

\$580,651 - 2910 San Jacinto Street, Temple

MLS® #2721900

\$580,651

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 1 Acres

CIMARRON PHASE II, Temple, TX

Dedicated property website:

<https://donstefanov.swpre.com/2910-san-jacinto-temple-tx.php>

5 homes plus 2 garage apartments totaling 7,297 net rentable SF. Actual 8 CAP. All units within 2 MI of Baylor Scott and White. 100 percent rented. All tenants long term. All month to month. No rent increases in several years. All utilities paid by tenants. Opportunity to improve cash flow, income and CAP with moderate rent increases. Any or all properties appear to be excellent flip potential. All zoned either SF-2 or SF-3. All in Temple ISD. All in Temple City Limits. None in flood zones. Sold ONLY as a package.

Investment Profile: \$46,367 Net Operating Income. \$17,313 Net Cash Flow. 7.99% CAP rate. 11.25% 1st year cash-on-cash. 1.60 Debt Service Coverage Ratio. Very low risk of market decline for all properties. Valuation increase projections for 2826 Bowie & 2910 San Jacinto: 3.2% 1 year trend and 7.4% 3 year trend. Valuation increase projections for 119 S 23rd ST, 815 S 23rd, 902 S 27th, 902½ and 904 S 27th: 4.7% 1 year trend and 11.3% 3 year trend.

Showing Instructions: Contact Don Stefanov at 830.900.0266 or fredericksburg@swpre.com

Built in 1985

Temple TX | 7 Unit Residential Investment Package | 100% occupancy | 8 CAP



PROFORMA* Financial Indicators | 2019

Description	Statistic
CAP Rate	7.99%
1st Year Cash on Cash	11.25%
Debt Service Coverage Ratio (DSCR)	1.60%

PROFORMA* Financial Summary | 2019

Description	Statistic
Revenues	\$64,740
Expenses	-\$18,373
Net Operating Income	\$46,367
Annual Debt Service	-\$29,054
Net Cash Flow	\$17,313

* Revenues based on actual monthly rentals.
Expenses based on 1st 6 months 2019 actual annualized to year end.
Taxes actual 2019.
Annual debt service based on 75% loan, 25 year amortization, 4.5% interest.
Seller will provide 2019 year end financials and other information upon confidentiality execution.

PROFORMA* Financial Indicators | 2019

Description	Statistic
CAP Rate	7.99%
1st Year Cash on Cash	11.25%
Debt Service Coverage Ratio (DSCR)	1.60%

Essential Information

MLS® #	2721900
Price	\$580,651
Bathrooms	0.00
Acres	0.91
Year Built	1985
Type	Commercial Sale
Sub-Type	Site Planned
Status	Active

Community Information

Address	2910 San Jacinto Street
Area	BT
Subdivision	CIMARRON PHASE II
City	Temple
County	Bell
State	TX
Zip Code	76502

Amenities

Utilities	Electricity Available
Features	None, Curbs, Gutter
Parking	On Site
View	None
Waterfront	None

Interior

Interior	Carpet, Laminate, Linoleum, Vinyl
Heating	Central, Wall Furnace

Exterior

Lot Description	Corner Lot, Interior Lot, Level
Roof	Composition
Construction	Brick Veneer, Frame
Foundation	Pillar/Post/Pier, Slab

Additional Information

Date Listed	February 19th, 2020
Days on Market	482

Zoning

2&3-F

Property Listed by: Southwest Partners
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