

A photograph of a stone wall with two pillars, one of which has a house number '165'. In the background, there is a house with a stone facade, a white car, and a person in a blue protective suit. The scene is set in a grassy area with trees and a blue sky with clouds.

Graphics Pack Branded

Satellite



Immediate Area Topo



Topo Contours Over Satellite With EST Elevations – 60' EST Elevation Range



Mico Medina Lake TX Hill Country Home			
SWPRE Annual Financial Model			
\$300,000 Investment		\$2,500 Monthly Rent	
#	Category	Description	\$/#
1	Gross Income	Proforma	\$ 30,000
2	Maintenance/Repairs	\$100 Monthly	\$ (1,200)
3	Taxes Insurance	Actual	\$ (8,410)
4	All Other Expenses	None	\$ -
5	Total Expenses	#2 + #3 + #4	\$ (9,610)
6	Net Operating Income	#1 - #5	\$ 20,390
7	Annual Debt Service	BankRate.com*	\$ (13,752)
8	Pre-Tax Income	#6 - #7	\$ 6,638
9	Cash Flow Adjustment	Estimate	\$ 5,310
10	Est. Net Cash Flow	#8 + #9	\$ 11,948
11	Cap Rate	#6 / Sale Price	6.80%
12	Gross Rent Multiplier	Sale Price / #1	10.00
80% loan, 4% APR interest rate, 30-year amortization. \$1,146 monthly est. No PMI. National lender. Calculations from http://www.bankrate.com .			



Eligible For Our Real Estate Philanthropy

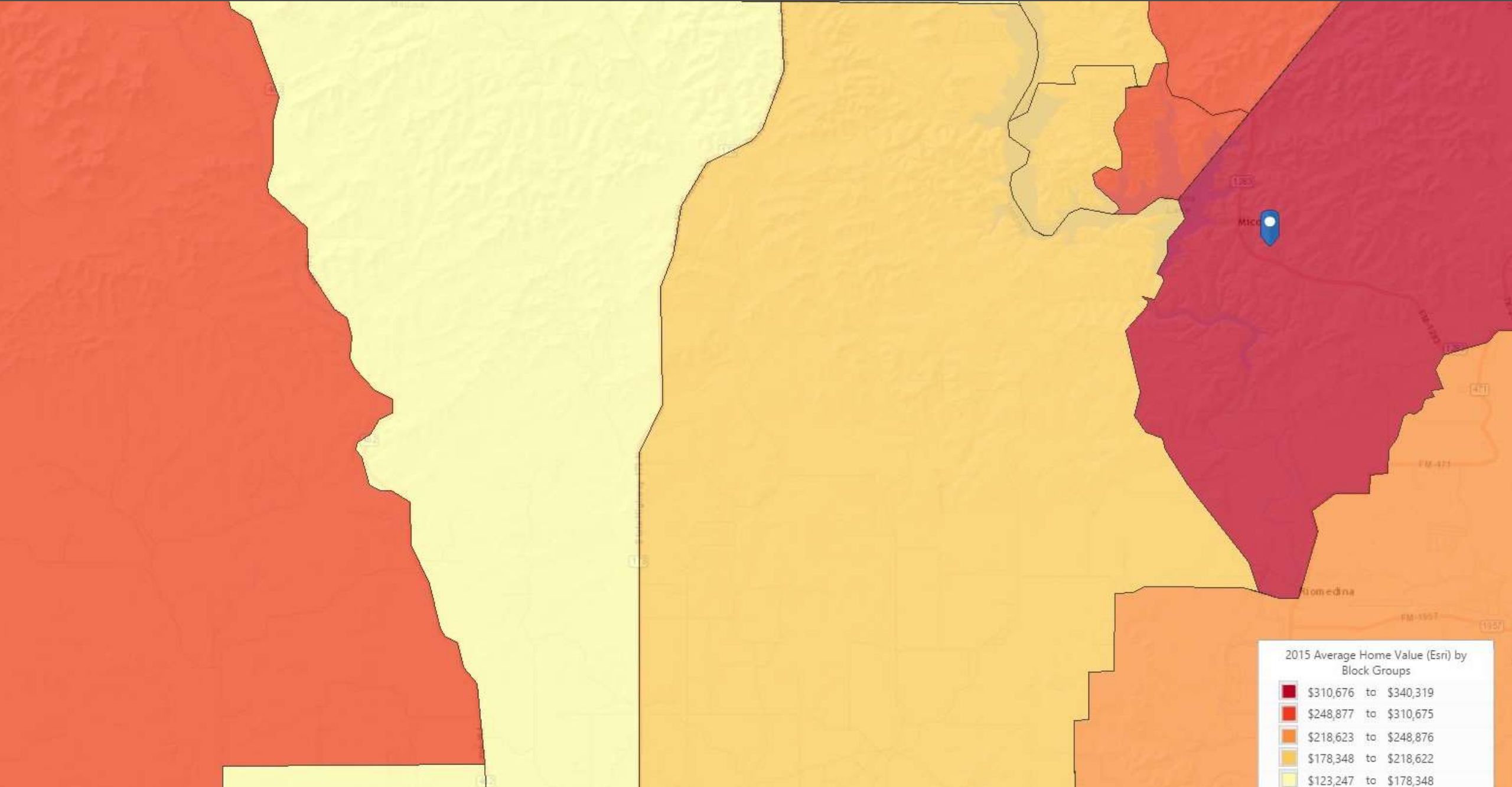
Mico Medina Lake TX Hill Country Home Move In Ready

