



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



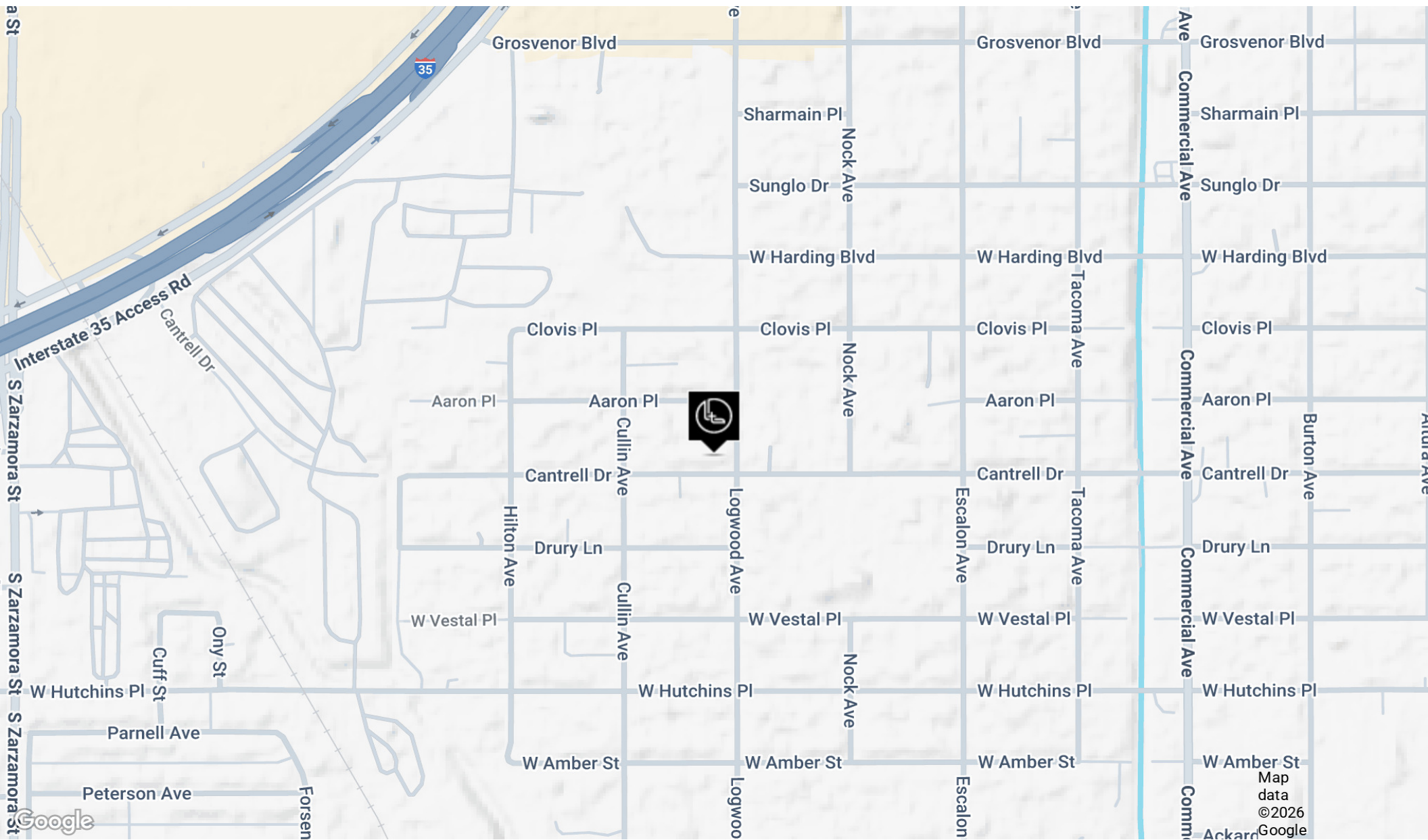


LOCATION INFORMATION

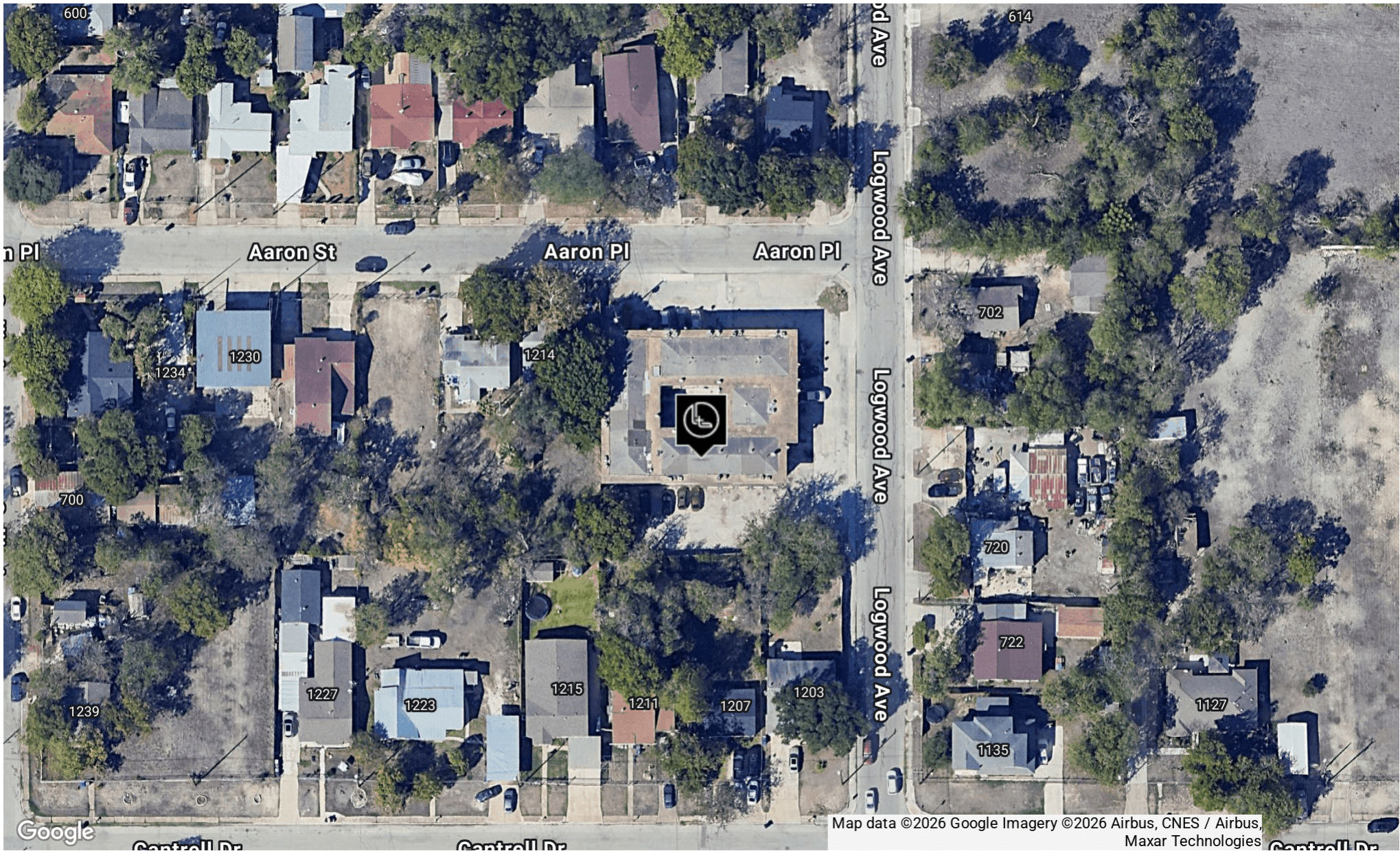
SECTION 2

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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
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DEMOGRAPHICS

SECTION 4

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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

