

**LOCKWOOD**  
REALTY GROUP

## Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

**429 E Carson St**

San Antonio, TX 78208





**LOCKWOOD REALTY GROUP**



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# TABLE OF CONTENTS

3	PROPERTY INFORMATION
8	LOCATION INFORMATION
11	FINANCIAL ANALYSIS
15	DEMOGRAPHICS



# PROPERTY INFORMATION

Section 1



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Unveiling an exceptional opportunity for multifamily investment in San Antonio, TX. This impressive 0.14 acres lot & 2,725 SF building, constructed in 1943, features 3 units designed for the contemporary renter. Enjoying a prime location in the highly sought-after San Antonio area, this property boasts a history of 100% occupancy, underlining its strength as a lucrative investment. A testament to its enduring appeal and potential for sustained success, this multifamily asset stands as an enticing prospect for discerning low-rise/garden investors. With its remarkable features and proven performance, this property represents a standout opportunity in the vibrant San Antonio real estate market.

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.14 Acres
Building Size:	2,725 SF
# of Units:	3 Units
NOI:	\$15,614.00





# PROPERTY HIGHLIGHTS

- 2,725 SF building with historical charm
- Three units designed for modern living
- Constructed in 1943, blending character with functionality
- Demonstrated 100% occupancy, showcasing strong demand
- Well-maintained property with enduring appeal
- Turnkey investment opportunity for low-rise/garden investors
- Proven track record of consistent performance
- Attractive option in the thriving San Antonio real estate market





