

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.

701 E Woodlawn Ave

San Antonio, TX 78212



LOCKWOOD REALTY GROUP



Cody Lockwood
President

cody@lockwoodrealtygroup.com
210.777.5757



Tish Alexander
VP of Asset Management

tish@lockwoodrealtygroup.com
313.725.1303

TABLE OF CONTENTS

3	PROPERTY INFORMATION
8	LOCATION INFORMATION
11	FINANCIAL ANALYSIS
15	DEMOGRAPHICS

PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Explore a compelling investment opportunity with this well-appointed multifamily mid-rise in the thriving San Antonio area. This 4,554 SF building features 6 units, providing a desirable blend of modern comfort and historic charm. Originally built in 1954 and thoughtfully renovated in 2023, the property offers a balance of classic appeal and contemporary convenience. With its prime location and established rental history, this multifamily mid-rise presents a lucrative opportunity for investors seeking a strong foothold in the flourishing San Antonio market. Whether you're a seasoned investor or exploring multifamily opportunities for the first time, this property offers the potential for solid returns and enduring value in a sought-after location.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.27 Acres
Building Size:	4,554 SF
# of Units:	6 Units
NOI:	\$31,926.04



PROPERTY HIGHLIGHTS

- 4,554 SF building with 6 units
- Multifamily investment opportunity
- Historical charm with modern potential
- Ideal for expanding investment portfolio
- Prime location steps from the zoo and park
- High demand, A+ neighborhood investment!
- Proximity to urban amenities and conveniences
- Desirable low-rise/garden property in River Road Area
- New roof and all units offer updated central AC/heating
- Off-street parking
- Washer/dryer room onsite



PROPERTY PHOTOS



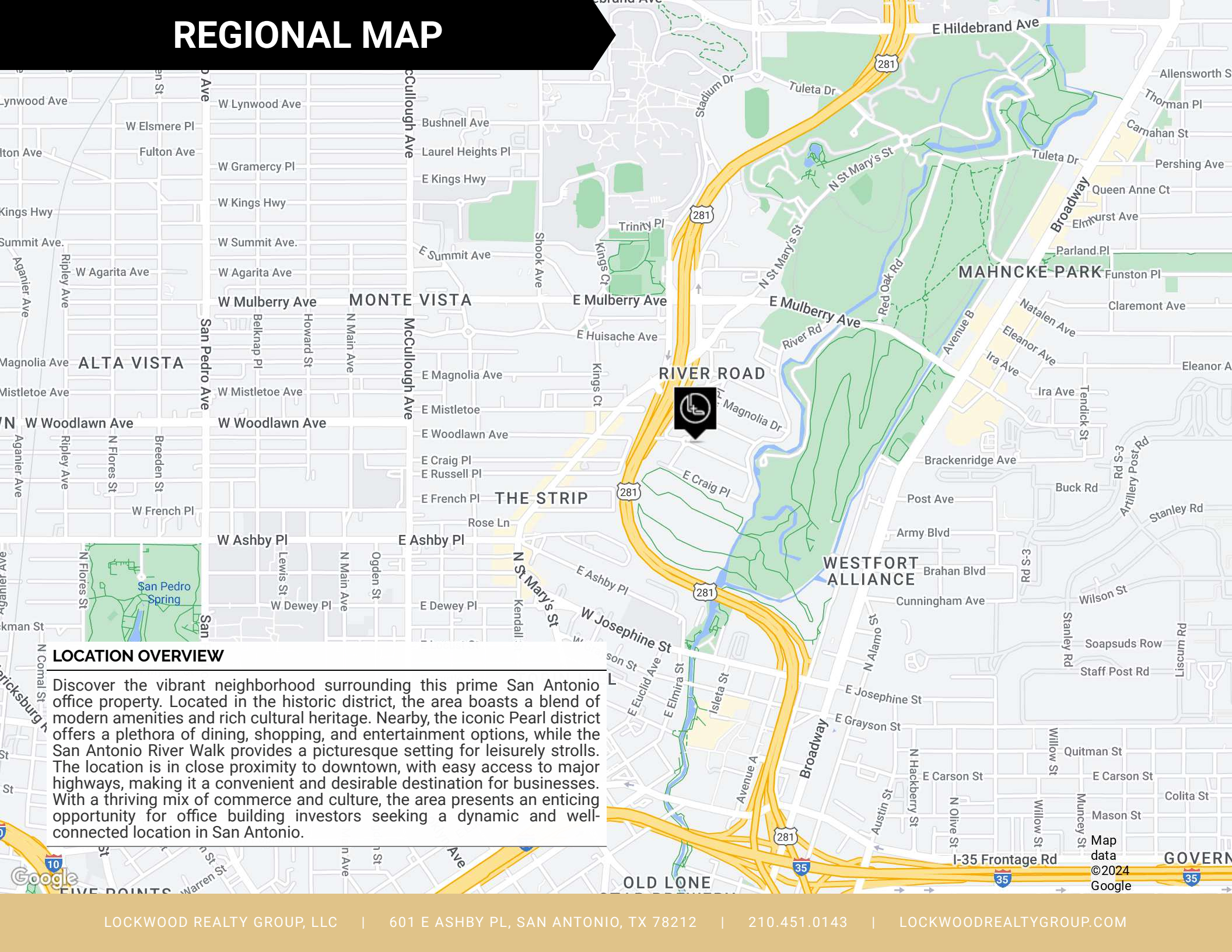
ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP

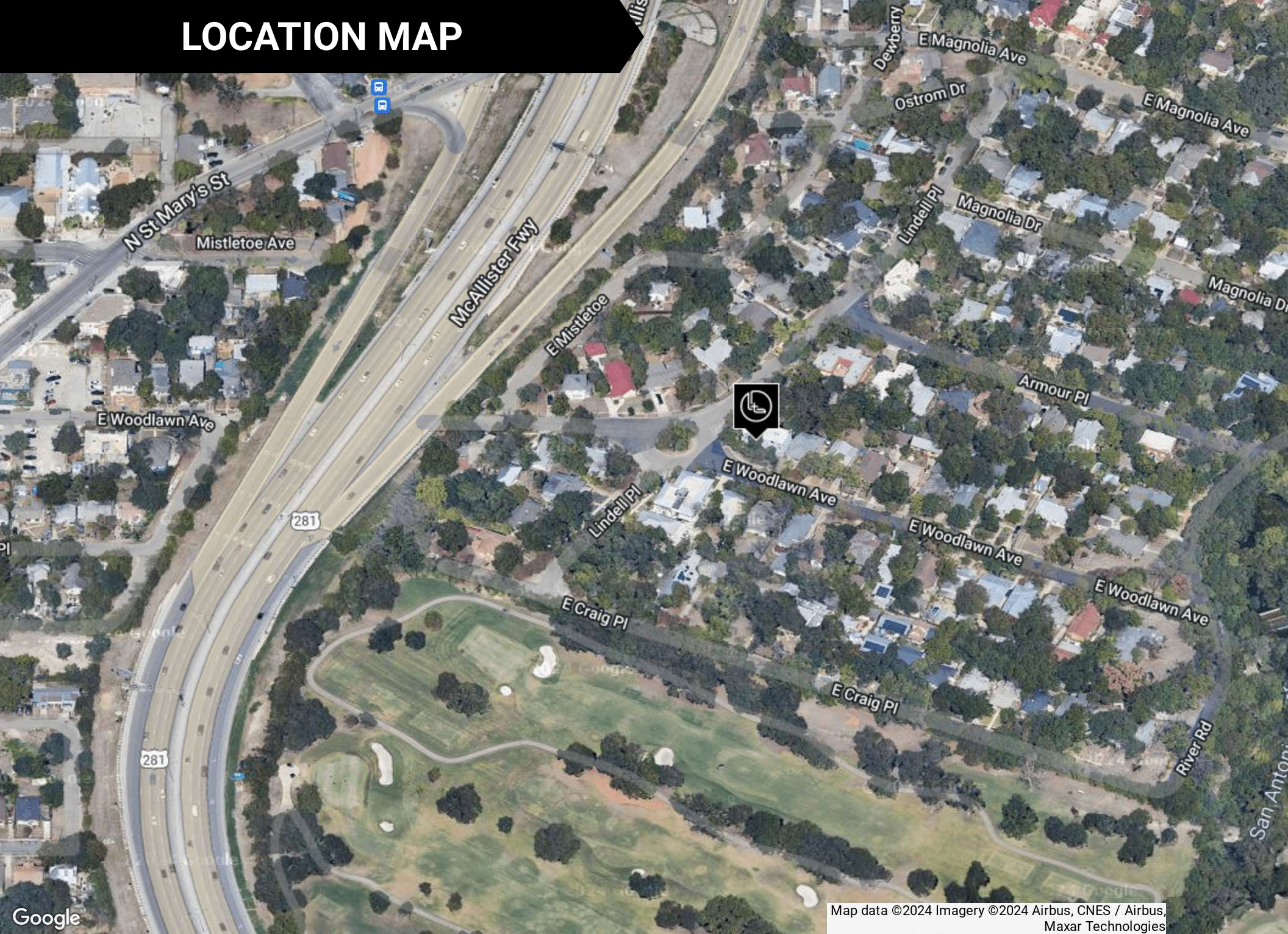


LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding this prime San Antonio office property. Located in the historic district, the area boasts a blend of modern amenities and rich cultural heritage. Nearby, the iconic Pearl district offers a plethora of dining, shopping, and entertainment options, while the San Antonio River Walk provides a picturesque setting for leisurely strolls. The location is in close proximity to downtown, with easy access to major highways, making it a convenient and desirable destination for businesses. With a thriving mix of commerce and culture, the area presents an enticing opportunity for office building investors seeking a dynamic and well-connected location in San Antonio.

Map data ©2024 Google

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	2	1	800 SF	\$1,450	\$1,600	\$1,500	05/01/2024	04/30/2025
2	2	1	750 SF	\$1,400	\$1,600	\$1,400	09/05/2024	09/30/2025
3	1	1	700 SF	\$1,150	\$1,200	\$550	11/09/2024	11/30/2025
4	2	1	800 SF	\$1,280	\$1,600	\$900	06/01/2024	05/31/2025
5	2	1	750 SF	\$1,250	\$1,600	\$1,250	08/11/2023	08/31/2024
6	1	1	700 SF	\$1,100	\$1,200	\$1,100	08/12/2024	07/31/2025
TOTALS			4,500 SF	\$7,630	\$8,800	\$6,700		

INCOME & EXPENSES



INCOME SUMMARY	
Market Rental Income	\$105,600
Vacancy Cost	\$0
GROSS INCOME	\$105,600

EXPENSES SUMMARY	
PM Fees	\$7,200
Property Taxes	\$12,000
Insurance	\$2,500
Electricity	\$4,250
