

PROFITABLE MULTIFAMILY OPPORTUNITY

Introducing
Crestway 4-Plexes



SAN ANTONIO
My Nest
TEAM

Property Description

- **3 buildings with 4-units each (3 Four-Plexes)**
 - **Each unit is 1261 square feet**
 - **Each unit features 3 bedrooms and 2.5 baths**
 - **Each unit has a 1-car garage**
 - **Each unit offers a small yard**
 - **Open concept**
 - **Granite Countertops**
 - **Fridge included**
- **TOTAL UNITS: 12**
- **TOTAL BUILDINGS: 3**
- **TOTAL SQUARE FEET (PER COUNTY): 14,700**
- **SQUARE FOOTAGE PER BUILDING: 4900**

Highlights

- **Low vacancy rate - ALREADY PROFITABLE!**
 - All available units occupied
 - 24-hour application turnaround when tenant vacates (multiple applications received)
 - 11/12 units currently leased, 1 unit is being used as an office/model home and can be leased ASAP
- **Ideal location**
 - Minutes from i-35, Loop 1604 and Loop 410
 - Quick commute to both Randolph AFB and Ft. Sam Houston
 - Short drive to The Forum, IKEA, Restaurants and Shopping
 - Short Drive to the San Antonio International Airport
- **Zoning**
 - Zoned OCL, Airbnb/VRBO earning potential (see chart)
- **Age**
 - 2022 build - builder warranties available

Community Description

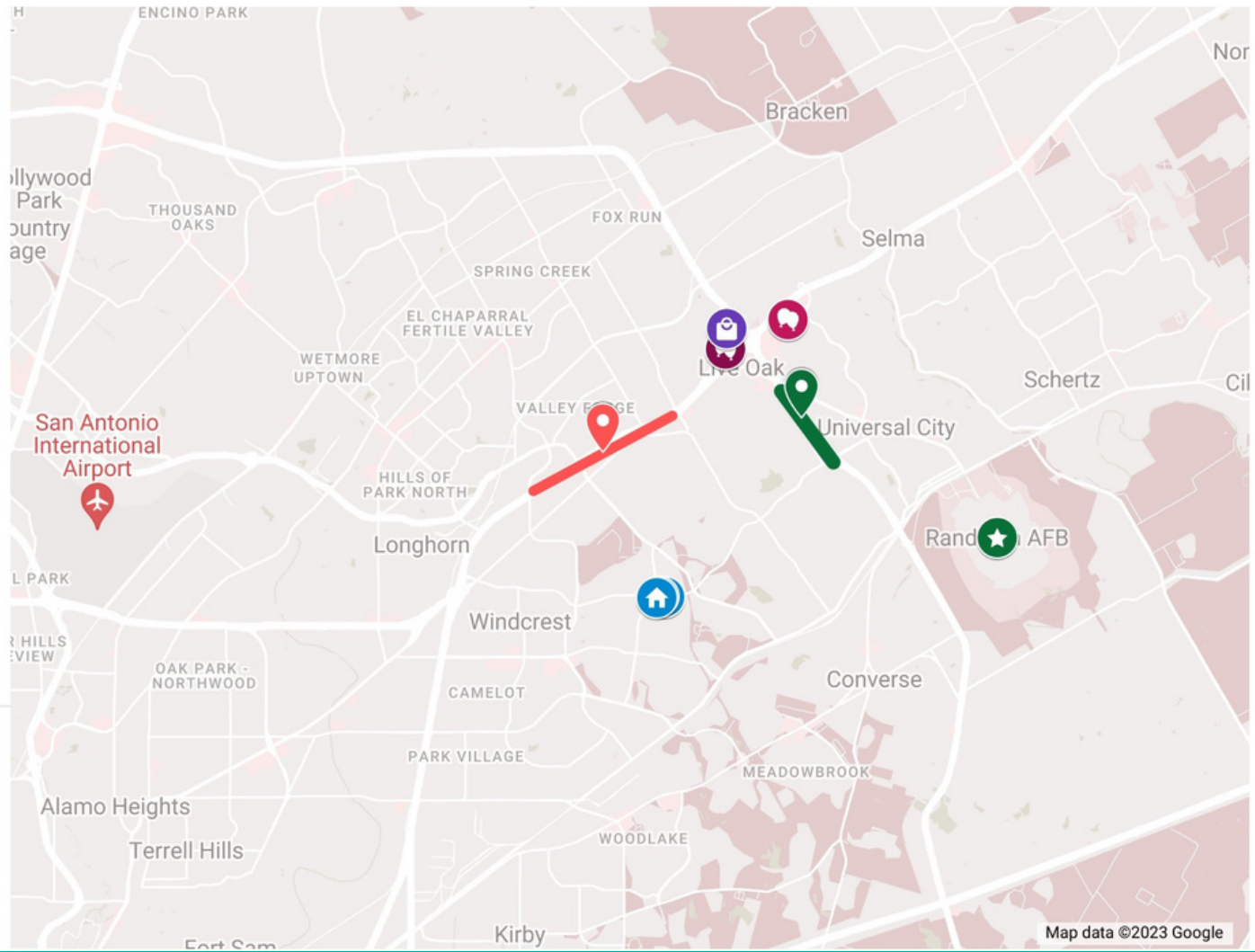
- **Ideal location**
 - **Minutes from i-35 and Loop 1604**
 - **Quick commute to both Randolph AFB and Ft. Sam Houston**
 - **Short drive to The Forum, IKEA, Restaurants and Shopping**
 - **Short Drive to the San Antonio International Airport**
- **11 buildings total - 44 units**
- **Additional parking for visitors or extra vehicles**
- **HOA Formation - In Progress**
- **Builder has completed the neighborhood**