Sale at \$300,000 List Price

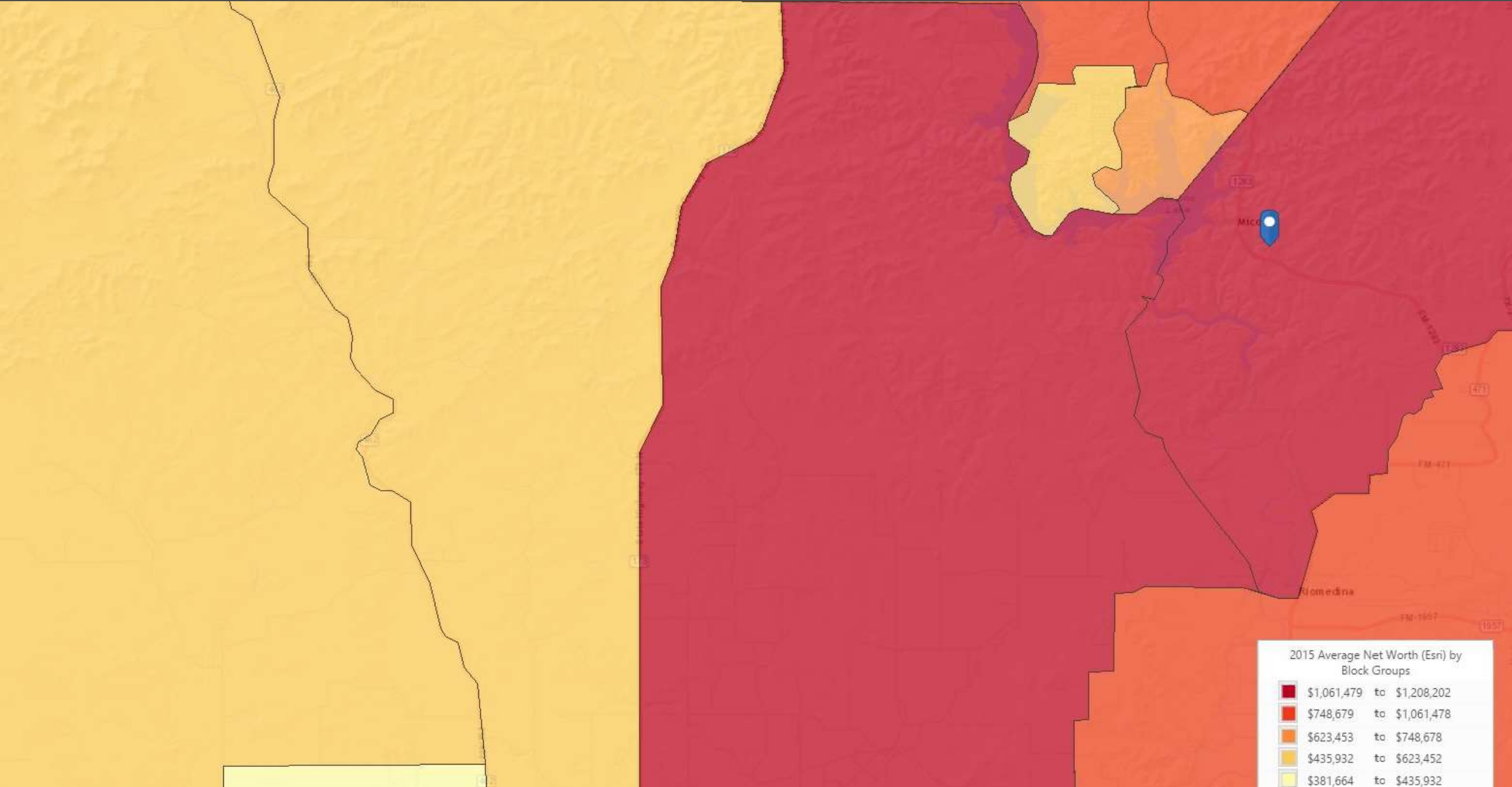
Real Estate Philanthropy Gift Based on Matching Gifts