# PROPERTY PHOTOS





# ADDITIONAL PHOTOS



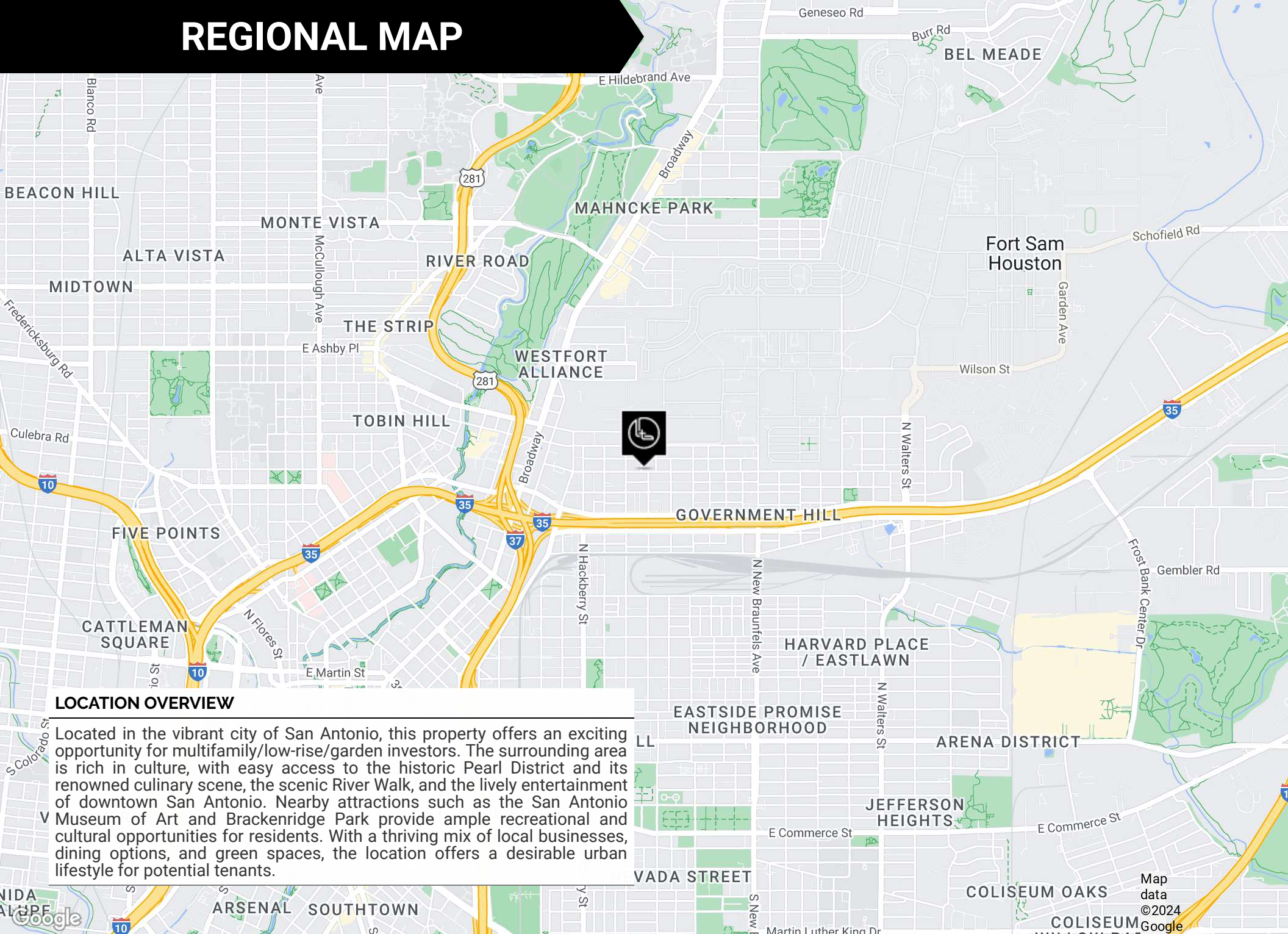


# LOCATION INFORMATION

Section 2



# REGIONAL MAP

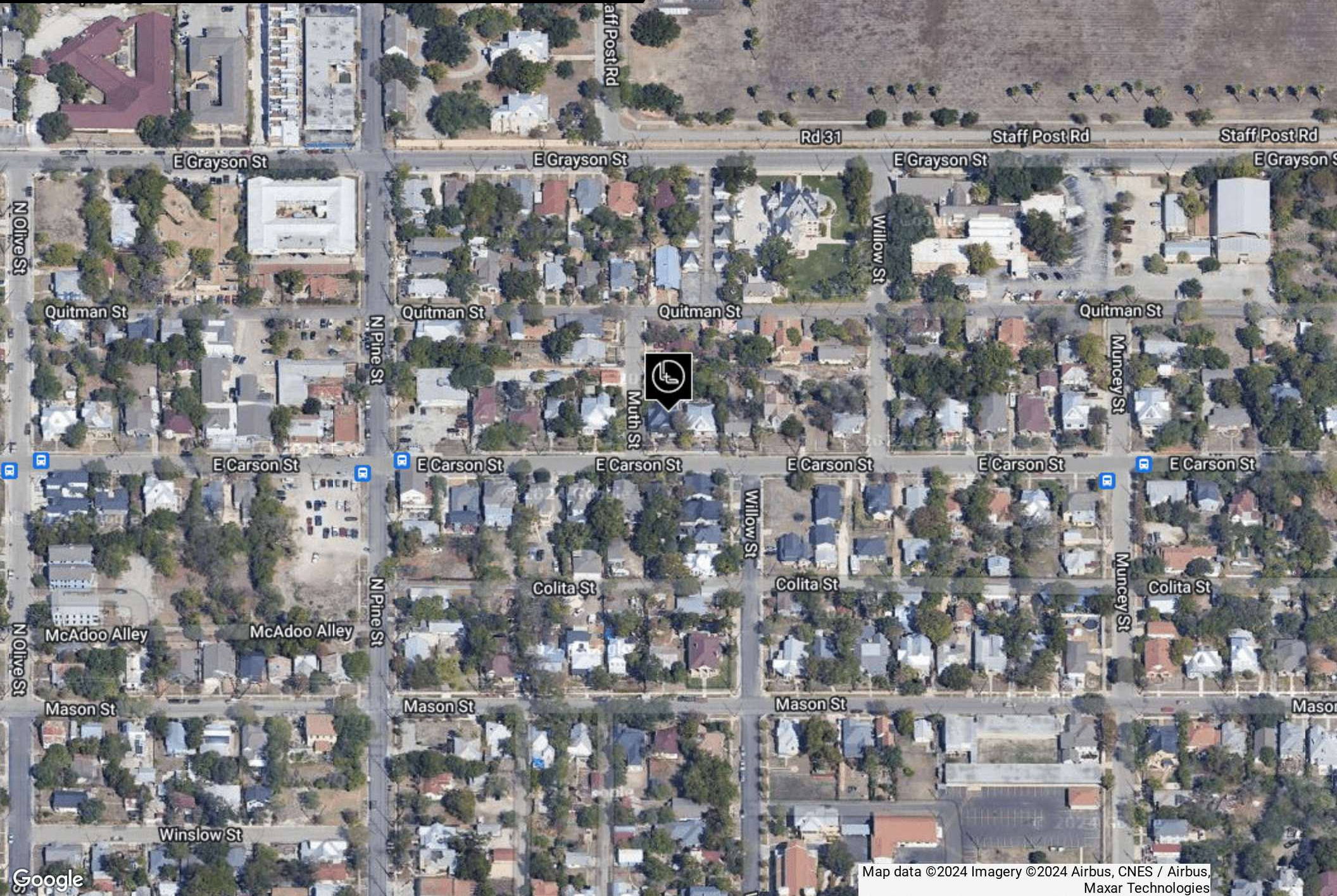


## LOCATION OVERVIEW

Located in the vibrant city of San Antonio, this property offers an exciting opportunity for multifamily/low-rise/garden investors. The surrounding area is rich in culture, with easy access to the historic Pearl District and its renowned culinary scene, the scenic River Walk, and the lively entertainment of downtown San Antonio. Nearby attractions such as the San Antonio Museum of Art and Brackenridge Park provide ample recreational and cultural opportunities for residents. With a thriving mix of local businesses, dining options, and green spaces, the location offers a desirable urban lifestyle for potential tenants.



# LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



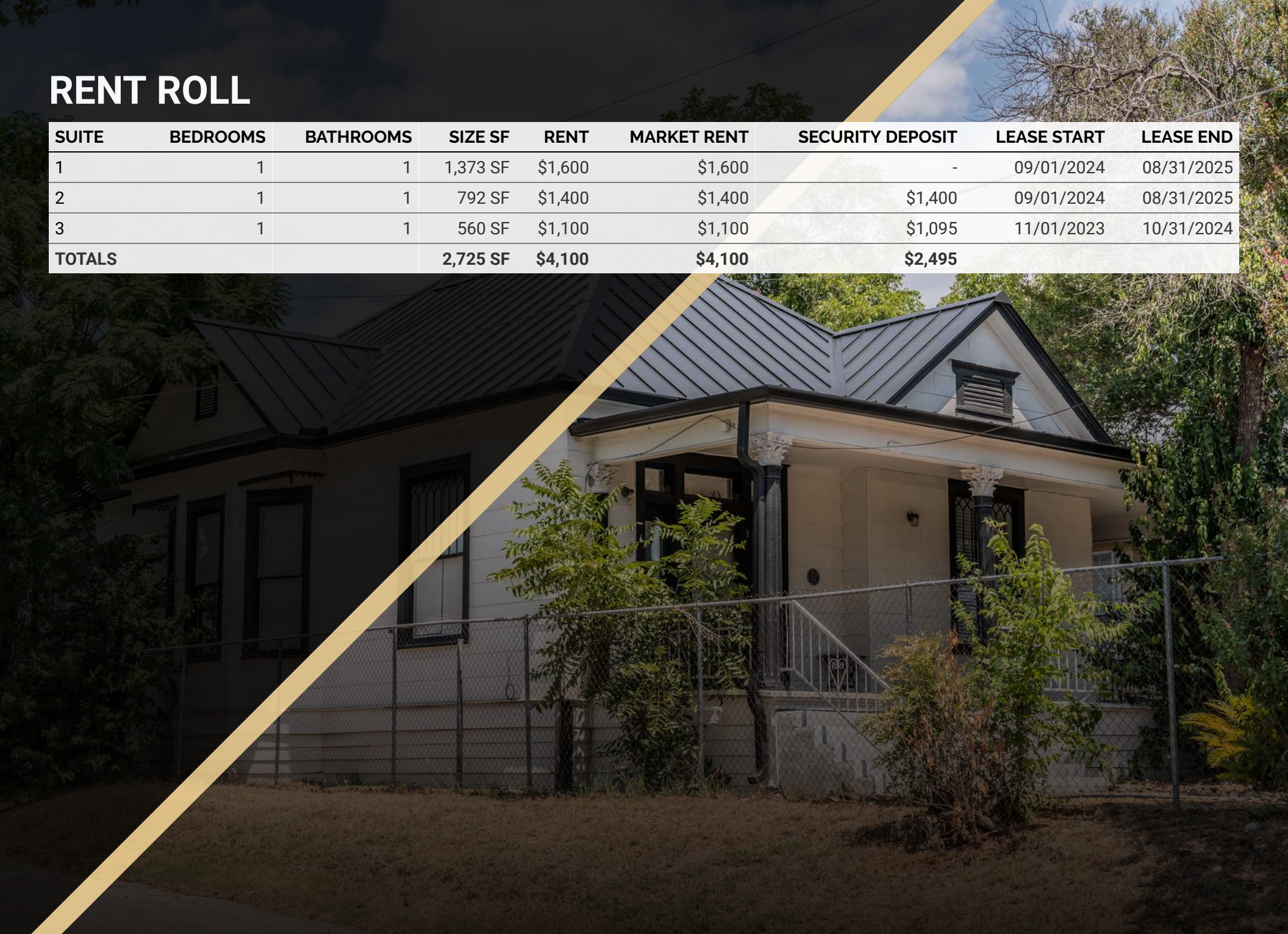
# FINANCIAL ANALYSIS

Section 3



# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	SECURITY DEPOSIT	LEASE START	LEASE END
1	1	1	1,373 SF	\$1,600	\$1,600	-	09/01/2024	08/31/2025
2	1	1	792 SF	\$1,400	\$1,400	\$1,400	09/01/2024	08/31/2025
3	1	1	560 SF	\$1,100	\$1,100	\$1,095	11/01/2023	10/31/2024
<b>TOTALS</b>			<b>2,725 SF</b>	<b>\$4,100</b>	<b>\$4,100</b>	<b>\$2,495</b>		





# INCOME & EXPENSES

## INCOME SUMMARY

Market Rental Income	\$49,200
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$49,200</b>

## EXPENSES SUMMARY

PM Fees	\$4,800
Property Taxes	\$6,420
Insurance	\$2,580
Electricity	\$1,461
Water	\$5,585
Operational Costs (Turns)	\$1,890
<b>OPERATING EXPENSES</b>	<b>\$22,736</b>

<b>NET OPERATING INCOME</b>	<b>\$15,614</b>
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# T-12

## 429 E CARSON ST

CATEGORY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	TOTAL
AR	\$3,495	\$3,495	\$3,495	\$3,495	\$3,495	\$3,495	\$3,495	\$3,495	\$3,495	\$3,495	\$4,100	\$4,100	\$43,150
(Accounts Receivable)													
Vacancy Loss	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,200	-\$1,200	-\$1,200	-\$1,200	\$0	\$0	-\$4,800
<b>TOTAL AR</b>	<b>\$3,495</b>	<b>\$3,495</b>	<b>\$3,495</b>	<b>\$3,495</b>	<b>\$3,495</b>	<b>\$2,295</b>	<b>\$2,295</b>	<b>\$2,295</b>	<b>\$2,295</b>	<b>\$2,295</b>	<b>\$4,100</b>	<b>\$4,100</b>	<b>\$38,350</b>
<b>EXPENSES</b>													
PM Fees	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$4,800
Property Taxes	\$535	\$535	\$535	\$535	\$535	\$535	\$535	\$535	\$535	\$535	\$535	\$535	\$6,420
Insurance	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$215	\$2,580
Electricity	\$67	\$129	\$189	\$98	\$103	\$95	\$86	\$125	\$167	\$201	\$96	\$105	\$1,461
Water	\$470	\$329	\$269	\$307	\$203	\$409	\$678	\$698	\$540	\$769	\$419	\$494	\$5,585
Operational Cost (Turns)	\$150	\$75	\$140	\$75	\$175	\$450	\$250	\$75	\$150	\$150	\$100	\$100	\$1,890
<b>TOTAL EXPENSES</b>	<b>\$1,837</b>	<b>\$1,683</b>	<b>\$1,748</b>	<b>\$1,630</b>	<b>\$1,631</b>	<b>\$2,104</b>	<b>\$2,164</b>	<b>\$2,048</b>	<b>\$2,007</b>	<b>\$2,270</b>	<b>\$1,765</b>	<b>\$1,849</b>	<b>\$22,736</b>
<b>NOI</b>	<b>\$1,658</b>	<b>\$1,812</b>	<b>\$1,747</b>	<b>\$1,865</b>	<b>\$1,864</b>	<b>\$1,391</b>	<b>\$131</b>	<b>\$247</b>	<b>\$288</b>	<b>\$25</b>	<b>\$2,335</b>	<b>\$2,251</b>	<b>\$15,614</b>