Aerial Map

CRESTWAY 4-PLEXES

Untitled layer

- 6934 Crestway Rd
- 6918 Crestway Rd
- 6906 Crestway Rd
- The Forum at Olympia Parkway- Selma, Texas
- Randolph Air Force Base
- IKEA
- Randolph Brooks Insurance Agency, LLC
- I-35
- I-35
- 1604
- Loop 1604
- Property Location



Building Photos



More Photos available upon request

Unit Photos



More Photos available upon request

Sample Rent Roll

Rent Roll

Property Address: Padilla & Ferdinar LLC
6934/ 6918 /6906 Crestway Rd San Antonio, TX 78239

Total Number Units: 11 Number of Vacant Units: 0 Number of Section 8 Units: 0 Tenant/Landlord (Circle One)

Unit No.	Base Rent	Bedroom/Bath	Square Feet	Lease Start (Date)	Lease End (Date)	Sec 8 - Y/N	Elec	Gas
1	\$1,550	3/2.5	1,261	11/1/22	10/31/23	N	T	T
2	\$1,550	3/2.5	1,261	11/1/22	10/31/23	N	T	T
3	\$1,520	3/2.5	1,261	11/7/22	11/6/23	N	T	T
1	\$1,475	3/2.5	1,261	4/8/22	4/7/23	N	T	T
2	\$1,450	3/2.5	1,261	4/1/22	3/31/23	N	T	T
3	\$1,450	3/2.5	1,261	4/2/22	4/1/23	N	T	T
4	\$1,450	3/2.5	1,261	3/31/22	3/30/23	N	T	T
1	\$1,505	3/2.5	1,261	8/4/22	8/3/23	N	T	T
2	\$1,490	3/2.5	1,261	8/4/22	8/3/23	N	T	T
3	\$1,520	3/2.5	1,261	8/4/22	8/3/23	N	T	T
4	\$1,515	3/2.5	1,261	8/4/22	8/3/23	N	T	T

Total Monthly Rent:	\$16,475
Total Annual Rent:	\$ 197,700.00

Estimated or Actual Operating Expenses - Annual	
Management	\$ -
Insurance	\$ 4,860.00
Taxes - Real Estate	\$ 23,590.00
Repairs/Maintenance	\$ -
Electrical	\$ -
Gas	\$ -
Water/Sewer	\$ -
Other	\$ -

