

King Street

SEGUIN, TX



Duplex Features

INTERIOR

- HIGH CEILINGS
- STAINLESS STEEL APPLIANCES
- GRANITE COUNTERTOPS
- WINDOW BLINDS
- STAINED CONCRETE FLOORING
- CEILING FANS-LIVING ROOM, BEDROOMS & BACK PATIO

EXTERIOR

- FRONT FACES ARE BRICK AND/OR STONE
- RADIANT BARRIER ATTIC
- GARAGE DOOR OPENER
- 21'X9' COVERED PATIO ON EACH SIDE
- WATER SPRINKLER SYSTEM
- FRONT YARD MAINTAINED BY HOA
- 30 YEAR SHINGLES
- BACKYARD PRIVACY FENCE
- 1,2, & 10 YEAR BUILDER WARRANTY-SEE WARRANTY FOR DETAILS

PRICING AND FEES

- Call for Pricing
- Suggested Rent \$1400-1450
- Taxes 2.30%
- HOA Fees \$895
- Leasing Fee 50%
- Management Fee 7%
- Utilities all paid by tenant



HOME OWNERS ASSOCIATION RESPONSIBILITIES

- Keep quality of subdivision at a high level
- Maintains front yard and yard outside fence lines
- Xeriscape front yards
- All underground utilities for a clean look