# DEMOGRAPHICS

Section 4

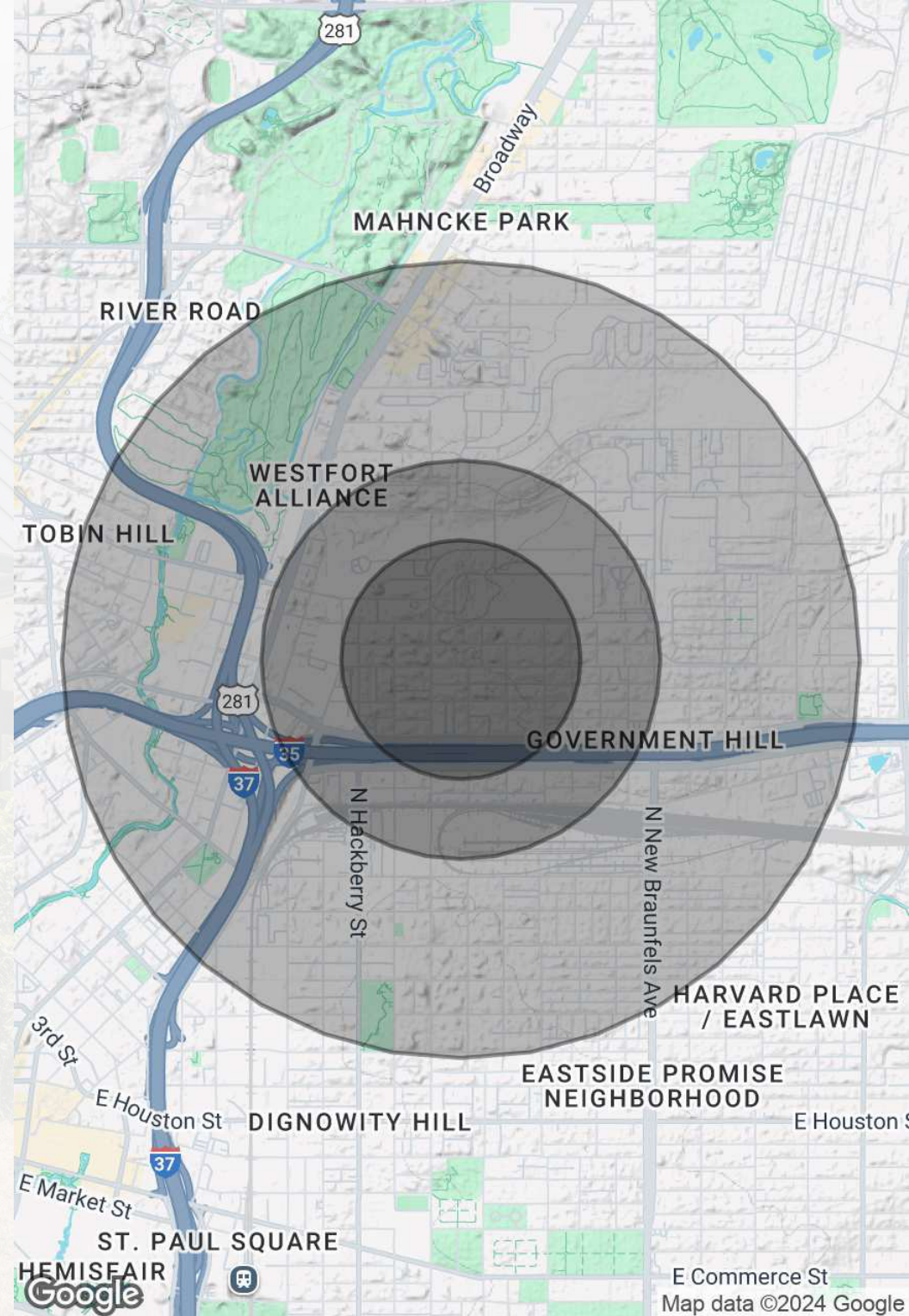


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	900	2,338	11,997
Average Age	40	39	37
Average Age (Male)	40	38	37
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	466	1,258	6,033
# of Persons per HH	1.9	1.9	2
Average HH Income	\$66,097	\$75,470	\$82,321
Average House Value	\$280,364	\$311,611	\$412,432

Demographics data derived from AlphaMap







# LOCKWOOD REALTY GROUP

WEBSITE

FACEBOOK