



DUPLEXES

Why live in Duplexes

For college students looking for affordable off-campus housing, families and smart investors looking for rental properties, a duplex near Texas State University is an excellent option. Students attending college in or near San Marcos TX will be well-served by the flexible living space afforded by a duplex, while buyers



looking for investment properties in central TX can enjoy a high number of rentals in a single geographic location. Following are several additional benefits of duplex rentals near Texas State University.

Benefits of Buying a Duplex

- Duplexes are a greater starter investment, as buyers often have the ability to purchase one half of a duplex with an eye on owning the entire property down the line.
- Mortgage costs can be lower on duplexes than on single family homes.
- First time investors will enjoy the ability to live in one side while renting the other, especially handy for buyers who plan on doing their own maintenance and updates rather than hiring contractors.
- A duplex investment is usually easier to manage than a larger apartment complex.
- Even if half of a duplex is vacant, the homeowner still collects 50 percent of the rental income.
- Home buyers with a child attending Texas State University can help lower housing costs for their student while investing in their own future.

Tip: Investors interested in purchasing a duplex in San Marcos should take all expenses into consideration, including utility costs, lawn care, fees, tenant screenings, etc., before settling on a potential and realistic market rent to minimize vacancy.

Benefits of Renting a Duplex

- Cut housing costs. While on-campus housing can appear to be more convenient up front, the truth is that over the long-term housing costs can take an unfair chunk of college costs.
- A duplex offers flexible living arrangements, allowing two or more students to share the rent, split the costs, and increase the savings for all involved.
- While on-campus housing might be closer to classes, a duplex near Texas State University gives students equal access to other amenities such as shopping and outdoor activities.

Those are only a handful of the many benefits of buying or renting a duplex in beautiful San Marcos, Texas.

CONTACT US TODAY!

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