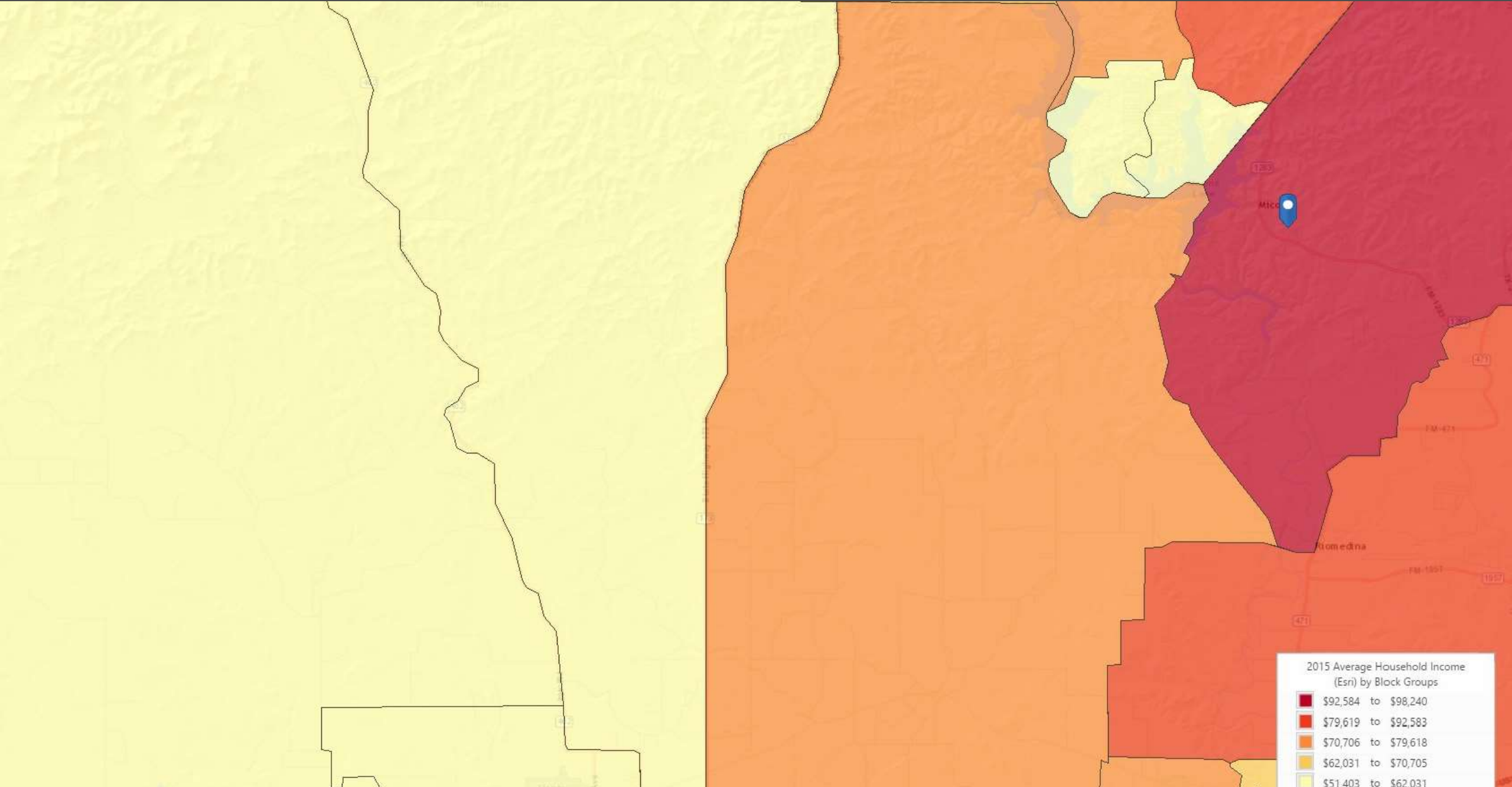
Home's Block Group Demographics – Highest HOME VALUES In County



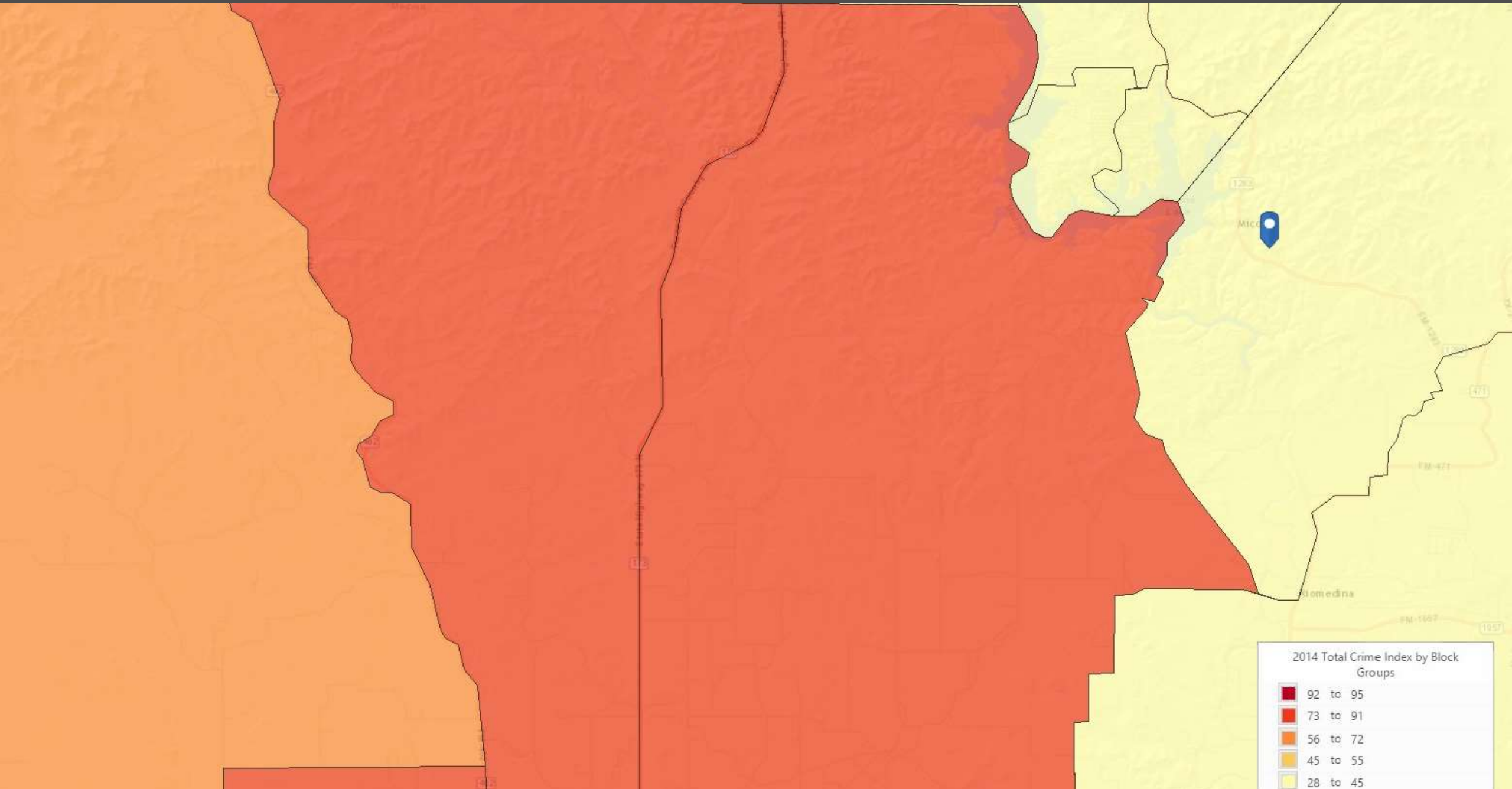
Home's Block Group Demographics – Highest NET WORTH In County

