

A two-story house with a mix of orange and tan stone masonry. The ground floor has a light-colored stone base. The upper floor features a large arched window on the left and a smaller rectangular window on the right. A small porch with a star-shaped decorative element is visible above the entrance. A large, leafy tree stands to the left of the house, partially obscuring the view. The sky is bright blue with scattered white clouds. A semi-transparent dark banner is overlaid across the middle of the image, containing the text "Graphics Pack Unbranded" in white.

# Graphics Pack Unbranded



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





Satellite





Immediate Area Topo





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 <a href="http://www.bankrate.com">http://www.bankrate.com</a> .			



# Eligible For Our Real Estate Philanthropy

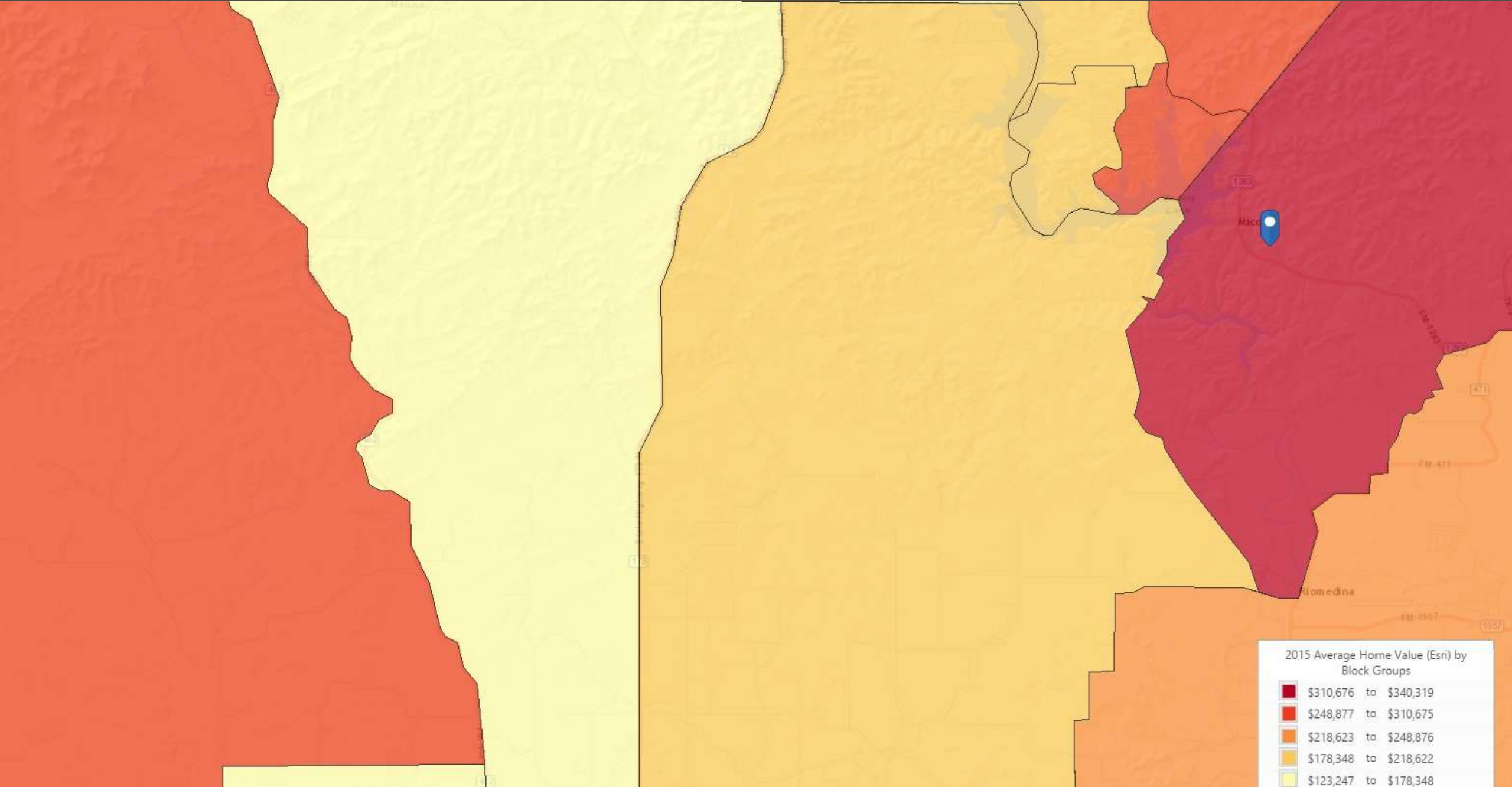
Mico Medina Lake TX Hill Country Home Move In Ready