Total Operating Expenses	\$ 28,450.00
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Net Operating Income	\$ 169,250.00
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ESTIMATE

Long Term Rental Income Potential

LONG TERM RENTAL UNITS

Unit No	Base Rent	Bedrooms/Baths	Square Feet
1	\$1,550	3/2.5	1261
2	\$1,550	3/2.5	1261
3	\$1,550	3/2.5	1261
4	\$1,550	3/2.5	1261
1	\$1,550	3/2.5	1261
2	\$1,550	3/2.5	1261
3	\$1,550	3/2.5	1261
4	\$1,550	3/2.5	1261
1	\$1,550	3/2.5	1261
2	\$1,550	3/2.5	1261
3	\$1,550	3/2.5	1261
4	\$1,550	3/2.5	1261
Total Monthly Rent	\$18,600		
Total Annual Rent	\$223,200		
Estimated Yearly Expenses (20% of gross income)	\$44,640		
Net operating Income	\$178,560		
CAP RATE	4.8%		

SUGGESTED PRICE, CAP RATE & INCOME ON LONG TERM RENTALS

- **Price: \$3.75 Million**
- **12 Units, 3 buildings (Four-Plex)**
- **Estimated Yearly Rental Gross Income: \$223,200**
- **Estimated Monthly Expenses: \$3,720**
- **Estimated Rental Net Operating Income: \$178,560**
- **Income Potential CAP RATE: 4.8%**

**** See charts**

****Please note expenses and taxes vary every year, and income is calculated if all units are rented at the highest rate. CAP RATE is an estimate.***

Short-Term Rental Income Potential

6934 Crestway Rd, San Antonio, TX 78239, USA



Search

3 Bedrooms



2 Bathrooms



4 Guests



Update

PER UNIT PER YEAR

Annual Revenue ⓘ

\$30.5K

Average Daily Rate ⓘ

\$165

Occupancy Rate ⓘ

51%

Source: AirDNA Market Minder

50% Long Term and 50% Short Term Rental Income Potential

LONG TERM RENTAL UNITS

Unit No	Base Rent	Bedrooms/Baths	Square Feet
1	\$1,550	3/2.5	1261
2	\$1,550	3/2.5	1261
3	\$1,550	3/2.5	1261
4	\$1,550	3/2.5	1261
1	\$1,550	3/2.5	1261
2	\$1,550	3/2.5	1261
Total Monthly Rent	\$9,300		
Total Annual Rent	\$111,600		
Estimated Yearly Expenses (20% of gross income)	\$22,320		
Net operating Income	\$89,280		

SHORT TERM RENTAL UNITS

3	\$2,500	3/2.5	1261
4	\$2,500	3/2.5	1261
1	\$2,500	3/2.5	1261
2	\$2,500	3/2.5	1261
3	\$2,500	3/2.5	1261
4	\$2,500	3/2.5	1261
Total Monthly Rent	\$15,000		
Total Annual Rent	\$180,000		
Estimated Yearly Expenses (30 of gross income)	\$54,000		
Net operating Income	\$126,000		
TOTAL NET OPERATING INCOME	\$215,280		
CAP RATE	5.7%		

SUGGESTED PRICE, CAP RATE

INCOME ON 50% LONG & 50% SHORT TERM RENTALS (Airbnb / VRBO)

- **Price: \$3.75 Million**
- **12 Units, 3 buildings (Four-Plex)**
- **Estimated Yearly Rental Gross Income: \$215,280**
- **Estimated Monthly Expenses: \$6,360**
- **Estimated Rental Net Operating Income:
\$215,280**
- **Income Potential CAP RATE: 5.7%**

**** See charts**

****Please note expenses and taxes vary every year, and income is calculated if all units are rented at the highest rate. CAP RATE is an estimate.***

Contact to show



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