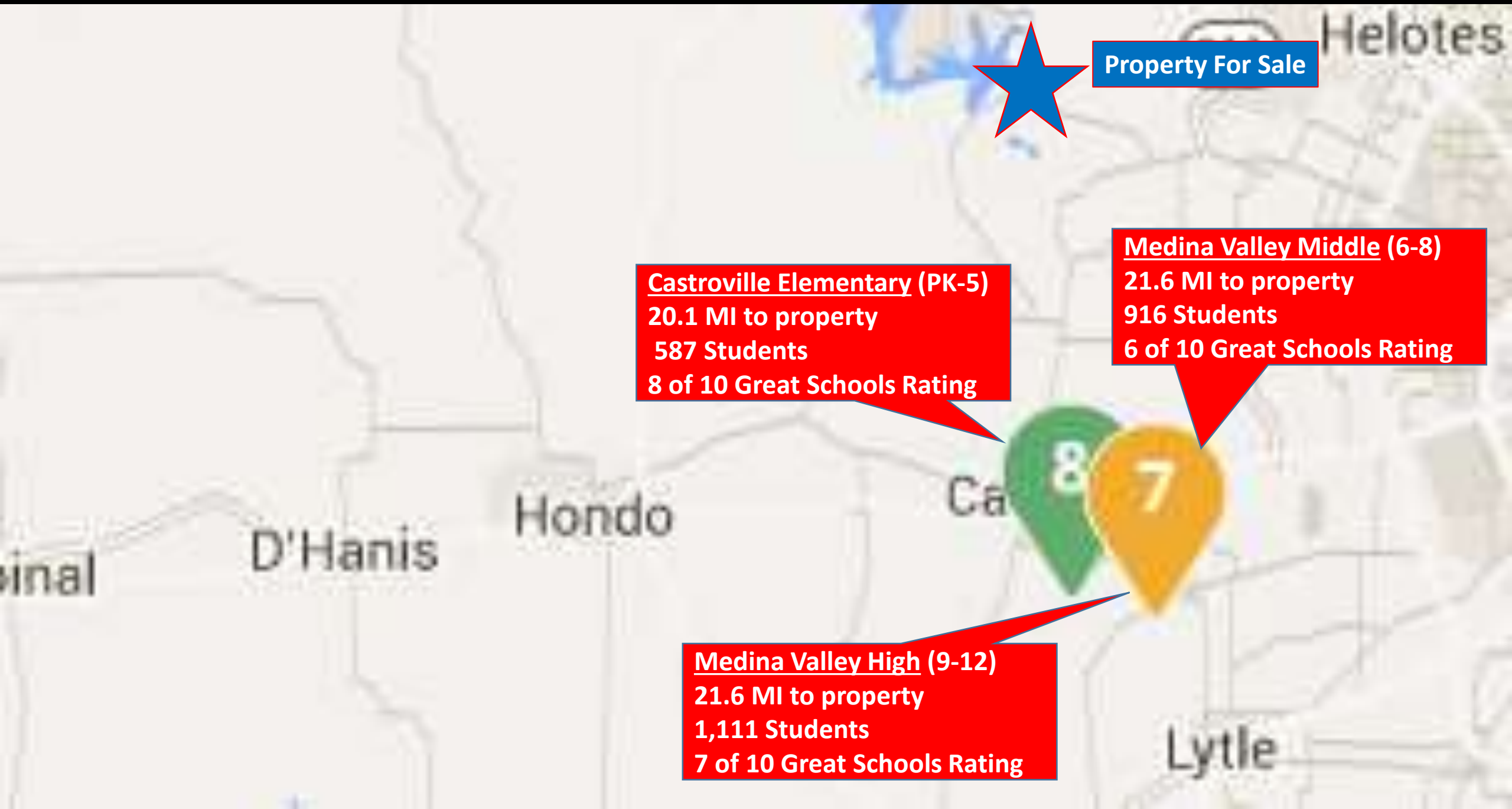


Home's Block Group Demographics – Highest INCOMES In County



Home's Block Group Demographics – Lowest CRIME RATE In County





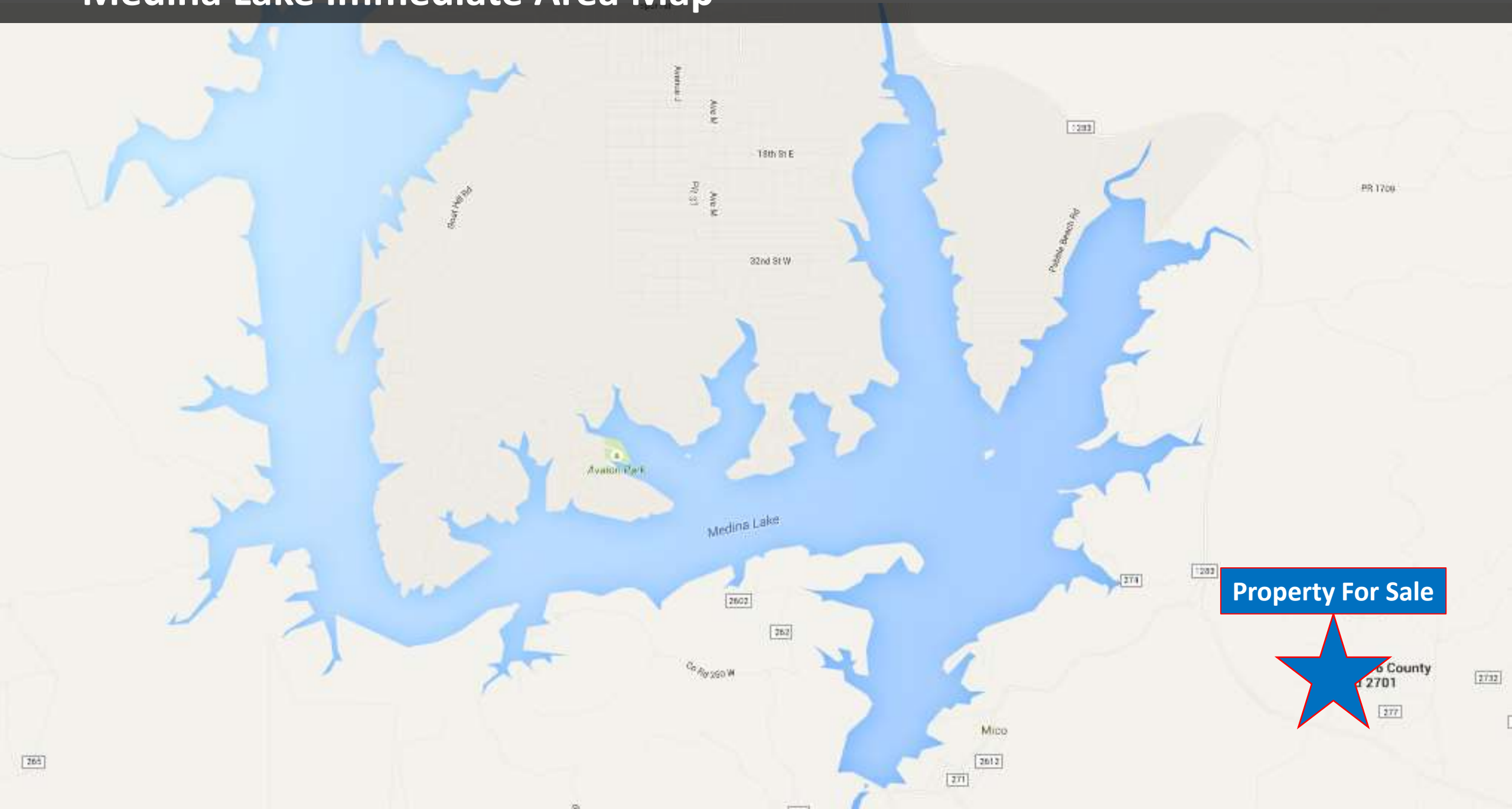
Property For Sale