Sale at \$300,000 List Price

Real Estate Philanthropy Gift Based on Matching Gifts

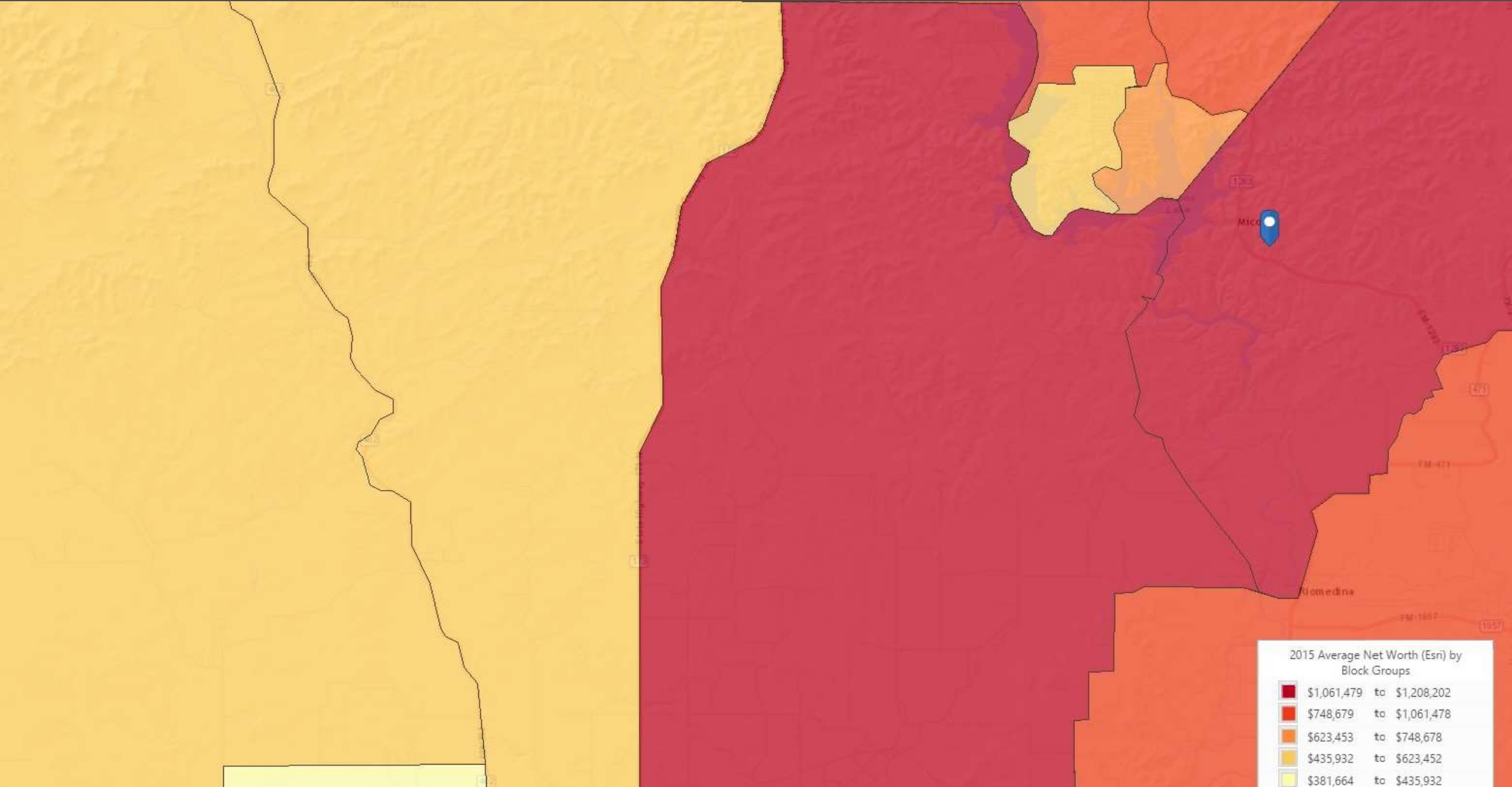


# Home's Block Group Demographics – Highest