Water	\$6,789
Operational Cost (Turns)	\$7,335
OPERATING EXPENSES	\$40,074

NET OPERATING INCOME	\$31,926
-----------------------------	-----------------

T-12

701 E WOODLAWN AVE

CATEGORY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	TOTALS
AR (Accounts Receivable)	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200	\$86,400
Vacancy Loss	-\$1,200	-\$1,200	-\$2,400	-\$3,600	-\$2,400	-\$1,200	-\$1,200	-\$1,200	\$0	\$0	\$0	\$0	-\$14,400
TOTAL AR	\$6,000	\$6,000	\$4,800	\$3,600	\$4,800	\$6,000	\$6,000	\$6,000	\$7,200	\$7,200	\$7,200	\$7,200	\$72,000
EXPENSES													
PM Fees	\$600	\$600	\$480	\$360	\$480	\$600	\$600	\$720	\$720	\$720	\$720	\$720	\$7,200
Property Taxes	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Insurance	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$208.33	\$2,499.96
Electricity	\$328	\$365	\$276	\$248	\$292	\$380	\$377	\$342	\$401	\$434	\$378	\$429	\$4,250
Water	\$670	\$587	\$469	\$407	\$503	\$498	\$587	\$604	\$601	\$650	\$619	\$594	\$6,789
Operational Costs (Turns)	\$250	\$250	\$1,200	\$800	\$800	\$800	\$1,275	\$960	\$250	\$250	\$250	\$250	\$7,335
TOTAL EXPENSES	\$3,056.33	\$3,010.33	\$3,633.33	\$3,023.33	\$3,283.33	\$3,486.33	\$4,047.33	\$3,714.33	\$3,180.33	\$3,262.33	\$3,175.33	\$3,201.33	\$40,073.96
NOI	\$2,943.67	\$2,989.67	\$1,166.67	\$576.67	\$1,516.67	\$2,513.67	\$1,952.67	\$2,285.67	\$4,019.67	\$3,937.67	\$4,024.67	\$3,998.67	\$31,926.04