Castroville Elementary (PK-5)
20.1 MI to property
587 Students
8 of 10 Great Schools Rating

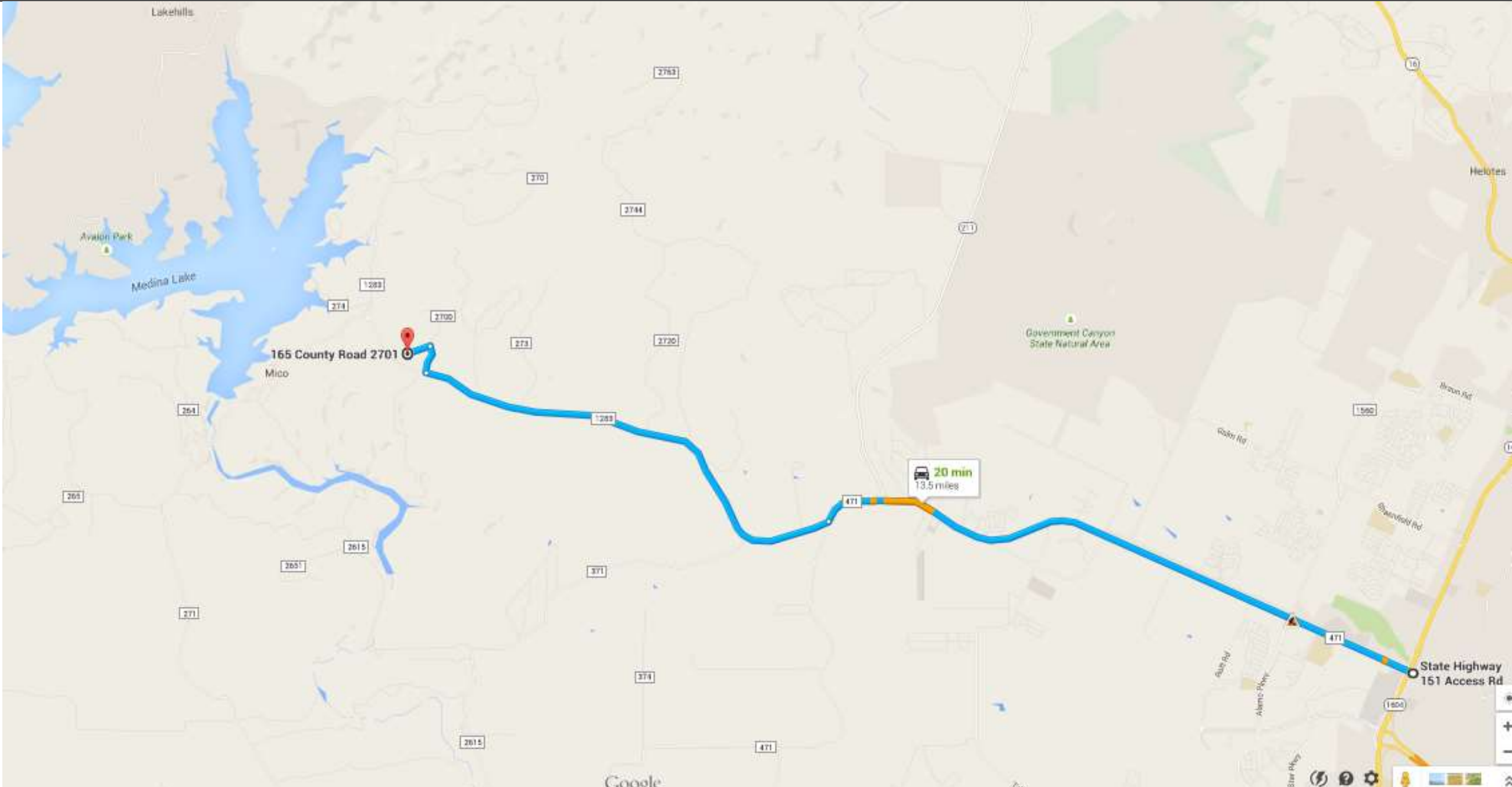
Medina Valley Middle (6-8)
21.6 MI to property
916 Students
6 of 10 Great Schools Rating

