



1006 WEST AVE

SAN ANTONIO, TX 78201



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For Sale

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

"OWNER FINANCING AVAILABLE"

Introducing a rare investment opportunity in the heart of San Antonio. This 4,096 SF building, fully occupied and income-generating, features 3 residential units and 2 commercial units, making it an ideal acquisition for savvy investors. Built in 1965 with historical charm and meticulously renovated in 1995, the property offers a prime location with high visibility for retail businesses.

With 100% occupancy, this property ensures immediate cash flow, making it an exceptional addition to any investment portfolio. The established tenant mix, coupled with ample parking for customers and proximity to major transportation routes, solidifies its presence in the community.

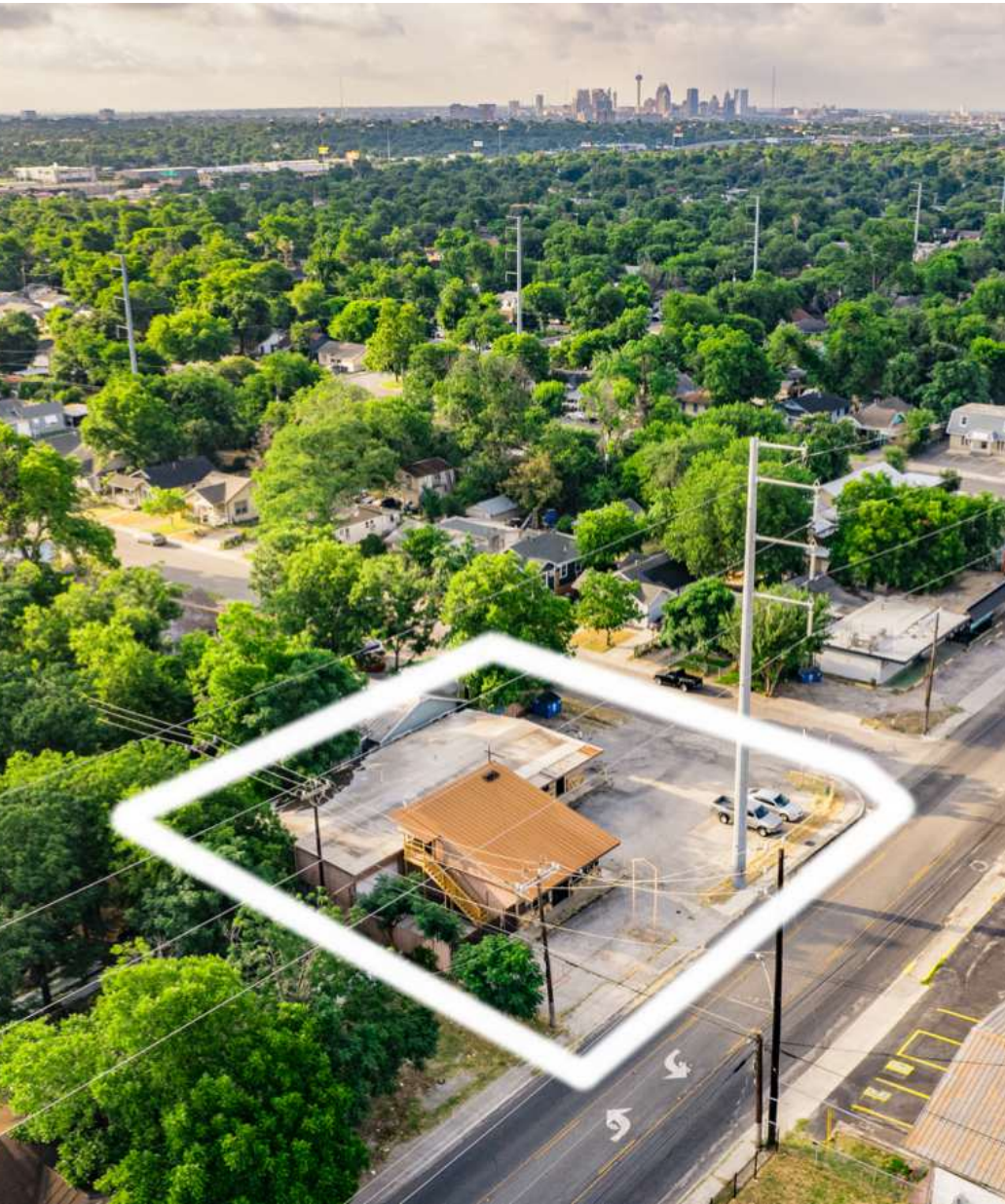
This property is not only a strong performer but also offers a canvas for value-add improvements, presenting a compelling opportunity for investors seeking a stable, income-generating asset with room for growth in a thriving market.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$589,000 |
| Number of Units: | 5 |
| Lot Size: | 0.27 Acres |
| Building Size: | 4,096 SF |
| NOI: | \$33,482.24 |
| Cap Rate: | 5.68% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 7,925 | 57,076 | 148,109 |
| Total Population | 20,860 | 148,930 | 375,900 |
| Average HH Income | \$63,465 | \$64,881 | \$71,611 |