HOME VALUES In County



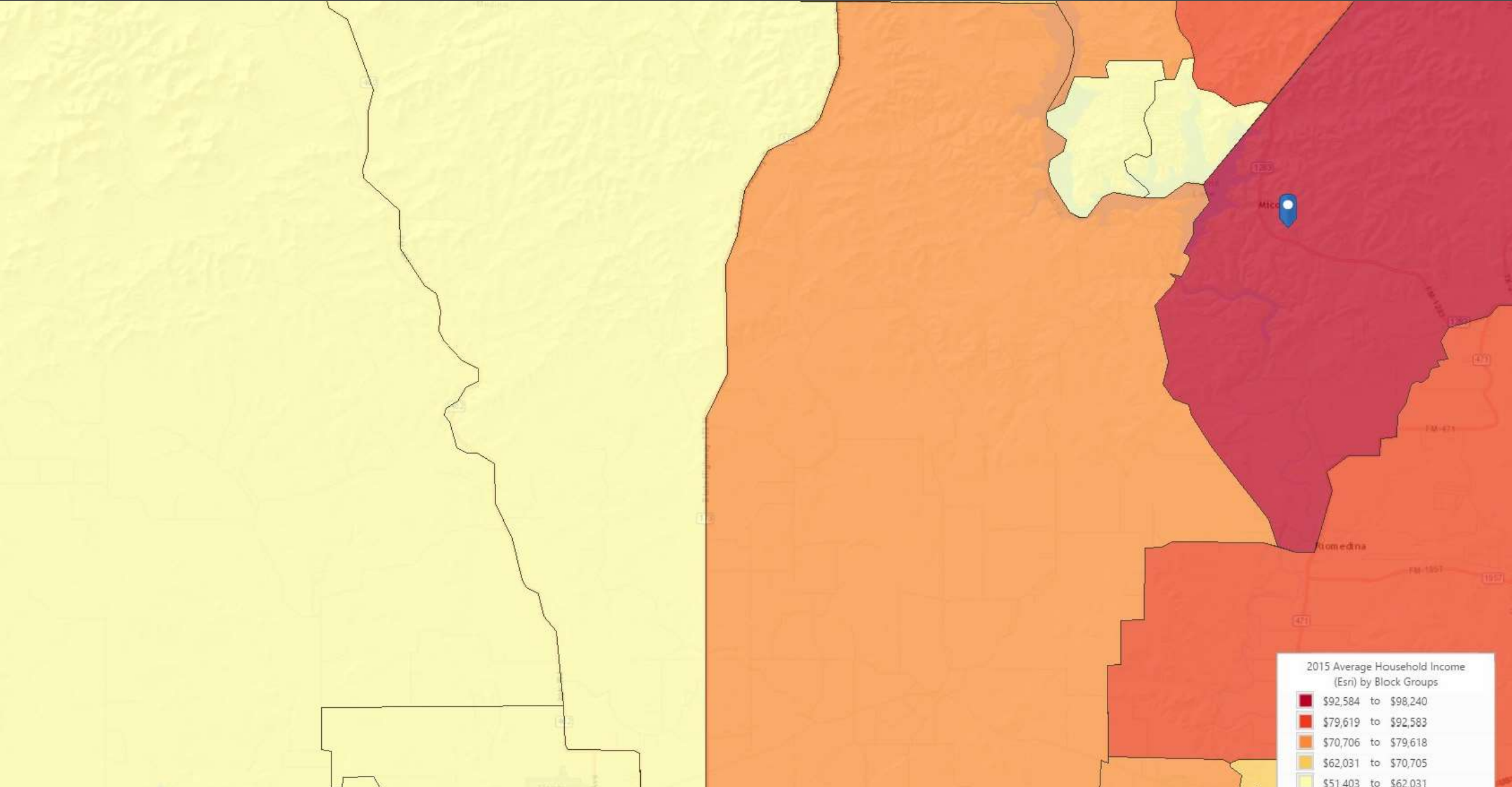


# Home's Block Group Demographics – Highest NET WORTH In County



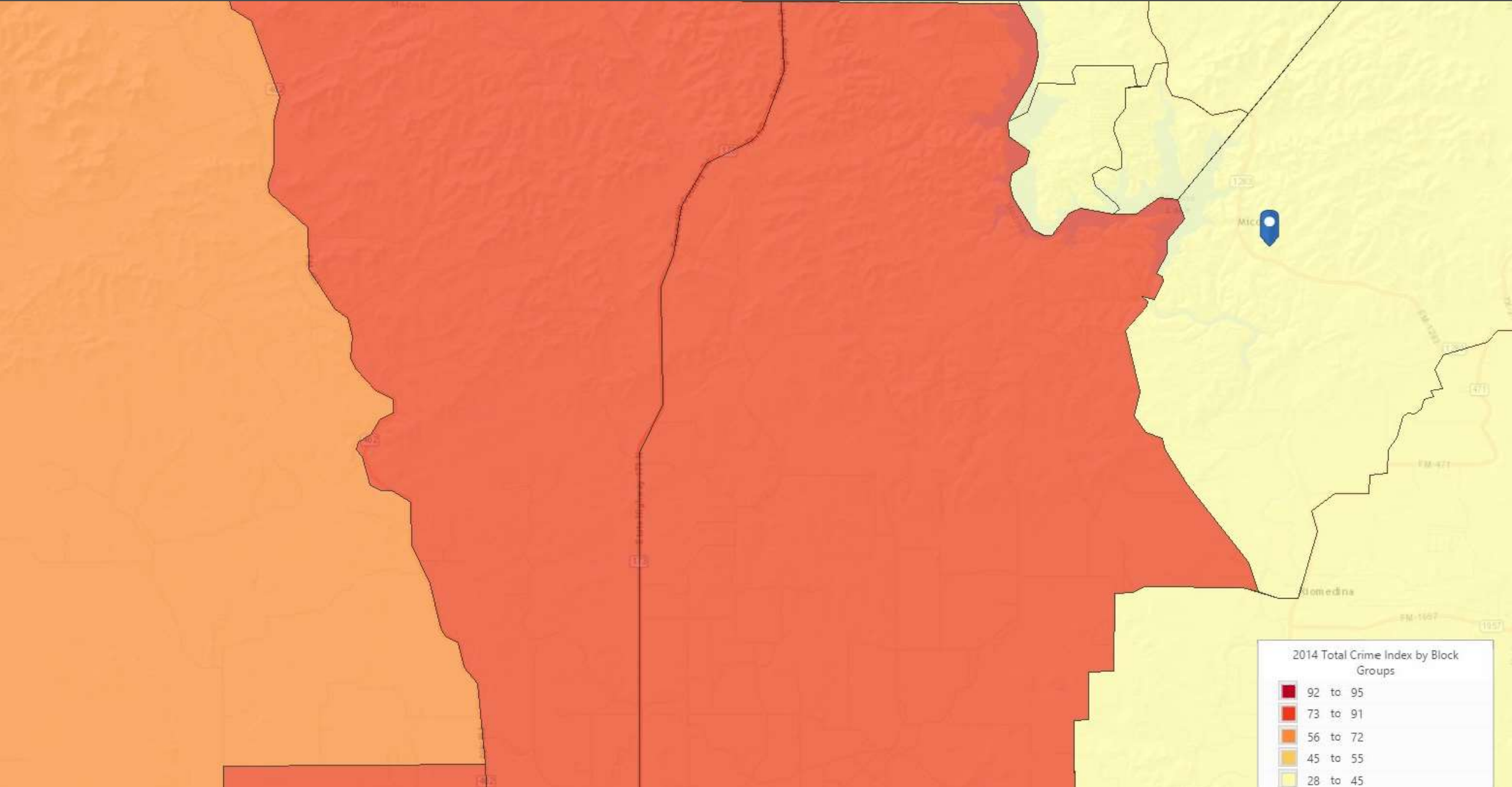