Medina Valley High (9-12)
21.6 MI to property
1,111 Students
7 of 10 Great Schools Rating

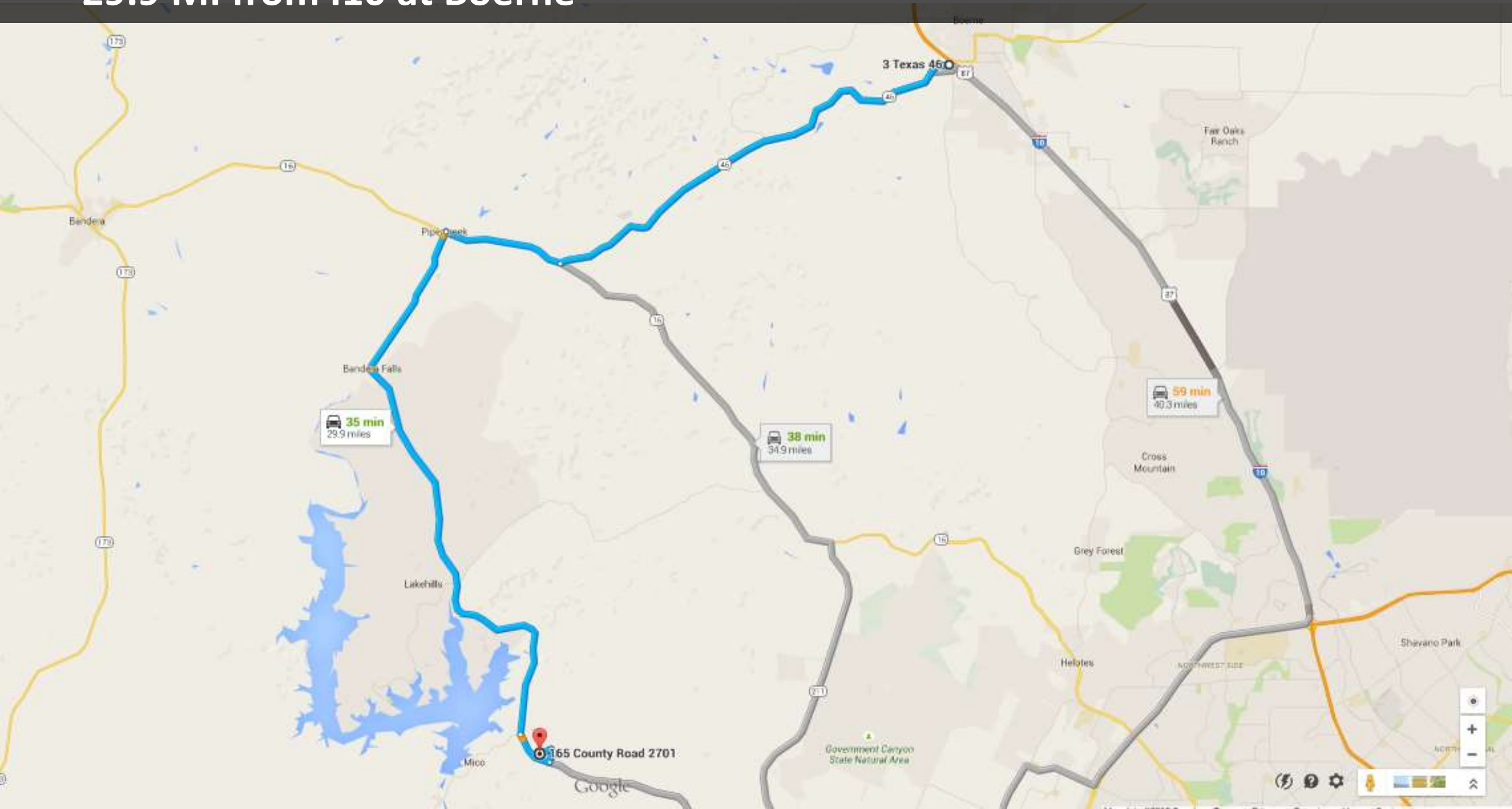
Medina Lake Immediate Area Map



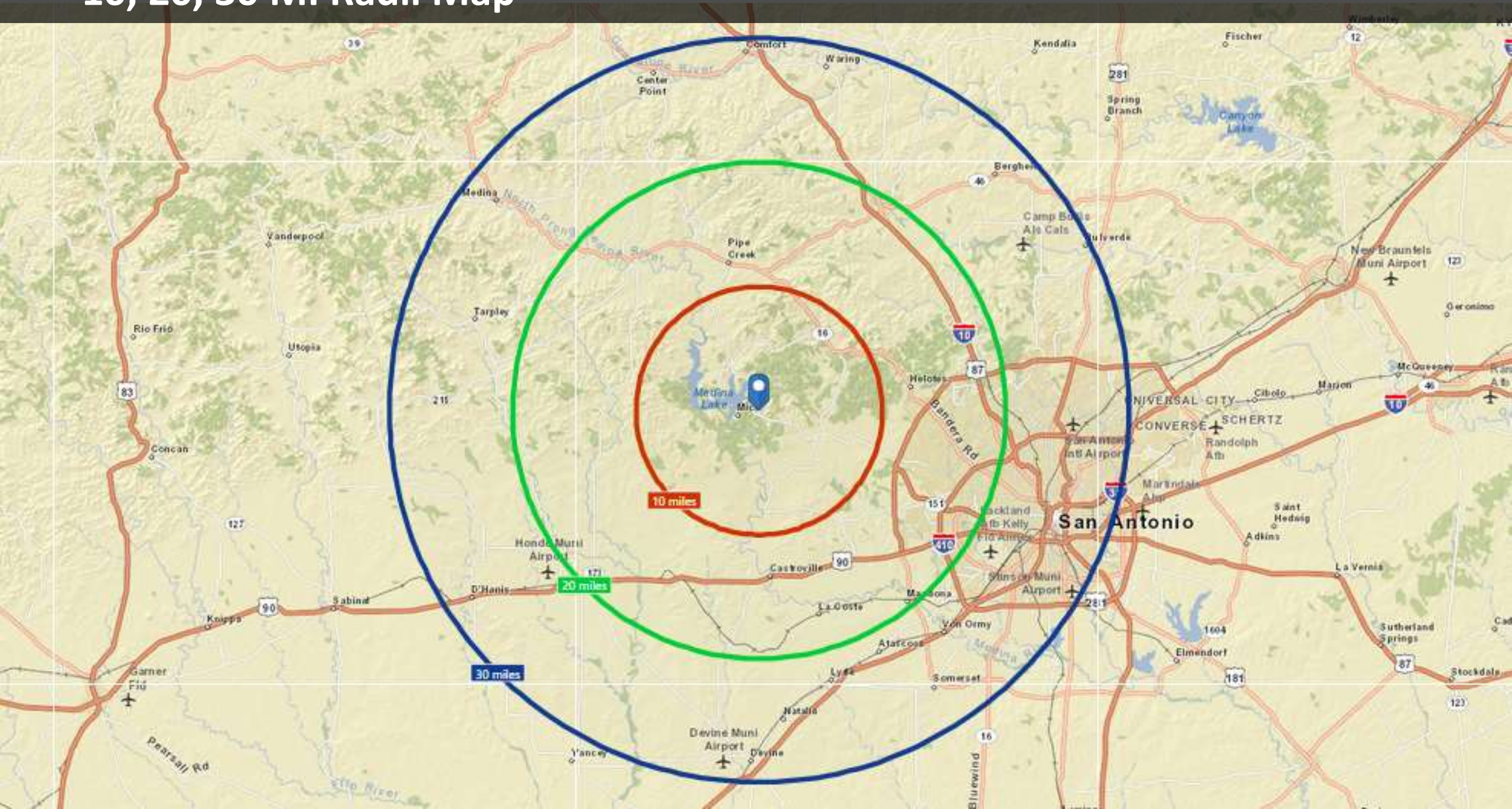
