 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.**



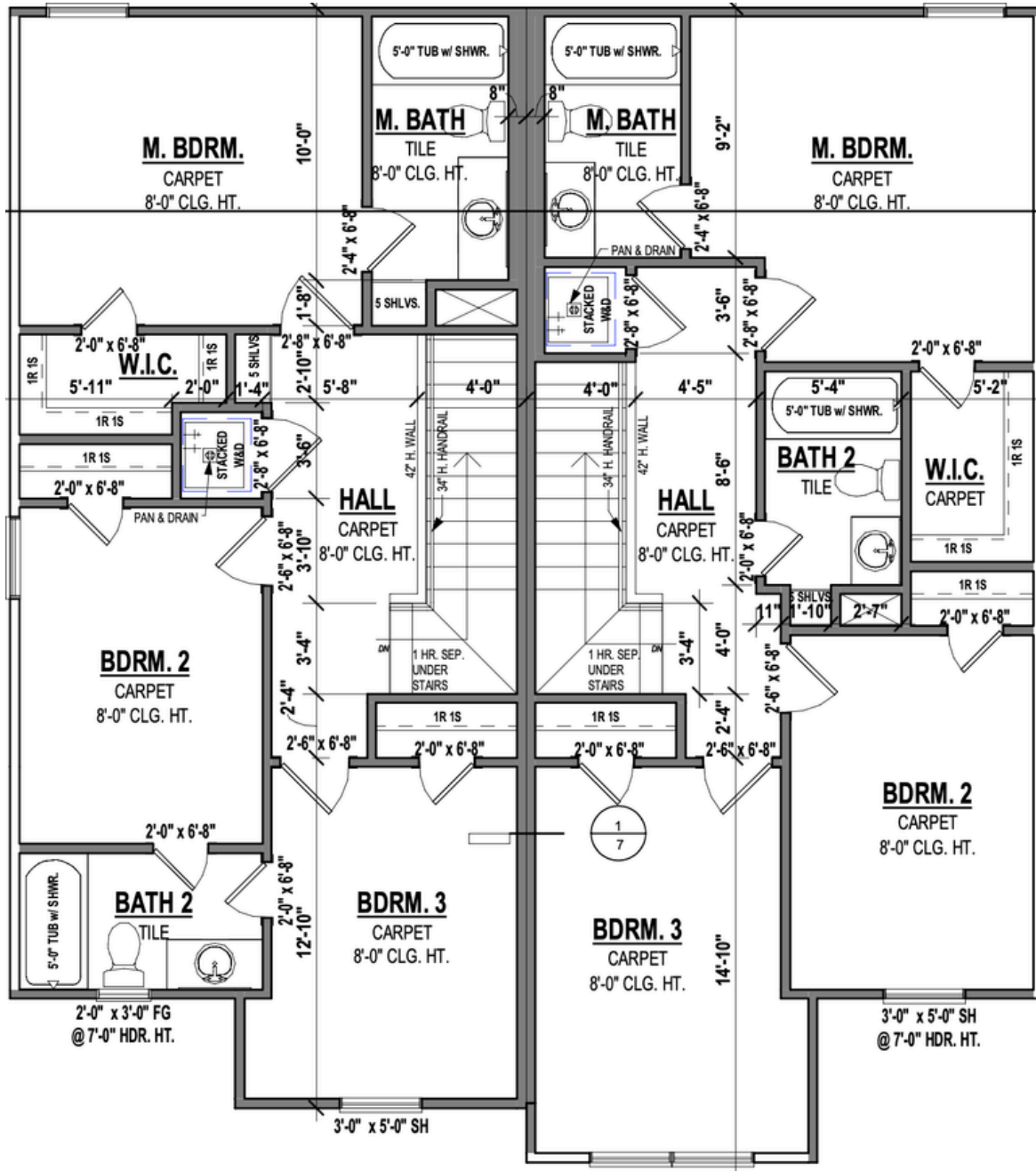
# FLOOR PLANS: FIRST FLOOR



**UNIT 2**

**UNIT 1**

# FLOOR PLANS: SECOND FLOOR







**UNIT 2**

**UNIT 1**

# SITE PLAN



## COMPLETION TIMELINE

-  SOLD
-  Available June 2026
-  AVAILABLE MAY 2026
-  COMING SOON

## READY TO INVEST?

CONTACT ME FOR MORE INFORMATION



## LEXI SCHLINKE

REALTOR®  
SALES MANAGER

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