# Home's Block Group Demographics – Highest INCOMES In County

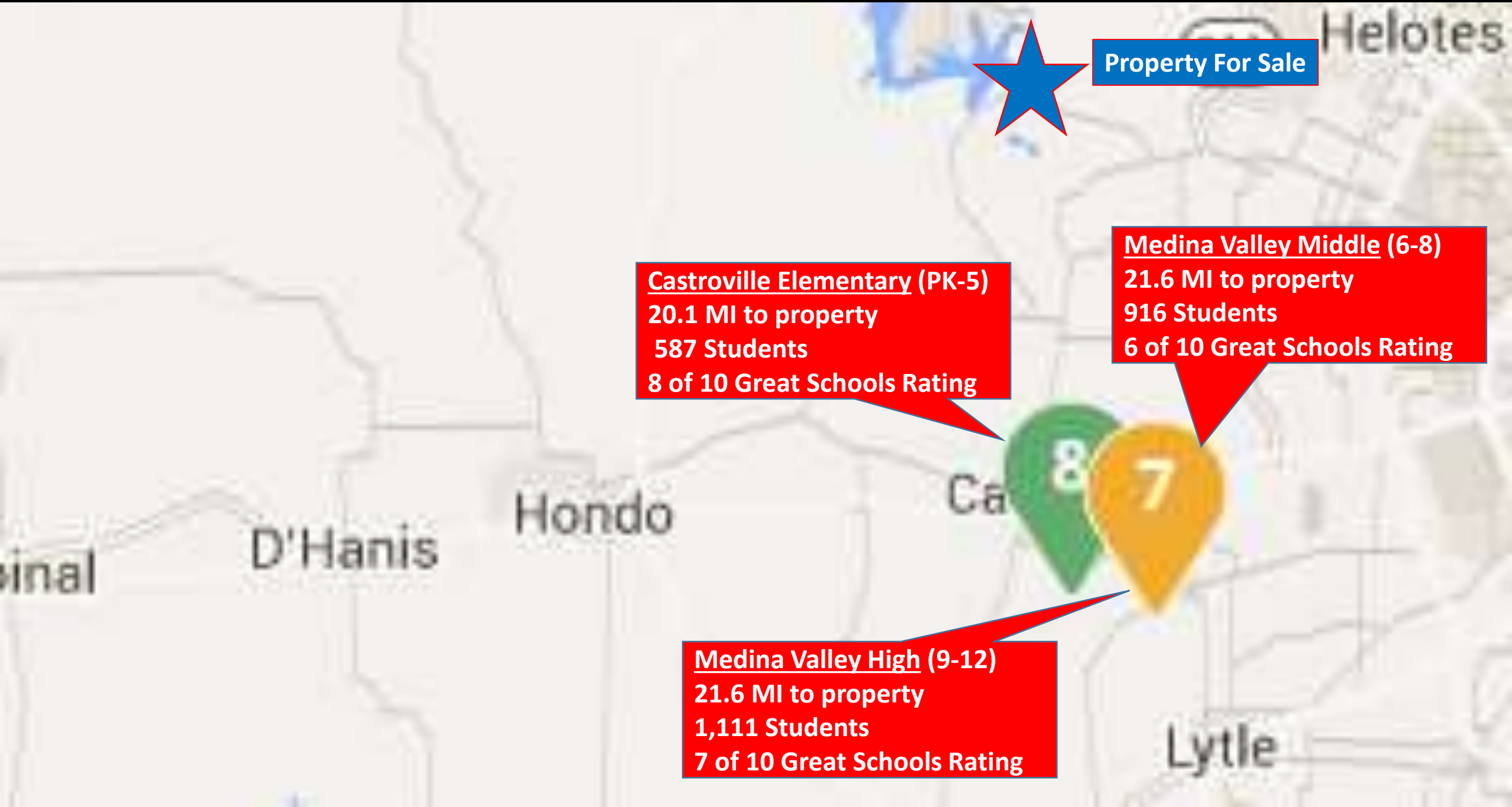




# Home's Block Group Demographics – Lowest CRIME RATE In