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Discover the vibrant charm of San Antonio, TX, surrounding the location. Nestled in the heart of the city, the area offers a mix of historic charm and modern amenities, attracting an array of visitors and residents alike. Within close proximity, explore the iconic River Walk and its array of shops and restaurants, enchanting visitors with its scenic beauty. The nearby San Antonio-Austin corridor provides a prime location for retail investment, benefiting from high foot traffic and excellent visibility. Immerse yourself in the dynamic culture, rich history, and bustling commerce that make San Antonio a coveted destination for retail and street retail investors.

EXTERIOR DESCRIPTION

Masonry

PARKING DESCRIPTION

16 Spaces

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Owner Financing Available
- 4,096 SF building
- 3 residential units and 2 commercial units
- 100% occupied
- Prime location in San Antonio area
- Built in 1965 with historical charm
- High visibility for retail businesses
- Potential for diverse tenant mix
- Proximity to major transportation routes
- Ample parking for customers
- Opportunity for value-add improvements
- Strong potential for rental income
- Established presence in the community

ADDITIONAL PHOTOS



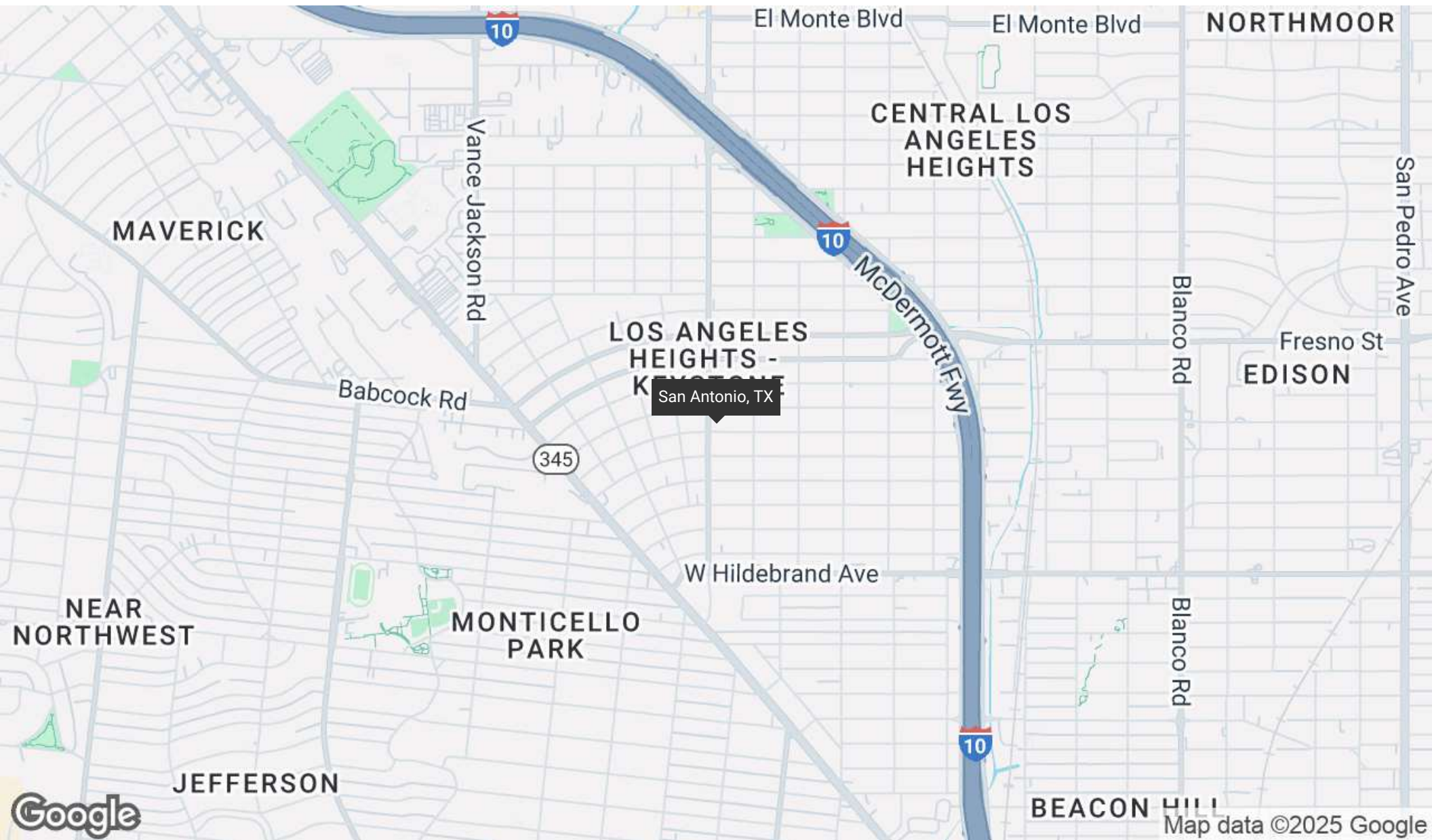


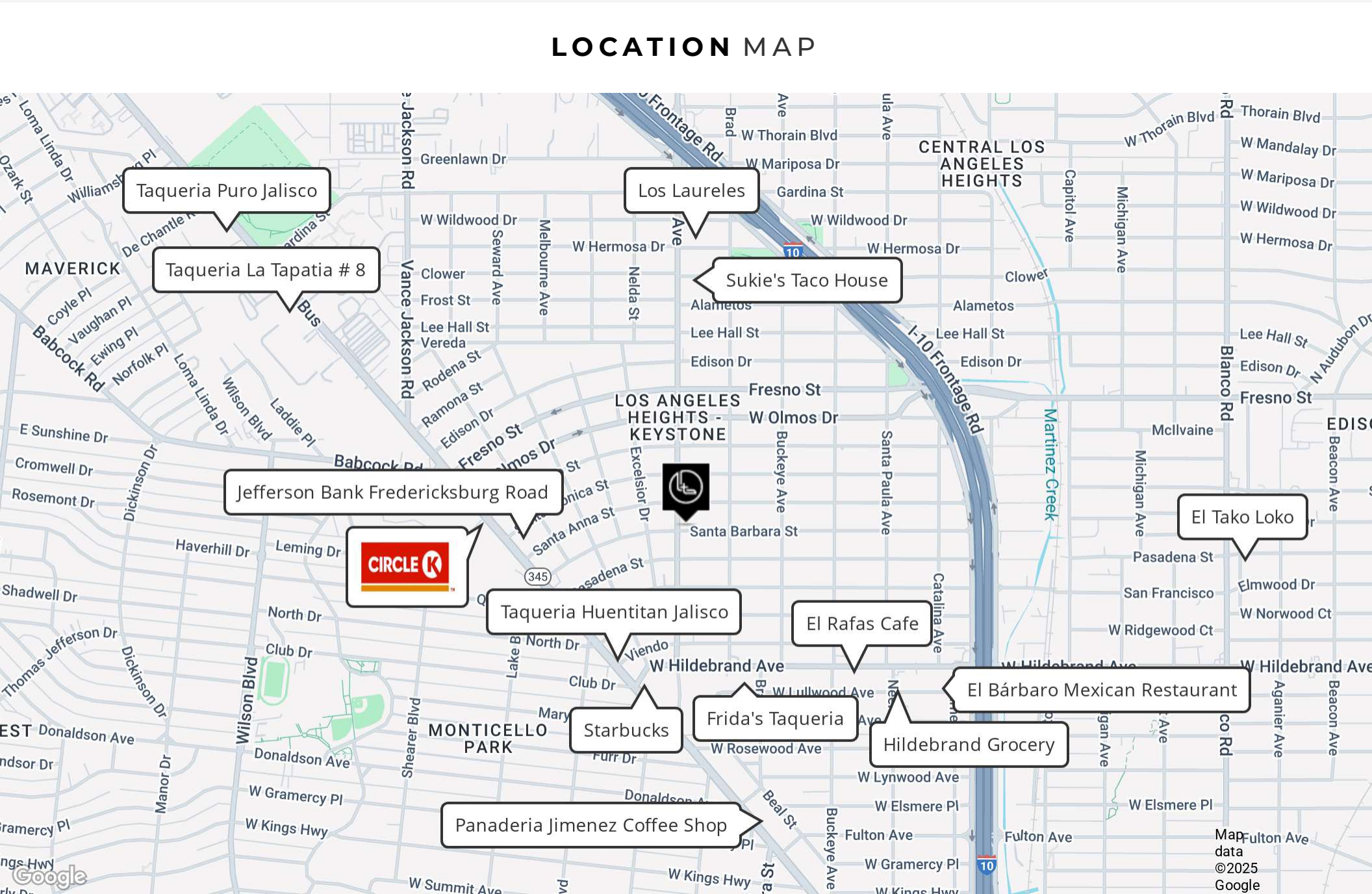
LOCATION INFORMATION

SECTION 2

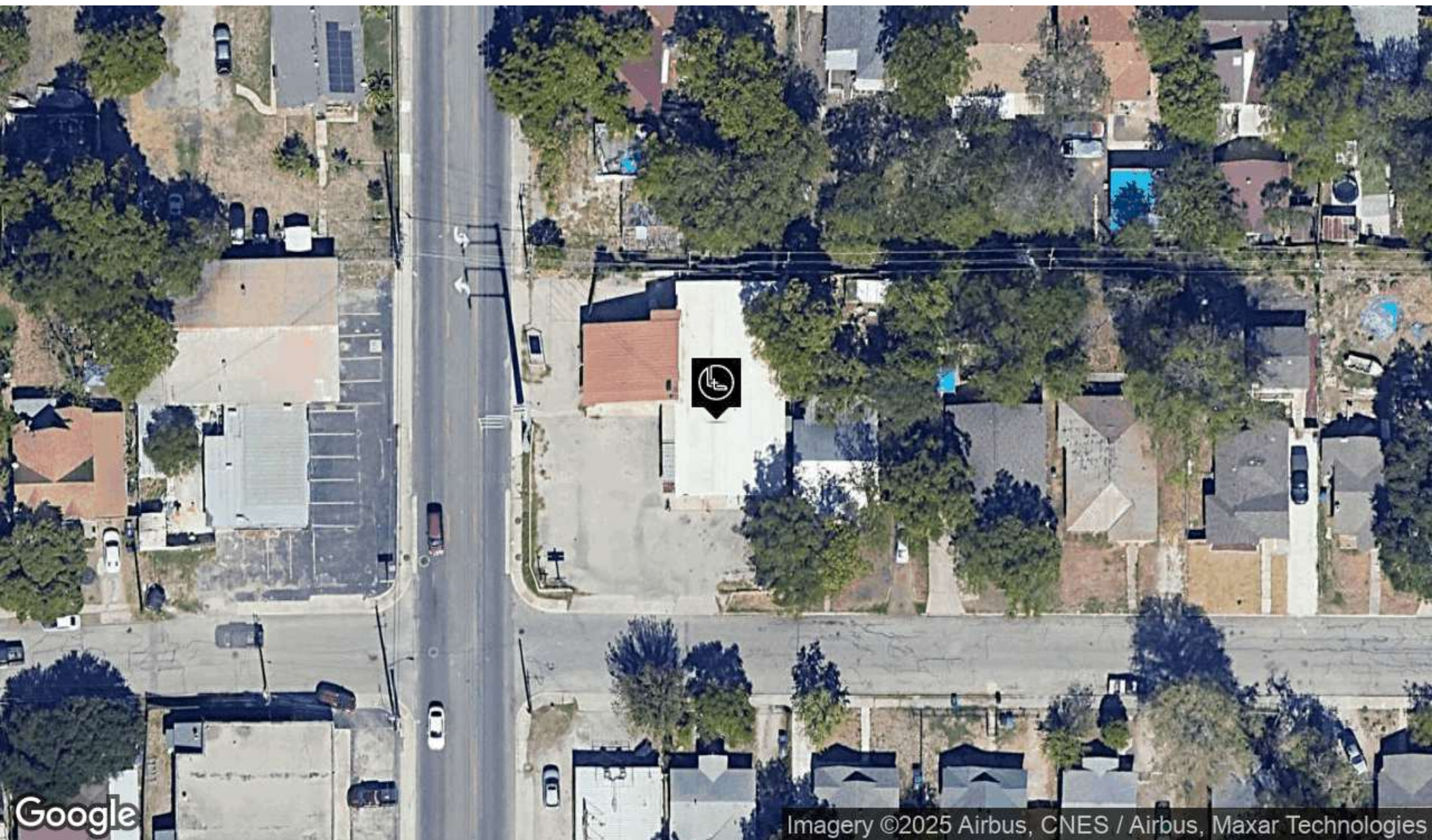
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REGIONAL MAP