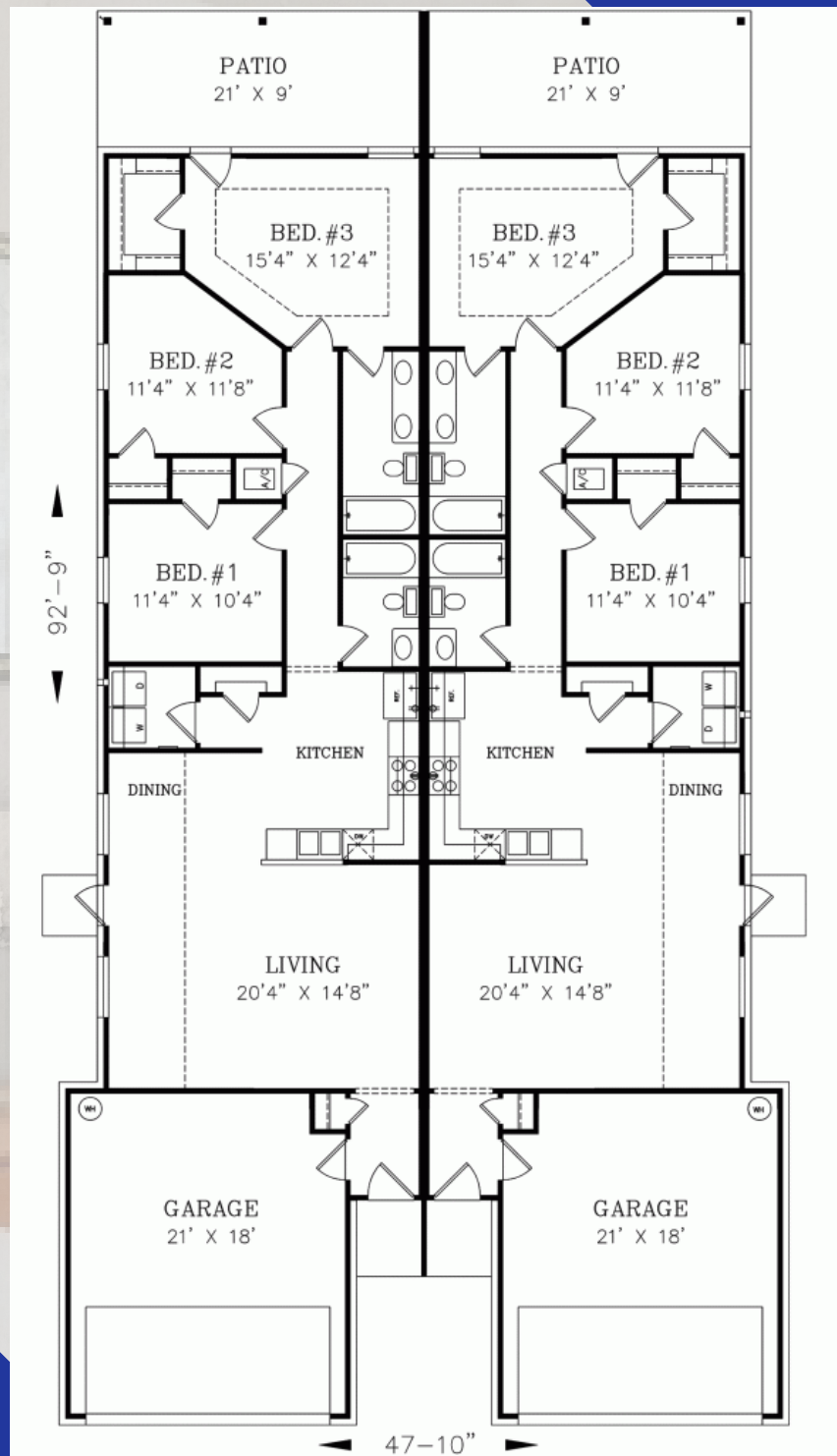


INVESTOR SERVICES

- Brand New Duplexes with a 10yr.Warranty
- Positive Cash Flow with a 25% Down Payment
- Rent Ready Luxury Duplexes
- Low Rate Financing or select your own mortgage company
- Professional property management suggested but not required



Floor Plan



Plat Maps & Directions



From I-10 exit Highway 123 towards Seguin; turn right on East Kingsbury; right on King St.; subdivision will be on the right

KING ST. BLOCK 1

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14	Lot 15	1156 1158
1102	1106	1110	1114	1118	1122	1126	1130	1134	1138	1142	1146	1150	1154		
1100	1104	1108	1112	1116	1120	1124	1128	1132	1136	1140	1144	1148	1152		

STANLEY WAY

Lot 14	Lot 13	Lot 12	Lot 11	Lot 10	Lot 9	Lot 8	Lot 7	Lot 6	Lot 5	Lot 4	Lot 3	Lot 2	Lot 1
1103	1107	1111	1115	1119	1123	1127	1131	1135	1139	1143	1147	1151	1155
1101	1105	1109	1113	1117	1121	1125	1129	1133	1137	1141	1145	1149	1153

LUCILLE ST. BLOCK 1

Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 14	1518 1516
1102	1106	1110	1114	1118	1122	1126	1130	1134	1138	1142	1146	Lot 1514	
1100	1104	1108	1112	1116	1120	1124	1128	1132	1136	1140	1144	13	1512

BUREK CROSS

Lot 14	Lot 13	Lot 12	Lot 11	Lot 10	Lot 9	Lot 8	Lot 7	Lot 6	Lot 5	Lot 4	Lot 3	Lot 2	1506 1504
1103	1107	1111	1115	1119	1123	1127	1131	1135	1139	1143	1147	Lot 1502	
1101	1105	1109	1113	1117	1121	1125	1129	1133	1137	1141	1145	1	1500

LUCILLE ST. BLOCK 2

Lot 15	Lot 16	Lot 17	Lot 18	Lot 19	Lot 20	Lot 21	Lot 22	Lot 23	Lot 24
1102	1106	1110	1114	1118	1122	1126	1130	1134	1138
1100	1104	1108	1112	1116	1120	1124	1128	1132	1136

KING STREET

Lot 36	Lot 35	Lot 34	Lot 33	Lot 32	Lot 31	Lot 30	Lot 29	Lot 28	Lot 27
1103	1107	1111	1115	1119	1123	1127	1131	1135	1139
1101	1105	1109	1113	1117	1121	1125	1129	1133	1137