County







Property For Sale

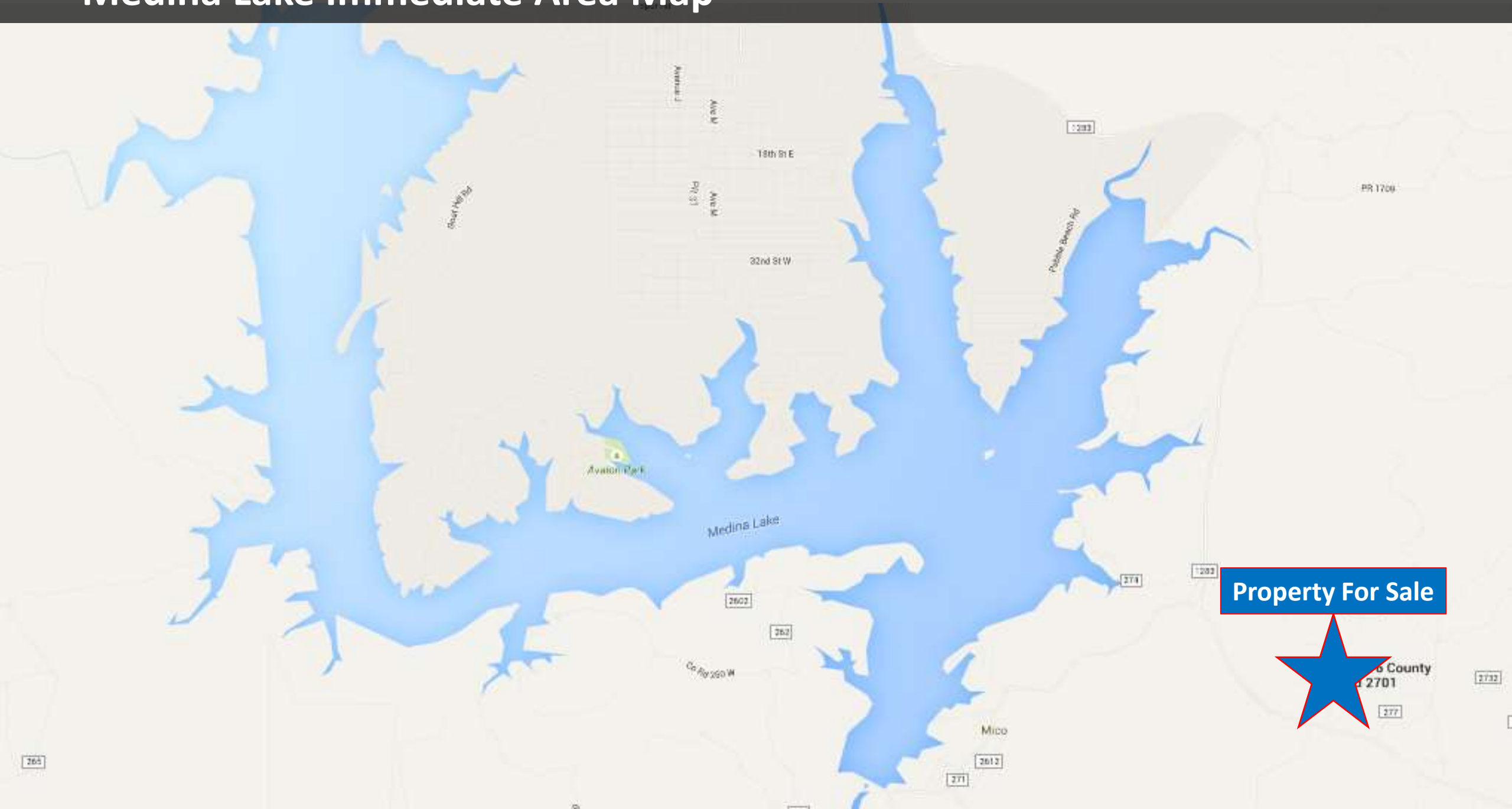
Castroville Elementary (PK-5)  
20.1 MI to property  
587 Students  
8 of 10 Great Schools Rating