AERIAL MAP





FINANCIAL ANALYSIS

SECTION 3

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

| | |
|----------|-----------|
| Price | \$589,000 |
| CAP Rate | 5.68% |

OPERATING DATA

| | |
|------------------------|----------|
| Gross Scheduled Income | \$63,660 |
| Total Scheduled Income | \$63,660 |
| Gross Income | \$63,660 |
| Operating Expenses | \$30,178 |
| Net Operating Income | \$33,482 |

INCOME & EXPENSES

INCOME SUMMARY

| | |
|---------------------|-----------------|
| Vacancy Cost | \$0 |
| GROSS INCOME | \$63,660 |

EXPENSES SUMMARY

| | |
|---------------------------|-----------------|
| Property Taxes | \$15,208 |
| Management Fees | \$6,150 |
| Insurance | \$1,847 |
| Electricity | \$2,820 |
| Water | \$2,556 |
| Garbage & Recycling | \$1,597 |
| OPERATING EXPENSES | \$30,178 |

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$33,482 |
|-----------------------------|-----------------|

RENT ROLL

| SUITE | TENANT NAME | SIZE SF | MARKET RENT | MARKET RENT / SF | MONTHLY RENT | SECURITY DEPOSIT | LEASE START | LEASE END |
|-----------------|--------------------|-----------------|----------------|------------------|----------------|------------------|-------------|------------|
| 101 | GEORGE VASQUEZ | 750 SF | \$995 | \$1.33 | \$675 | - | 03/01/2024 | 02/28/2026 |
| 105 | - | 750 SF | \$995 | \$1.33 | \$955 | - | - | - |
| 201 | MARISA GRAY | 500 SF | \$800 | \$1.60 | \$675 | - | 02/01/2024 | 01/31/2026 |
| 102A | LIT GARDEN, LLC | 1,500 SF | \$2,500 | \$1.67 | \$1,500 | - | 09/01/2024 | 09/30/2027 |
| 102B | T.L.E STUDIOS, LLC | 1,500 SF | \$2,500 | \$1.67 | \$1,500 | - | 09/01/2024 | 09/30/2027 |
| TOTALS | | 5,000 SF | \$7,790 | \$7.60 | \$5,305 | | | |
| AVERAGES | | 1,000 SF | \$1,558 | \$1.52 | \$1,061 | | | |



DEMOGRAPHICS

SECTION 4

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DEMOGRAPHICS MAP & REPORT

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 20,860 | 148,930 | 375,900 |
| Average Age | 41 | 40 | 39 |
| Average Age (Male) | 40 | 39 | 38 |
| Average Age (Female) | 42 | 41 | 41 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,925 | 57,076 | 148,109 |
| # of Persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH Income | \$63,465 | \$64,881 | \$71,611 |
| Average House Value | \$255,013 | \$279,659 | \$301,821 |

Demographics data derived from AlphaMap

