



Grayson House Investment Portfolio Packet

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Offering Summary

Residential Townhome/Condos
3 Bedrooms – 2.5 Baths – 1922 Square Feet – 4 Stories

Rental Summary

Unit #	Monthly Rent	Lease Term	Lease Start	Lease End	Square Feet
3104	\$2,795	12 months	9/24/2025	9/23/2026	1922
3107	\$2,799	12 months	9/19/2025	9/18/2065	1922
3109	\$2,799	12 months	8/23/2025	8/22/2026	1922
3105	\$2,800	12 months	7/6/2025	7/5/2026	1922
3108	\$2,900	12 months	6/1/2025	5/31/2026	1922
3103	\$2,900	12 months	5/12/2025	5/23/2026	1922

Tenants pay: Electric, Water/Sewer, Gas, Renters Insurance

Landlord pays: HOA, Property Taxes, Insurance

HOA maintains all common areas, maintains property, GL, and DO insurance, handles contracts such as trash, landscaping, surveillance, fire alarm, and pest control.

Sale Summary

Unit #	Sale Price	Price per SF	Square Feet	HOA Monthly Fee	Property Taxes	Insurance
3104	\$474,000	\$246.62	1922	\$297.31	\$11,207.63	\$125.00
3107	\$474,000	\$246.62	1922	\$297.31	\$11,207.63	\$125.00
3109	\$474,000	\$246.62	1922	\$297.31	\$11,207.63	\$125.00
3105	\$474,000	\$246.62	1922	\$297.31	\$11,207.63	\$125.00
3108	\$474,000	\$246.62	1922	\$297.31	\$11,207.63	\$125.00
3103	\$474,000	\$246.62	1922	\$297.31	\$11,207.63	\$125.00

Financial Summary

Total Projected Gross Income	\$203,916.00
Annual HOA Fees	\$21,428.64
Annual Property Taxes	\$67,245.78
Annual Insurance	\$9,000.00
Total Projected Expenses	\$97,674.42
Total Projected Net Income	\$106,241.58

Investment Highlights

Overview

Grayson House is a newly constructed urban townhome community located just steps from San Antonio's iconic Historic Pearl District. Designed with modern architecture, chic finishes, and thoughtful floor plans, the property offers investors a rare opportunity to acquire premium residential units in one of the city's most supply-constrained and fastest-appreciating neighborhoods. With six units currently leased, the asset delivers immediate in-place income with strong lease-up momentum and long-term upside.

Location Highlights

Ideally situated between the River Walk and The Pearl, Grayson House places residents in the center of San Antonio's most vibrant cultural, culinary, and entertainment corridor. Walkable access to the Pearl Farmers Market, boutique retail, restaurants, and year-round community events drives consistent tenant demand and positions the property as a top-tier urban living option.

Property Features

Grayson House offers a collection of well-designed three-bedroom townhomes with 1922 of living square feet. Floor plans include office alcoves, balconies, and attached garages—highly desirable features for today's renters. Interior finishes include quartz countertops, gas cooktops, designer cabinetry, high ceilings, walk-in closets with custom shelving, wood-style flooring throughout, and premium appliance packages, including wine fridges and French door refrigerators. Two curated interior schemes—The Quincy and The Emma—deliver a sophisticated aesthetic tailored to an upscale tenant profile.

Stabilization & Income Strategy

The property has demonstrated strong early leasing activity, with six units already occupied, validating the market's appetite for high-quality, walkable urban housing. Continued lease-up is supported by proximity to the Pearl, major hospitals, downtown employers, and easy access to lifestyle amenities. The limited supply of comparable new construction in this submarket provides durable rent growth and long-term stability.

Investment Thesis

Grayson House represents a compelling opportunity to invest in an urban residential asset within one of San Antonio's strongest micro-markets. Investors benefit from:

- Immediate in-place cash flow from pre-leased units
- Appreciation potential driven by the Pearl District
- Modern finishes that solid rents
- Diversified tenant demand including medical, tech, executive, and lifestyle renters
- A boutique, design-forward community built to institutional quality standards
- Per HOA regulations, the community enforces a rental cap permitting only a limited number of leasable units. As a result, the majority of residences are owner-occupied.

Grayson House stands at the intersection of lifestyle, luxury, and location—positioning investors to capture both immediate returns and long-term value creation in the heart of San Antonio's most dynamic district.

Website: <https://www.grayson-house.com/>

Dropbox Link: [Additional Docs](#)