



CENTURY SOUTH APARTMENTS

703 LOGWOOD AVENUE, SAN ANTONIO TX 78221



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For Sale

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant allure of San Antonio, TX, surrounding the property at 703 Logwood Avenue. This area offers a rich blend of cultural and recreational attractions, making it an ideal location for multifamily and high-rise investment. Immerse yourself in the nearby urban landscape and enjoy easy access to iconic attractions such as the San Antonio River Walk, The Alamo, and the historic La Villita district; perfect for residents and visitors alike. Indulge in the city's diverse dining scene and entertainment venues, while appreciating the proximity to local conveniences and transportation options. The dynamic energy of this area creates an exceptional investment opportunity for multifamily and high-rise properties.

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | N/A |
| Number of Units: | 24 |
| Lot Size: | 0.47 Acres |
| Building Size: | 13,250 SF |
| NOI: | \$101,734.00 |
| Cap Rate: | 0.0% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,316 | 34,112 | 79,233 |
| Total Population | 13,410 | 103,861 | 234,134 |
| Average HH Income | \$57,775 | \$60,207 | \$58,132 |

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This incredible 24-unit apartment complex isn't just an investment, it's your chance to seize something truly extraordinary. Century South Apartments sits perfectly within the vibrant 410 Loop, offering unmatched convenience and accessibility. Being near a bustling Amazon fulfillment center and two local colleges, this is a magnet for a diverse and lively tenant community eager to call it home.

Plus, the surrounding area is full of culture and things to do, being just a stones-throw from the San Antonio Missions and Mitchell Lake. This provides residents with endless opportunities to explore, relax, and enjoy. This isn't just a property; it's a rare, golden opportunity to own something truly special. Don't let it slip away, act now and make this exceptional investment yours!

SITE DESCRIPTION

Positioned within an established neighborhood, the site is surrounded by a mix of multifamily, residential, and neighborhood commercial uses, supporting consistent local demand. The South Side submarket is known for its affordability, workforce housing presence, and proximity to key employers, schools, and retail amenities.

PARKING DESCRIPTION

Surface parking is provided on site, offering convenient access for residents and guests. Parking consists of unassigned, off-street spaces located throughout the property. The layout supports easy ingress and egress, with adequate capacity to serve the residential units.

UTILITIES DESCRIPTION

The property is served by all major public utilities, including electricity, water, and sewer. Utilities are individually metered or master-metered depending on unit configuration. Waste collection and standard municipal services are provided through the City of San Antonio. Heating and cooling are provided via individual unit systems.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

| | |
|---------------------|--------------------|
| NOI | \$101,734.00 |
| Cap Rate | 0.0% |
| Tenancy | Multiple |
| Number of Floors | 2 |
| Average Floor Size | 9,484 SF |
| Year Built | 1976 |
| Framing | Wood |
| Condition | Good |
| Roof | Composition |
| Free Standing | Yes |
| Number of Buildings | 3 |
| Walls | Wood |
| Ceilings | Drywall |
| Floor Coverings | Tile & Carpet |
| Corridors | Open Air Corridors |
| Foundation | Slab |
| Exterior Walls | Brick and Masonry |

PROPERTY HIGHLIGHTS

- 24-Unit Multifamily Asset
- Prime Infill Location Inside Loop 41
- Proximity to Major Employment Drivers
- Close to Higher Education Institutions
- Cultural & Recreational Appeal
- Compelling Value-Add / Long-Term Investment Opportunity