LUCILLE ST. BLOCK 2

Lot 25	1498 1496
Lot 26	1494 1492

RENEE WAY

LUCILLE ST. BLOCK 2

LUCILLE STREET

KING ST. BLOCK 1

E Kingsbury St

Hummingbird

MAS Tax Services

Penske Truck Rental

Motor City

Auto Air and Service

Rent Both Sides

Annual Return Chart

New Duplex Estimated Cash Flow Projection

Plan #4903, 3/2/2 Each Side

Conventional Loan

Rent Both Sides

Cash purchase price		\$	397,900
Down payment	25%	\$	99,475
Total loan amount		\$	298,425

Expenses

		Monthly	Annual
Principal and interest estimated	4.000%	\$1,425	\$ 17,097
Length of time (years)	30		
Taxes	2.300%	\$ 763	\$ 9,152
Home owner association fees	\$ 895	\$ 75	\$ 895
Insurance	0.300%	\$ 99	\$ 1,194
MIP Insurance	0.000%	\$ -	\$ -
Management fee % of collected rent	7%	\$ 203	\$ 2,436
Vacancy Rate	5%	\$ 145	\$ 1,740
Total Expenses		\$2,709	\$32,513

Income

		Monthly	Annual
Projected Rental Income (per unit)	\$1,450	\$ 2,900	\$ 34,800
Tax savings from depreciation (tax bracket)	15%	\$ 163	\$ 1,953
Total Income		\$ 3,063	\$ 36,753

Cash Flow Before Taxes:

	Monthly	Annual
Total income	\$ 3,063	\$ 36,753
Total expenses	\$ 2,709	\$ 32,513
First year positive cash flow	\$ 353	\$ 4,240
Cash On Cash Return On Investment		4%

Cash Requirements:

Estimated prepaid items/reserves	\$ 1,269
Estimated closing cost	\$ 3,135
Down payment	\$ 99,475
HOA dues	\$ 895
Lease fees (per rental unit)	\$ 1,450
Total initial investment	\$ 106,225

Assumptions:

1. Future income from rent increases are not calculated
 2. Future expenses are not calculated
 3. Annual appreciation rate averages 4.400%
- Consult your tax preparer**

Live on One Side, Rent the Other

Annual Return Chart

New Duplex Estimated Cash Flow Projection

Plan #4903, 3/2/2 Each Side

FHA 203B Loan

Live In One Side, Rent The Other Side

Cash purchase price		\$	397,900
Upfront MIP Financed		\$	6,720
Down payment	3.500%	\$	13,927
Total loan amount		\$	390,694

Expenses

		Monthly	Annual
Principal and interest estimated	4.250%	\$1,922	\$23,064
Length of time (years)	30		
Taxes	2.300%	\$ 763	\$ 9,152
Home owner association fees	\$ 895	\$ 75	\$ 895
Insurance	0.300%	\$ 99	\$ 1,194
MIP Insurance	0.812%	\$ 269	\$ 3,232
Management fee % of collected rent	7%	\$ 102	\$ 1,218
Vacancy Rate	5%	\$ 73	\$ 870
Total Expenses		\$3,302	\$39,624

Income

		Monthly	Annual
Projected Rental Income (per unit)	\$1,450	\$ 1,450	\$ 17,400
Tax savings from depreciation (tax bracket)	15%	\$ 81	\$ 977
Total Income		\$ 1,531	\$ 18,377

Cash Flow Before Taxes:

	Monthly	Annual
Total income	\$ 1,531	\$ 18,377
Total expenses	\$ 3,302	\$ 39,624
Net Monthly Cost To Live There	\$ 1,771	\$ 21,247

Cash Requirements:

Estimated prepaid items/reserves	\$ 3,075
Estimated closing cost	\$ 2,604
Down payment	\$ 13,927
HOA dues	\$ 895
Lease fees (per rental unit)	\$ 725
Total initial investment	\$ 21,226

Assumptions:

1. Future income from rent increases are not calculated
2. Future expenses are not calculated
3. Annual appreciation rate averages 4.400%
4. Owner performs own property mgmt

Consult your tax preparer

CONTACT INFORMATION



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*All information is subject
to change