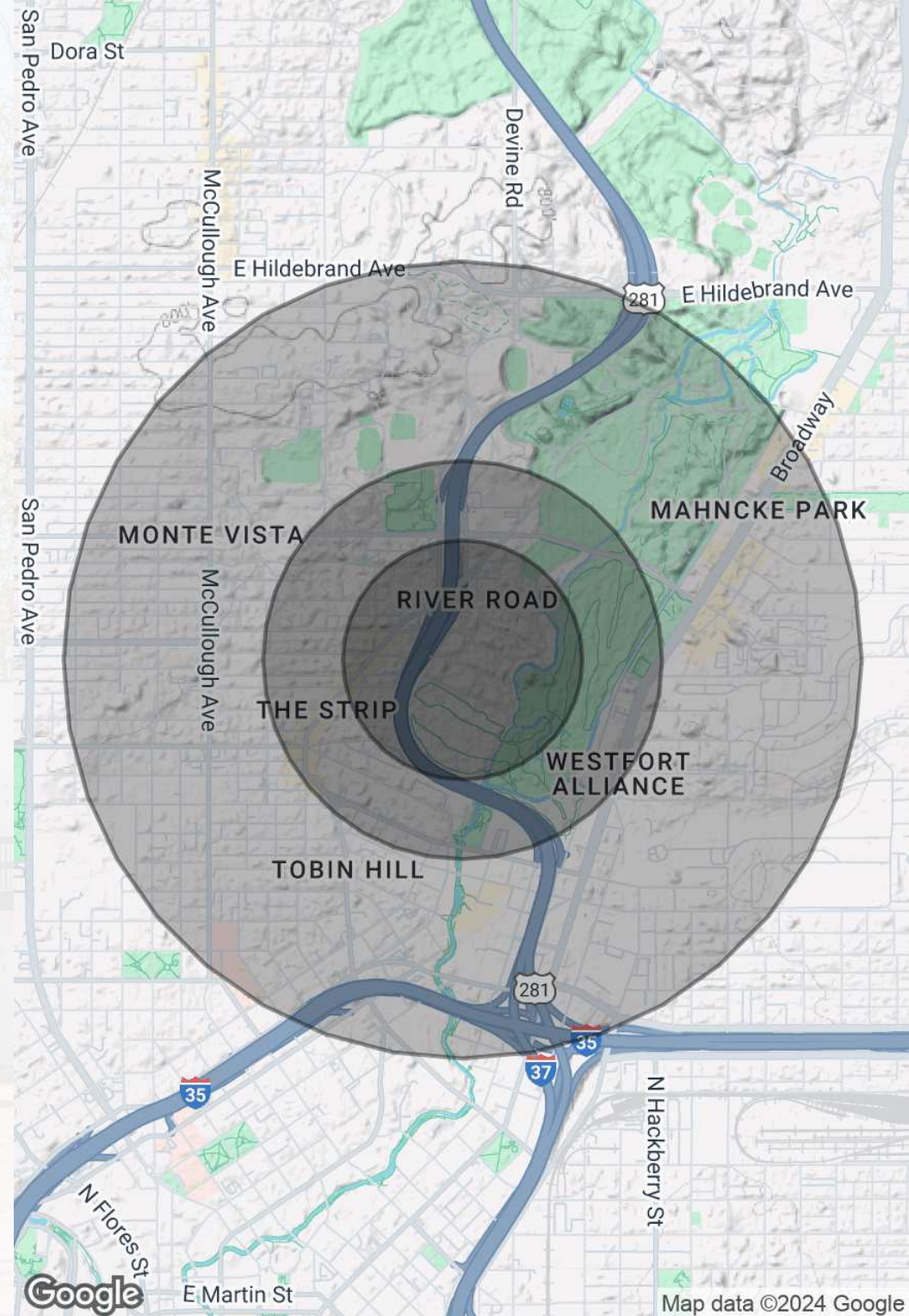
DEMOGRAPHICS

Section 4

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	642	1,804	12,977
Average Age	45	44	39
Average Age (Male)	45	44	39
Average Age (Female)	46	44	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	317	874	6,385
# of Persons per HH	2	2.1	2
Average HH Income	\$126,291	\$119,006	\$110,885
Average House Value	\$566,021	\$610,018	\$622,460

Demographics data derived from AlphaMap





LOCKWOOD REALTY GROUP

WEBSITE

FACEBOOK