ADDITIONAL PHOTOS



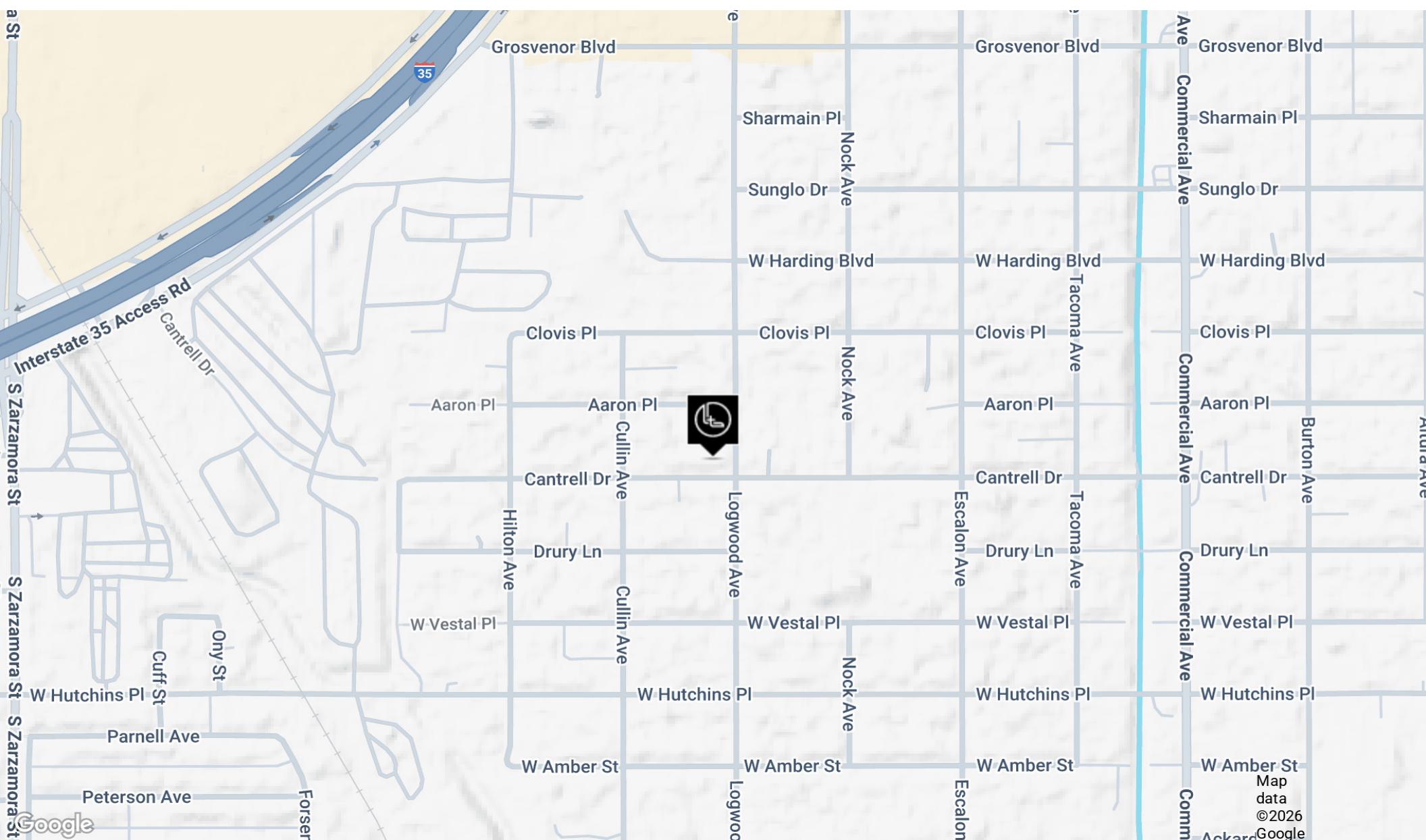


LOCATION INFORMATION

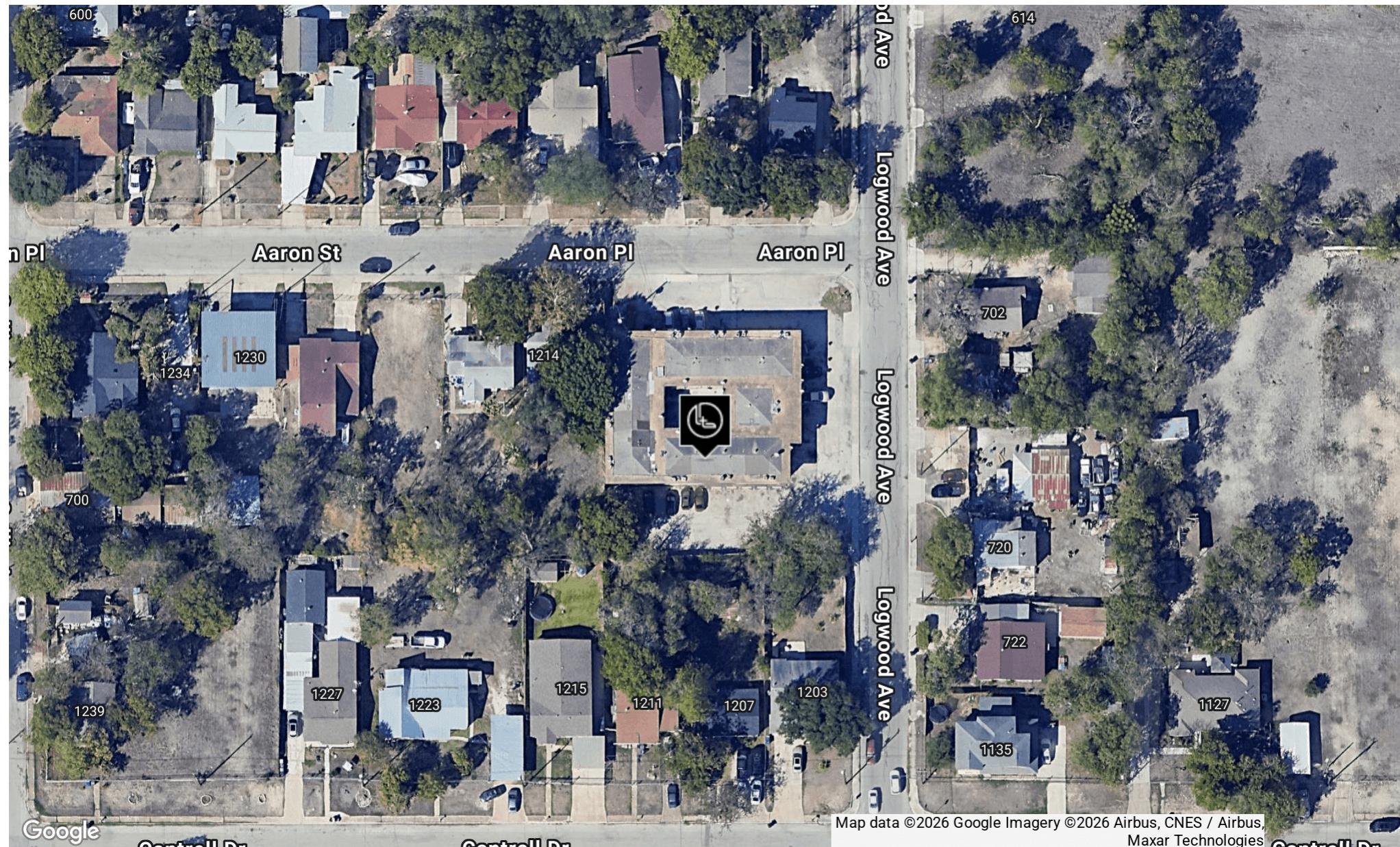
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REGIONAL MAP



AERIAL MAP





FINANCIAL ANALYSIS

SECTION 3

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FINANCIAL SUMMARY

OPERATING DATA

| | |
|------------------------|-----------|
| Gross Scheduled Income | \$181,785 |
| Total Scheduled Income | \$181,785 |
| Gross Income | \$181,785 |
| Operating Expenses | \$80,051 |
| Net Operating Income | \$101,734 |
| Pre-Tax Cash Flow | \$101,734 |

INCOME & EXPENSES

INCOME SUMMARY

| | |
|----------------------|------------------|
| Gross Potential Rent | \$202,980 |
| Less: Concessions | \$0 |
| Less: Vacancy | \$22,500 |
| Laundry Room Income | \$793 |
| Cable Shared Revenue | \$512 |
| Vacancy Cost | \$0 |
| GROSS INCOME | \$181,785 |

EXPENSES SUMMARY

| | |
|-----------------------------|------------------|
| Repairs & Maintenance | \$6,210 |
| Turnover | \$4,306 |
| Cleaning MAintenance | \$3,300 |
| Pest Control | \$2,078 |
