



1006 WEST AVE  
SAN ANTONIO, TX 78201



---

**LUKE OWENS-BRAGG**  
210.451.0143  
[info@lockwoodrealtygroup.com](mailto:info@lockwoodrealtygroup.com)

For Sale

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Lockwood Realty Group, LLC, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lockwood Realty Group, LLC, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lockwood Realty Group, LLC, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lockwood Realty Group, LLC, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lockwood Realty Group, LLC, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lockwood Realty Group, LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	16



# PROPERTY INFORMATION

## SECTION 1

---

**LUKE OWENS-BRAGG**  
210.451.0143  
[info@lockwoodrealtygroup.com](mailto:info@lockwoodrealtygroup.com)

# 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.

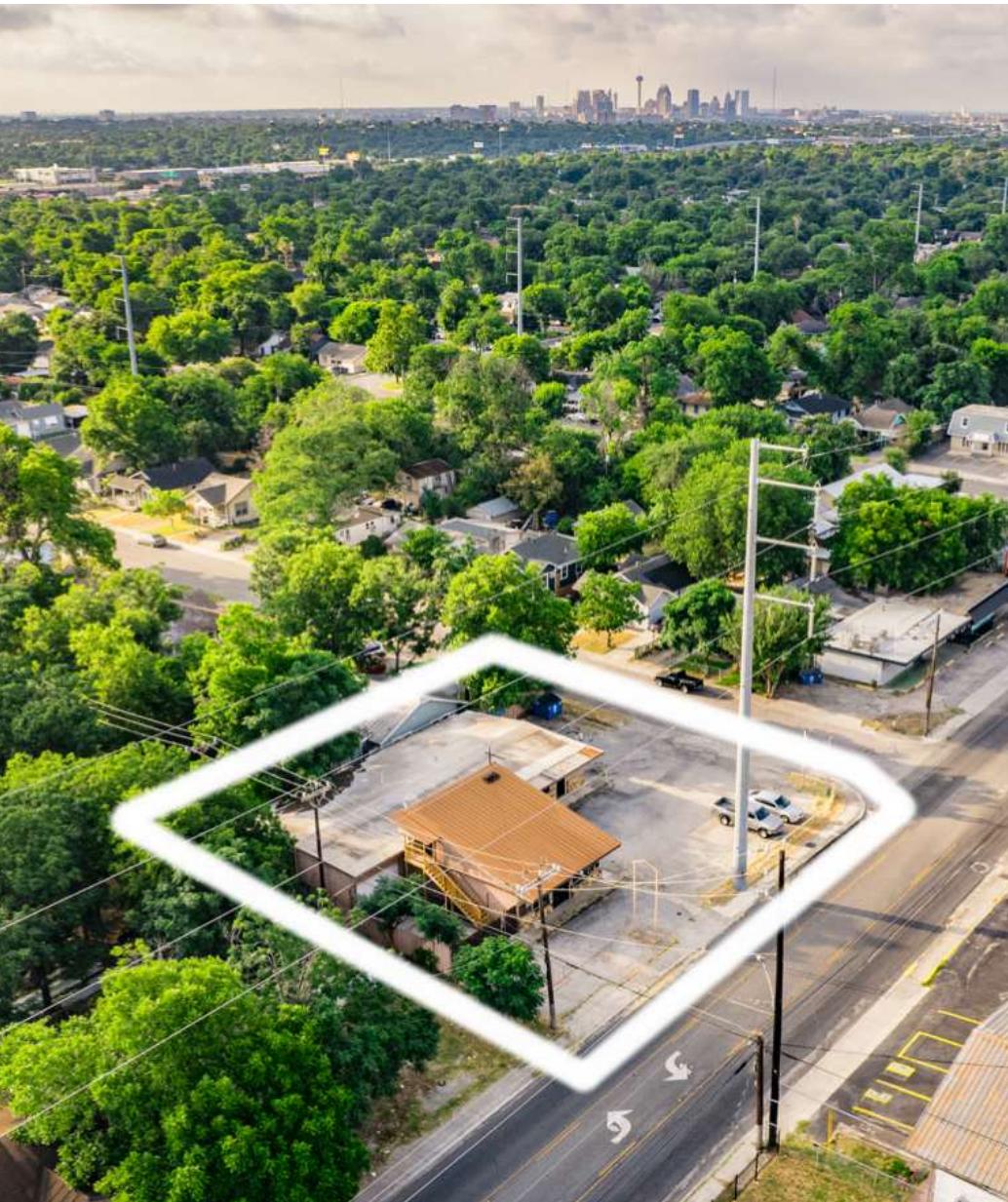
This property is not only a strong performer but also offers a canvas for value-add improvements, presenting a compelling opportunity for investors seeking a stable, income-generating asset with room for growth in a thriving market.