13.5 MI from NW San Antonio



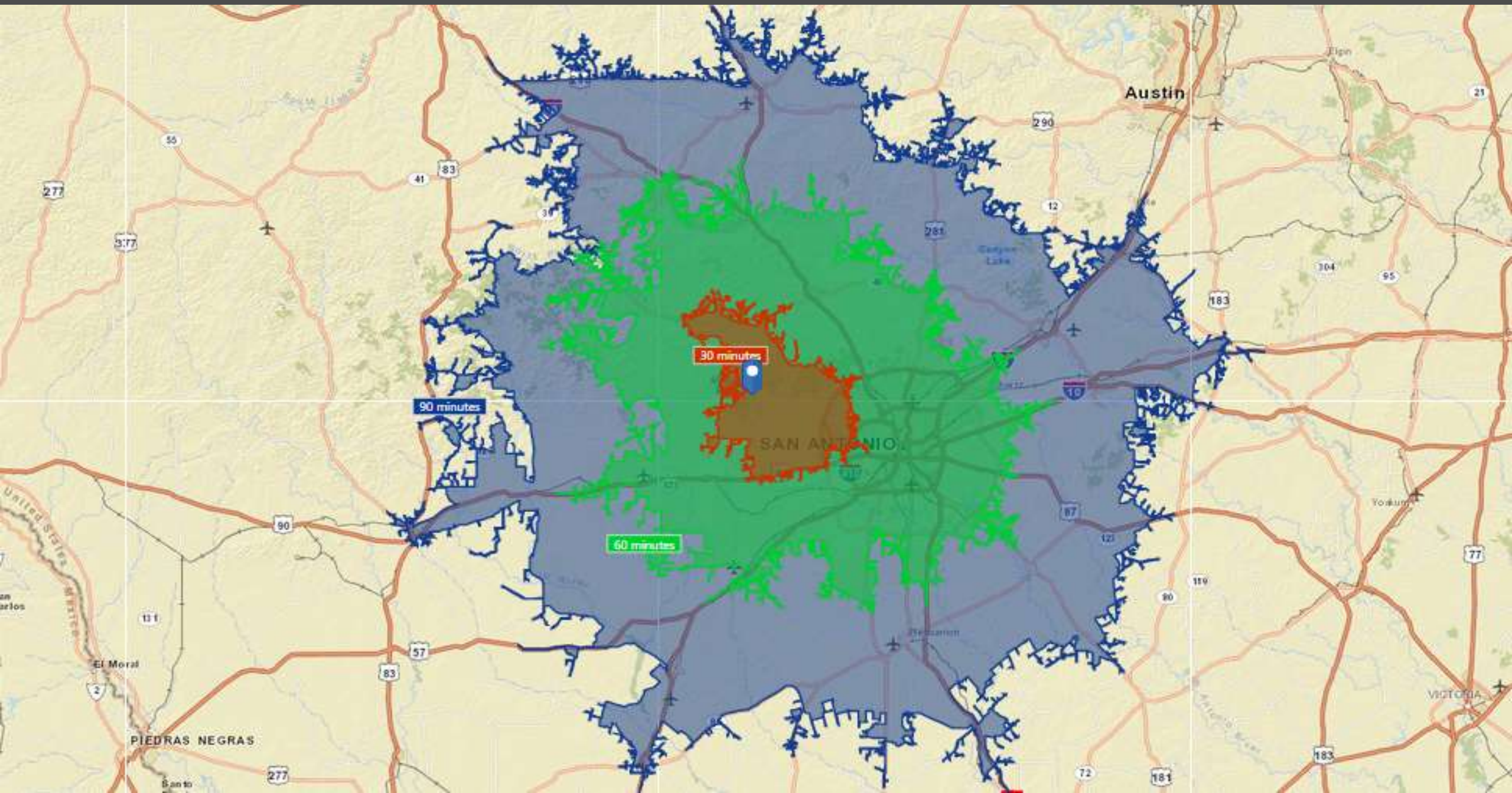
29.9 MI from I10 at Boerne



10, 20, 30 MI Radii Map



30, 60, 90 MI Drive Time Map