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

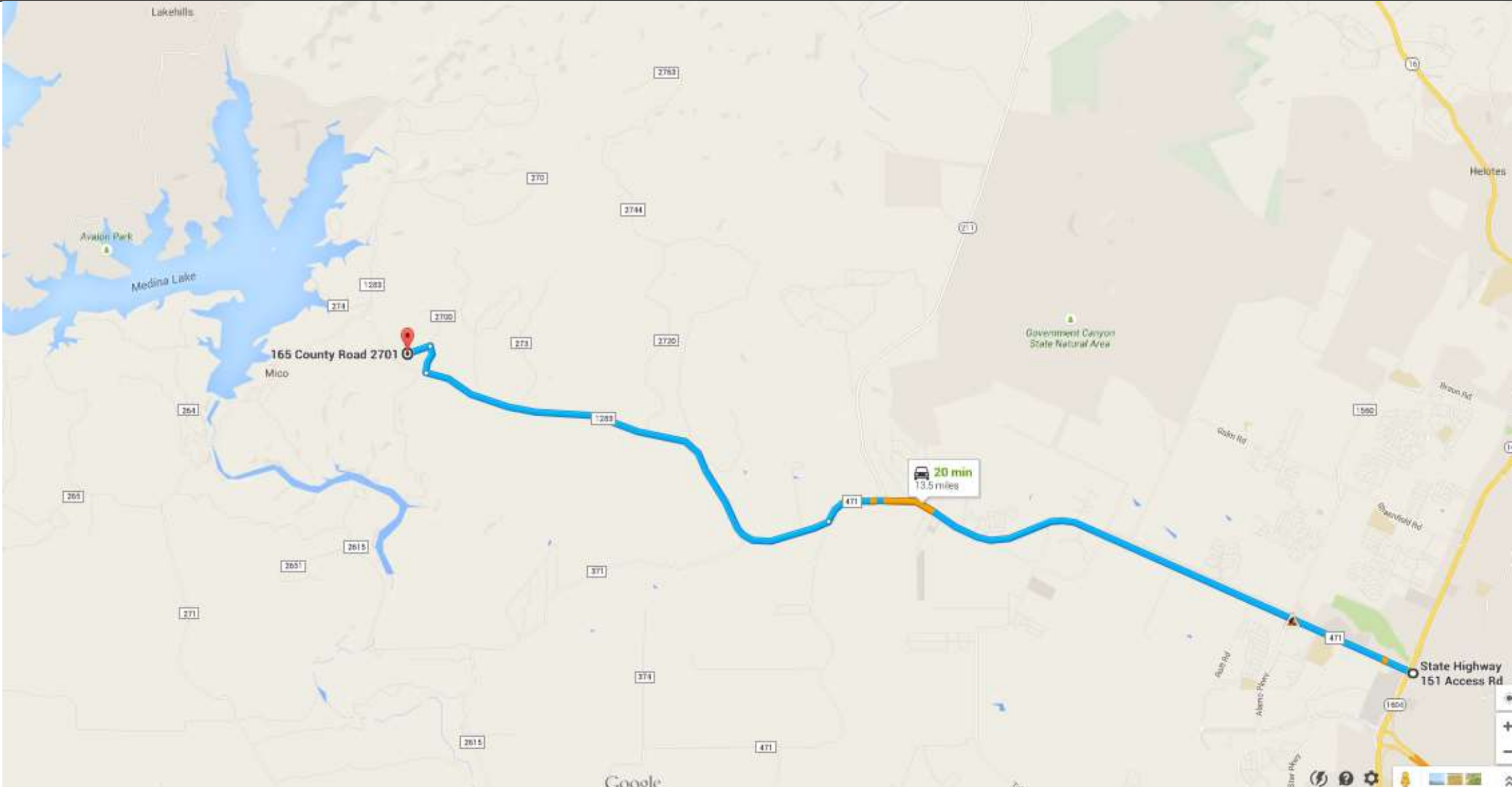
Medina Valley High (9-12)  
21.6 MI to property  
1,111 Students  
7 of 10 Great Schools Rating



