



FOR SALE

Multi-Family Property

127 Sandmeyer, San Antonio, Texas 78208

Property Overview

This Colonial style apartment building is located in the Government Hill Historic District near Fort Sam Houston, The Pearl, Botanical Gardens and downtown San Antonio. Strategically located near major highways such as Loop 410, I-35, Hwy 281 and I-37, this property is highly desirable for families seeking convenience and accessibility in their housing solution.

With a total of 8 units, comprising two 1 bed/1 bath units, four studio units and two studio with den units, this property offers an attractive mix to potential investors. The property features below market rents, providing room for income growth.

- 3,496 SF building on .14 acre
- Zoned: R-6 CD

Sale Price

Contact Broker

STEVE GARZA

PARTNER

210.601.1212

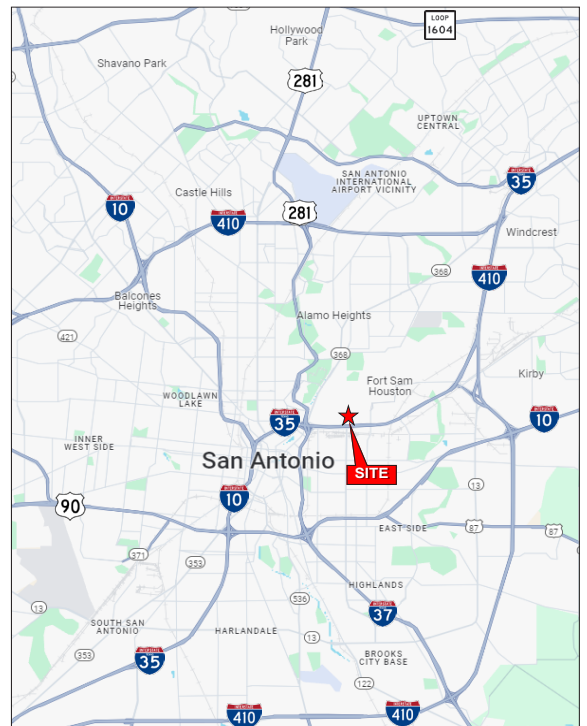
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BROKERAGE SERVICES

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RENT ROLL & PROFORMA RENT ROLL

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RENT ROLL - as of October 2025

Unit	Lease	Move In Date	Current Rent	Deposit Held
127 Sandmeyer St Apt 1 San Antonio 78208	██████████ 01-19-2024 to 01-31-2026	01-19-2024	\$650.00	\$650.00
127 Sandmeyer St Apt 2 San Antonio 78208	██████████ 10-25-2023 to 10-31-2025	10-25-2023	\$825.00	\$800.00
127 Sandmeyer St Apt 3 San Antonio 78208	██████████ 05-01-2021 to 05-31-2026	07-27-2021	\$660.00	\$0.00
127 Sandmeyer St Apt 4 San Antonio 78208	██████████ 05-09-2025 to 05-31-2026	05-09-2025	\$675.00	\$675.00
127 Sandmeyer St Apt 5 San Antonio 78208	██████████ 07-25-2025 to 07-31-2026	07-25-2025	\$825.00	\$825.00
127 Sandmeyer St Apt 6 San Antonio 78208	██████████ 10-01-2025 to 09-30-2026	10-01-2025	\$650.00	\$650.00
127 Sandmeyer St Apt 7 San Antonio 78208	██████████ 06-23-2025 to 06-30-2026	06-23-2025	\$650.00	\$650.00
127 Sandmeyer St Apt 8 San Antonio 78208	██████████ 01-05-2024 to 01-31-2026	01-05-2024	\$680.00	\$650.00
Totals			\$5,615.00	\$4,900.00

PROFORMA - RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Rent PSF	Total Rent Per Month	Total Rent Per Year
				Comm.	Exp.			
Studio	1	357	10.2%	1/19/24	1/31/26	\$1.96	\$700	\$8,400
1bd/1ba	2	571	16.3%	10/25/23		\$1.49	\$850	\$10,200
Studio	3	357	10.2%	7/27/21	5/31/26	\$1.96	\$700	\$8,400
Studio	4	357	10.2%	5/9/25	5/31/26	\$1.96	\$700	\$8,400
1bd/1ba	5	571	16.3%	7/25/25	7/31/26	\$1.49	\$850	\$10,200
Studio	6	357	10.2%	10/1/25	7/31/26	\$1.96	\$700	\$8,400
Studio w/Den	7	464	13.3%	6/23/25	6/23/26	\$1.62	\$750	\$9,000
Studio w/Den	8	464	13.3%	1/5/24	1/31/26	\$1.62	\$750	\$9,000
Total		3,498				\$0.00	\$6,000	\$72,000

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steve Garza	339237	steve.garza@partnersrealestate.com	210-446-3655
Justin Ventura	802126	justin.ventura@partnersrealestate.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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