## 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



## 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.

## 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 acoveted 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





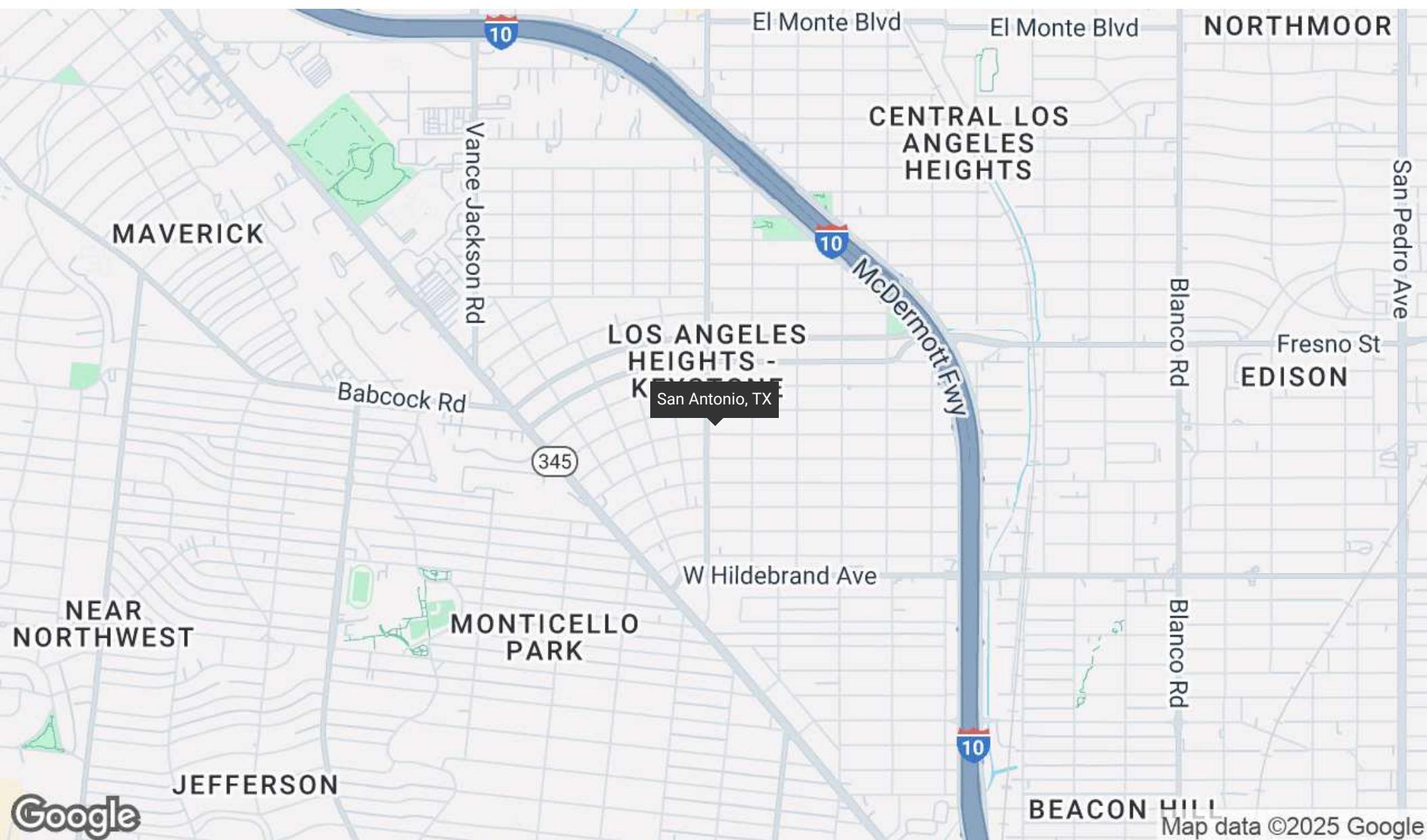
# LOCATION INFORMATION

## SECTION 2

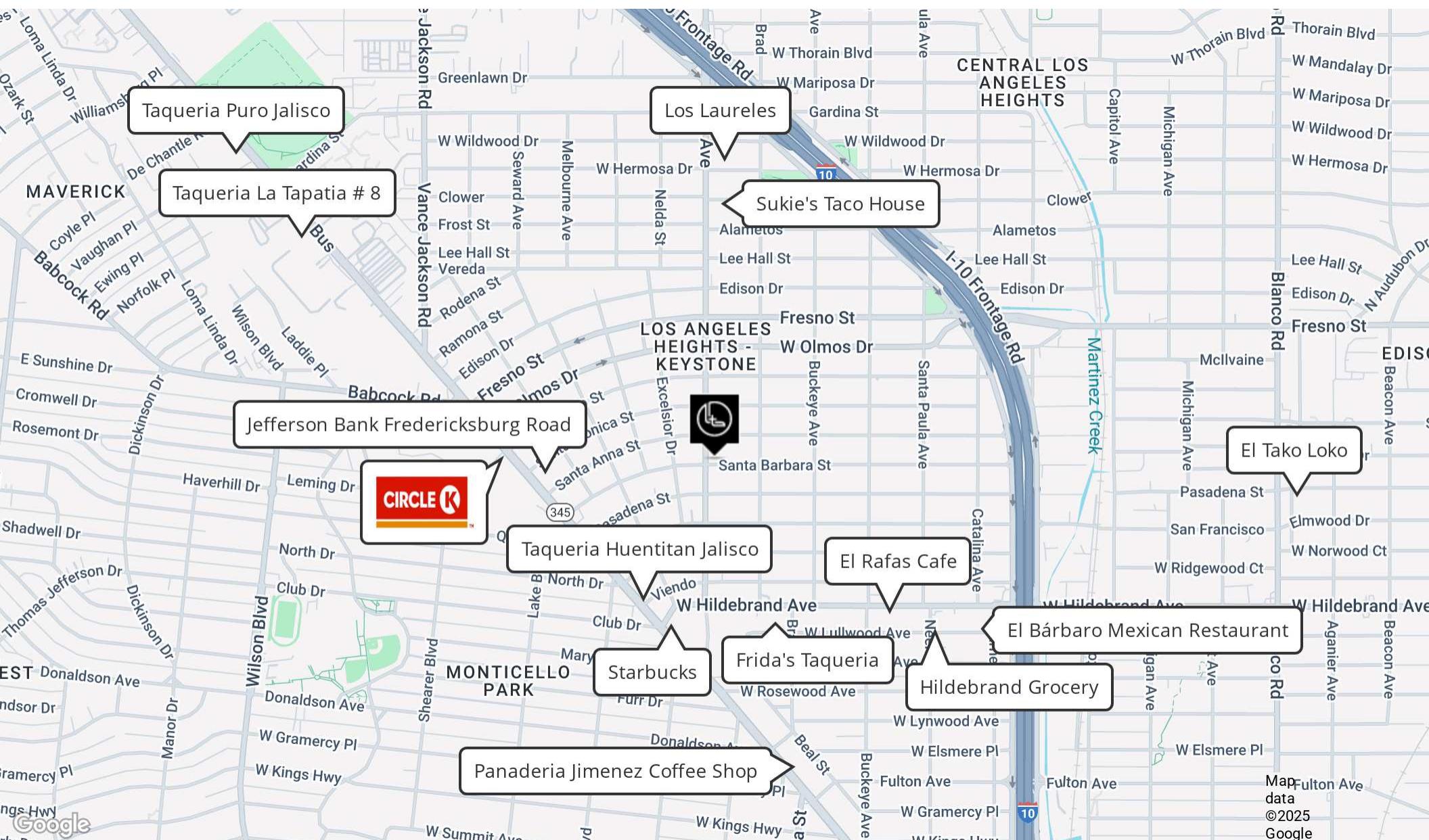
---

**LUKE OWENS-BRAGG**  
210.451.0143  
[info@lockwoodrealtygroup.com](mailto:info@lockwoodrealtygroup.com)

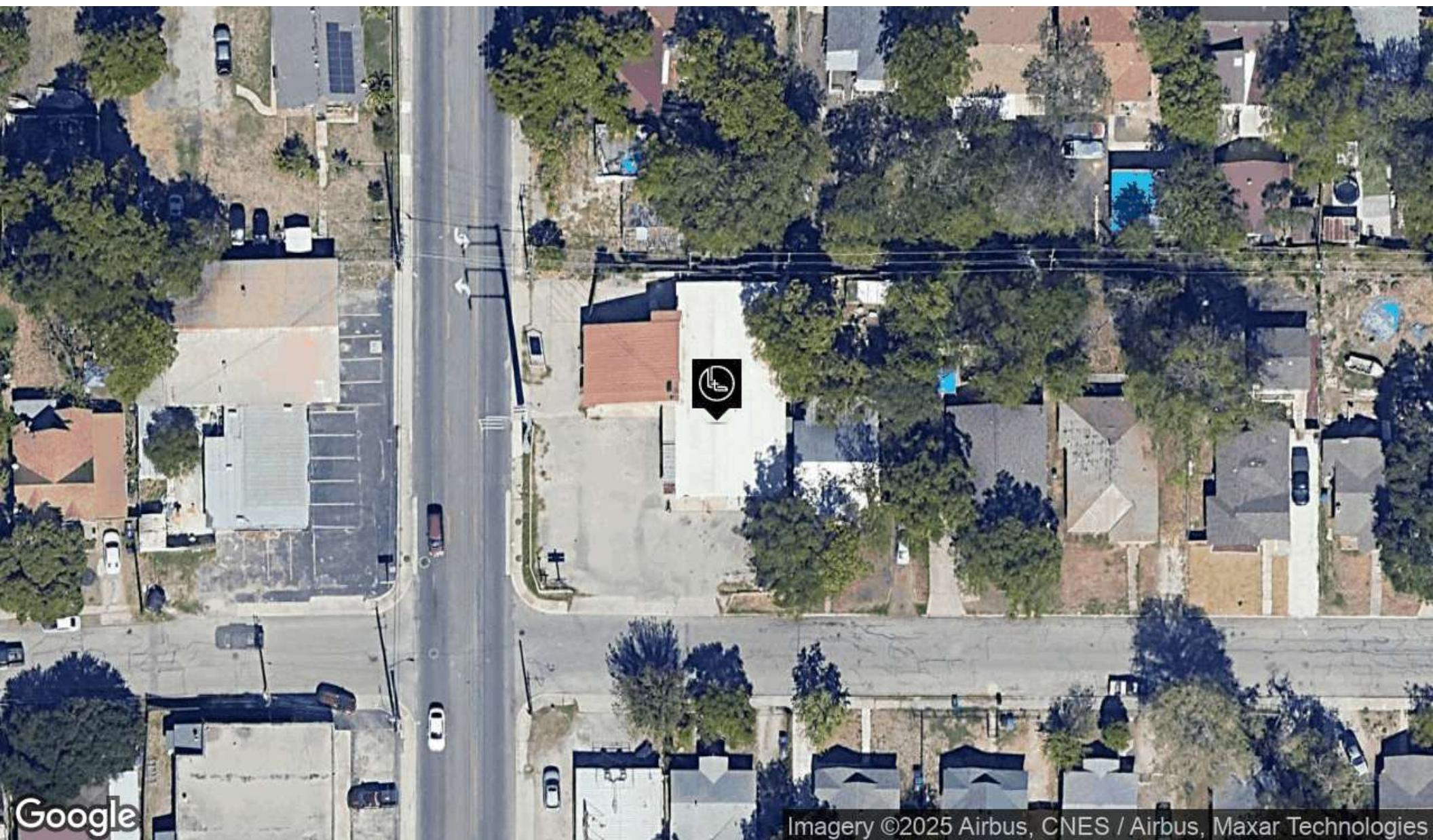