# Medina Lake Immediate Area Map

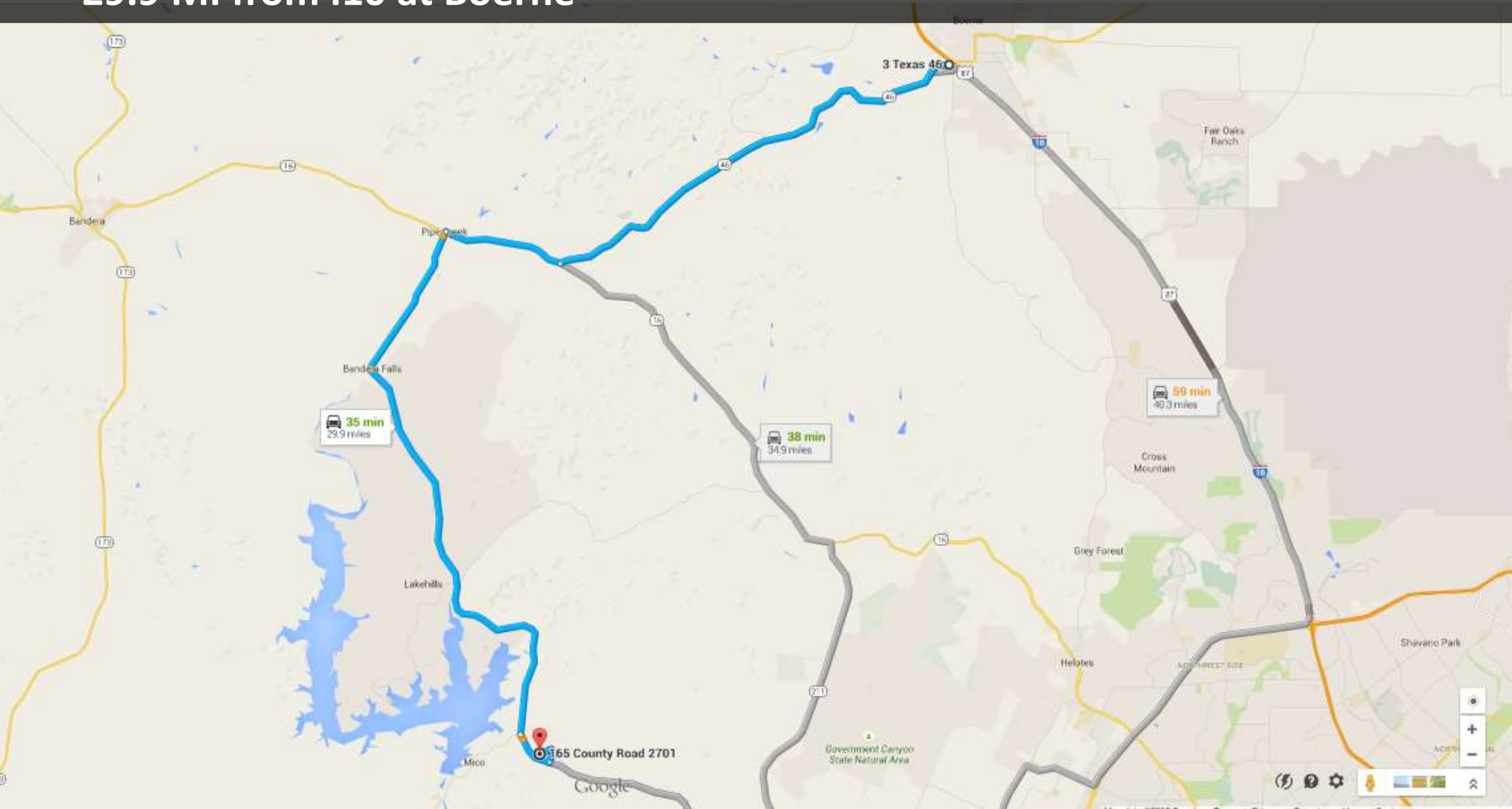


# 13.5 MI from NW San Antonio



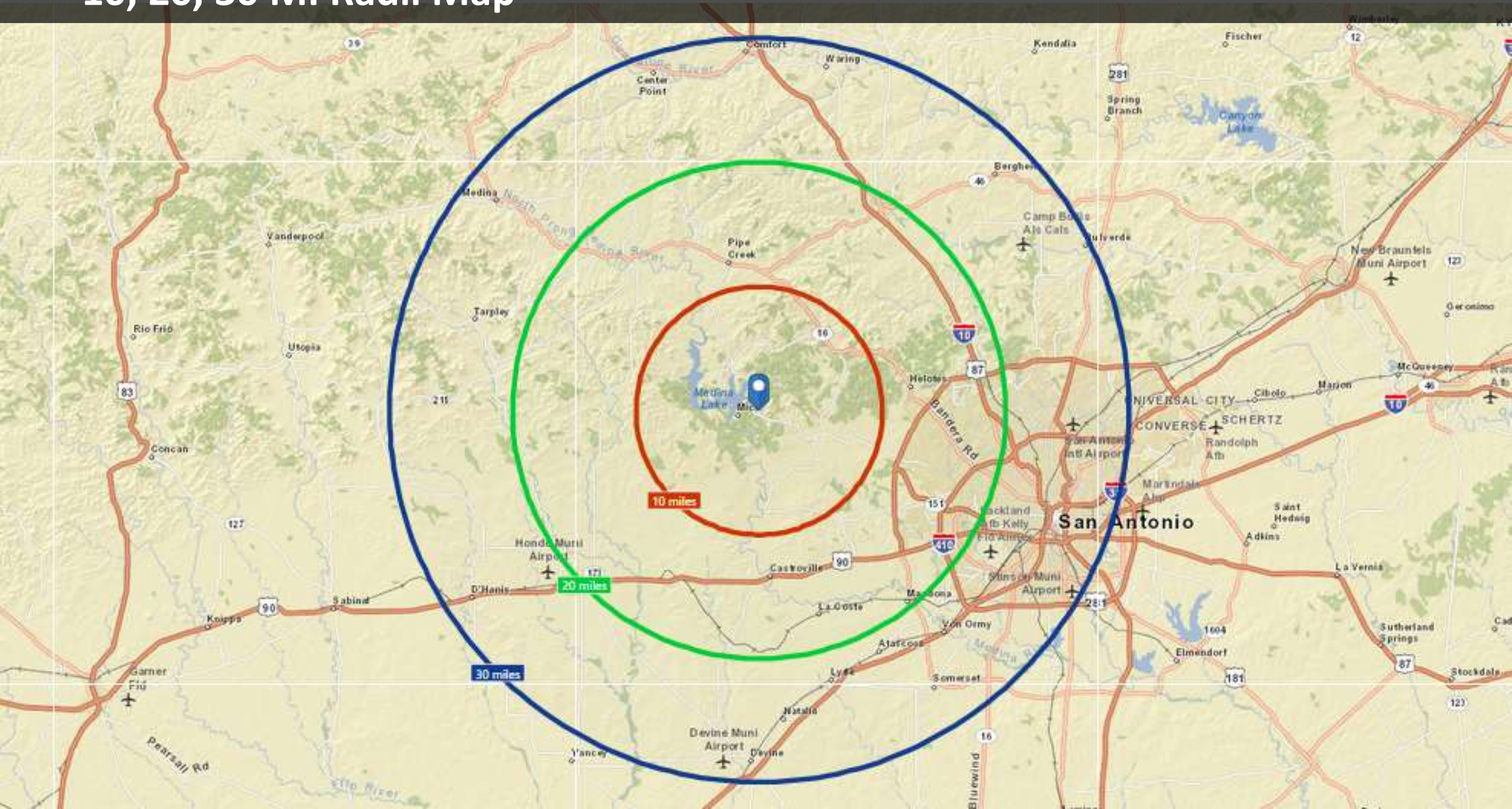


# 29.9 MI from I10 at Boerne



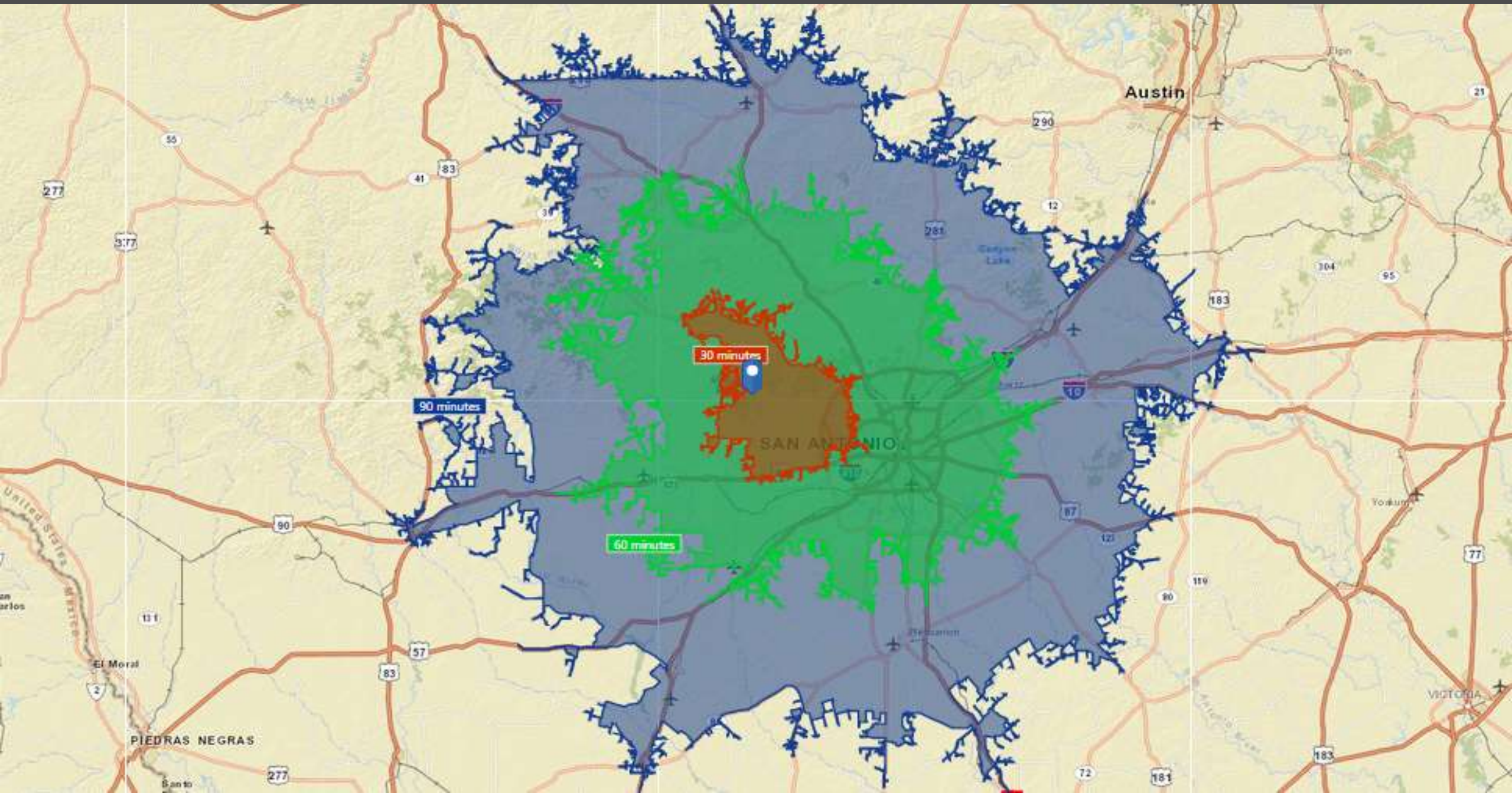


# 10, 20, 30 MI Radii Map





## 30, 60, 90 MI Drive Time Map





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## Mico Medina Lake TX Hill Country Home Move In Ready



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