| Management | \$7,431 |
| WM Trash Removal | \$5,388 |
| Saws Water Bill | \$11,831 |
| CPS Energy | \$8,544 |
| Insurance | \$12,144 |
| Property Taxes | \$18,819 |
| OPERATING EXPENSES | \$80,051 |
| NET OPERATING INCOME | \$101,734 |



DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 13,410 | 103,861 | 234,134 |
| Average Age | 38 | 38 | 38 |
| Average Age (Male) | 37 | 37 | 37 |
| Average Age (Female) | 40 | 40 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,316 | 34,112 | 79,233 |
| # of Persons per HH | 3.1 | 3 | 3 |
| Average HH Income | \$57,775 | \$60,207 | \$58,132 |
| Average House Value | \$153,949 | \$162,072 | \$178,403 |

ETHNICITY (%)

| | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 92.6% | 92.5% | 89.3% |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|--------|---------|---------|
| % White | 40.3% | 39.5% | 40.3% |
| % Black | 1.2% | 1.2% | 2.5% |
| % Asian | 0.3% | 0.3% | 0.5% |
| % Hawaiian | 0.0% | 0.0% | 0.1% |
| % American Indian | 1.1% | 1.4% | 1.4% |
| % Other | 26.6% | 26.2% | 24.8% |

Demographics data derived from AlphaMap