## REGIONAL MAP



## LOCATION MAP



## AERIAL MAP



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies



# FINANCIAL ANALYSIS

## SECTION 3

---

**LUKE OWENS-BRAGG**  
210.451.0143  
[info@lockwoodrealtygroup.com](mailto:info@lockwoodrealtygroup.com)

# 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
<b>GROSS INCOME</b>	<b>\$63,660</b>

## EXPENSES SUMMARY

Property Taxes	\$15,208
Management Fees	\$6,150
Insurance	\$1,847
Electricity	\$2,820
Water	\$2,556
Garbage & Recycling	\$1,597
<b>OPERATING EXPENSES</b>	<b>\$30,178</b>
<b>NET OPERATING INCOME</b>	<b>\$33,482</b>

## 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
<b>TOTALS</b>		<b>5,000 SF</b>	<b>\$7,790</b>	<b>\$7.60</b>	<b>\$5,305</b>			
<b>AVERAGES</b>		<b>1,000 SF</b>	<b>\$1,558</b>	<b>\$1.52</b>	<b>\$1,061</b>			



# DEMOGRAPHICS

## SECTION 4

---

**LUKE OWENS-BRAGG**  
210.451.0143  
[info@lockwoodrealtygroup.com](mailto:info@lockwoodrealtygroup.com)

# 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