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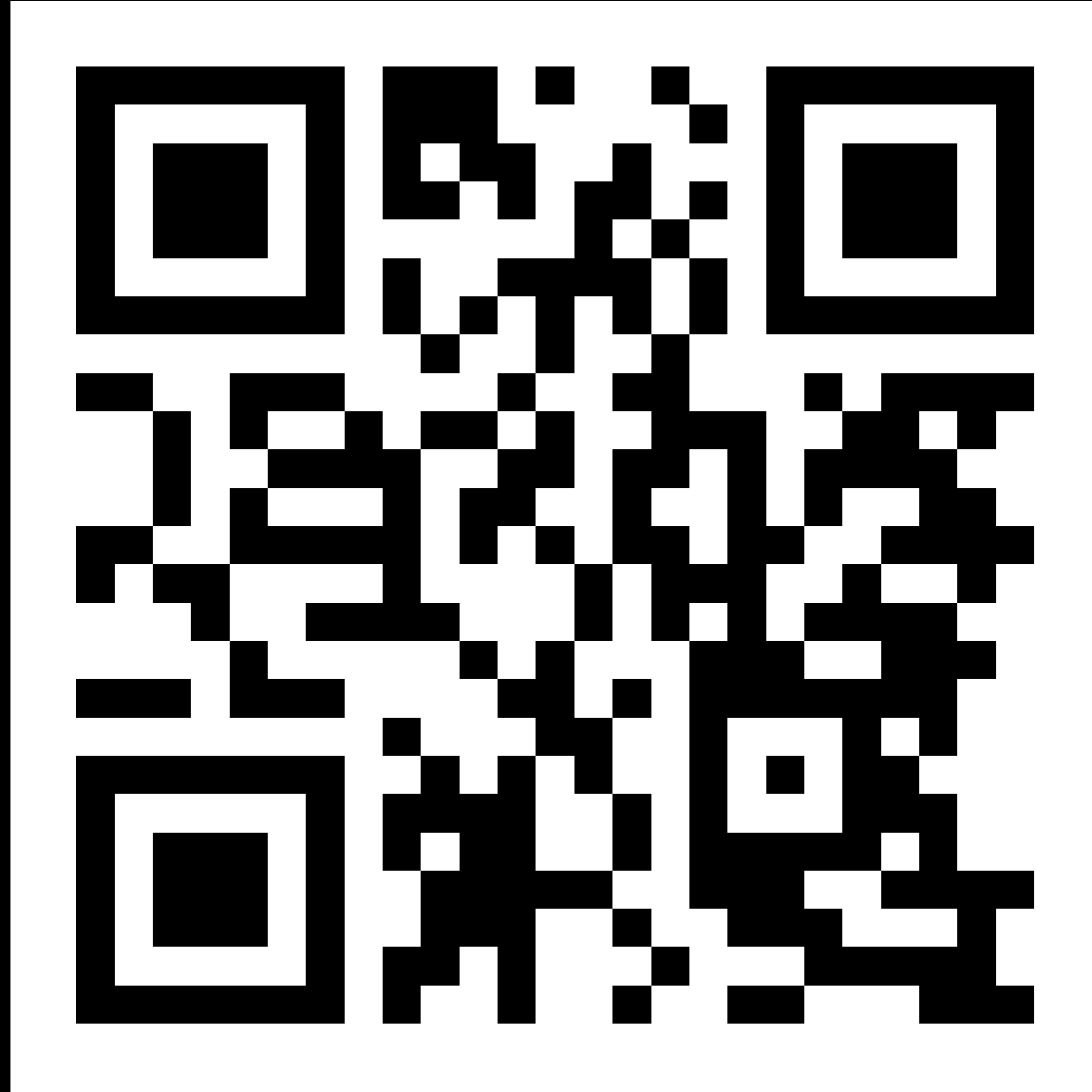
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Mico Medina Lake TX Hill Country Home Move In Ready



<http://swpre.com/?p=23488>