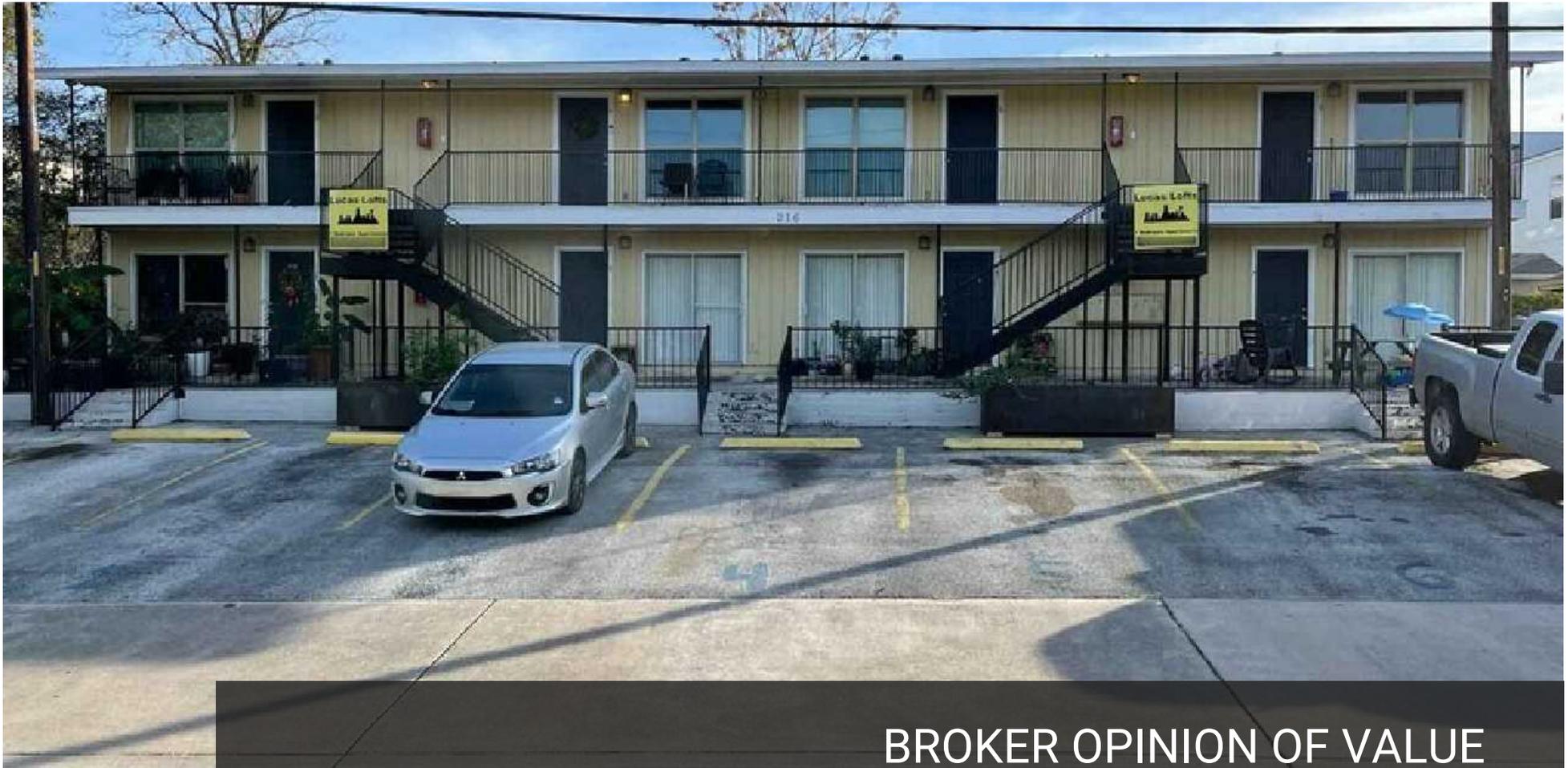


MULTIFAMILY BROKER OPINION OF VALUE

216 LUCAS ST. SAN ANTONIO, TX

216 LUCAS STREET, SAN ANTONIO, TX 78209



BROKER OPINION OF VALUE

KW COMMERCIAL | HOUSTON
1220 Augusta Drive Suite 300
Houston, TX 77057

PRESENTED BY:

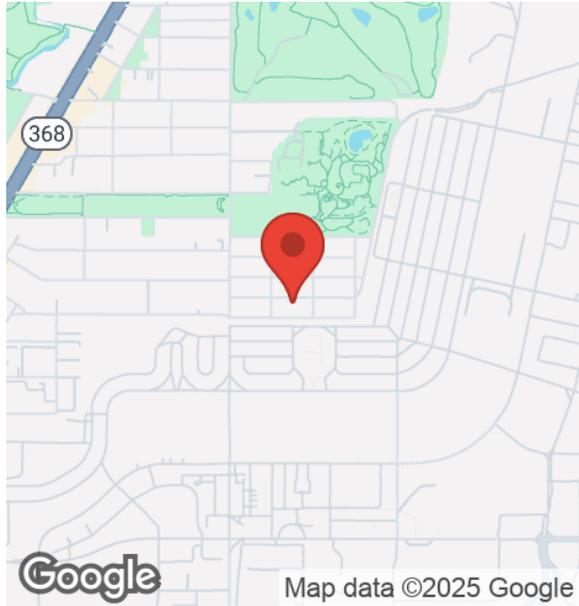
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EXECUTIVE SUMMARY

216 LUCAS STREET



OFFERING SUMMARY

PRICE:	\$1,295,000
BUILDING SF:	4,374 sq ft
PRICE / SF:	
OCCUPANCY:	100%
NOI:	
CAP RATE:	5.24%
LEASE RATE:	
LEASE TERM:	
LOT SIZE:	.18 acres
BUILDING CLASS:	C
YEAR BUILT:	1972
PARKING:	

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS



INVESTMENT DETAILS

216 LUCAS STREET

Analysis

Analysis Date June 2025

Property

Property Type Multifamily
Property Address 216 Lucas St. San Antonio, Tx
216 Lucas Street
City, State San Antonio, TX 78209
Year Built 1972

Income & Expense

Purchase Information

Purchase Price \$1,500,000
Units 1
Total Rentable SF 0

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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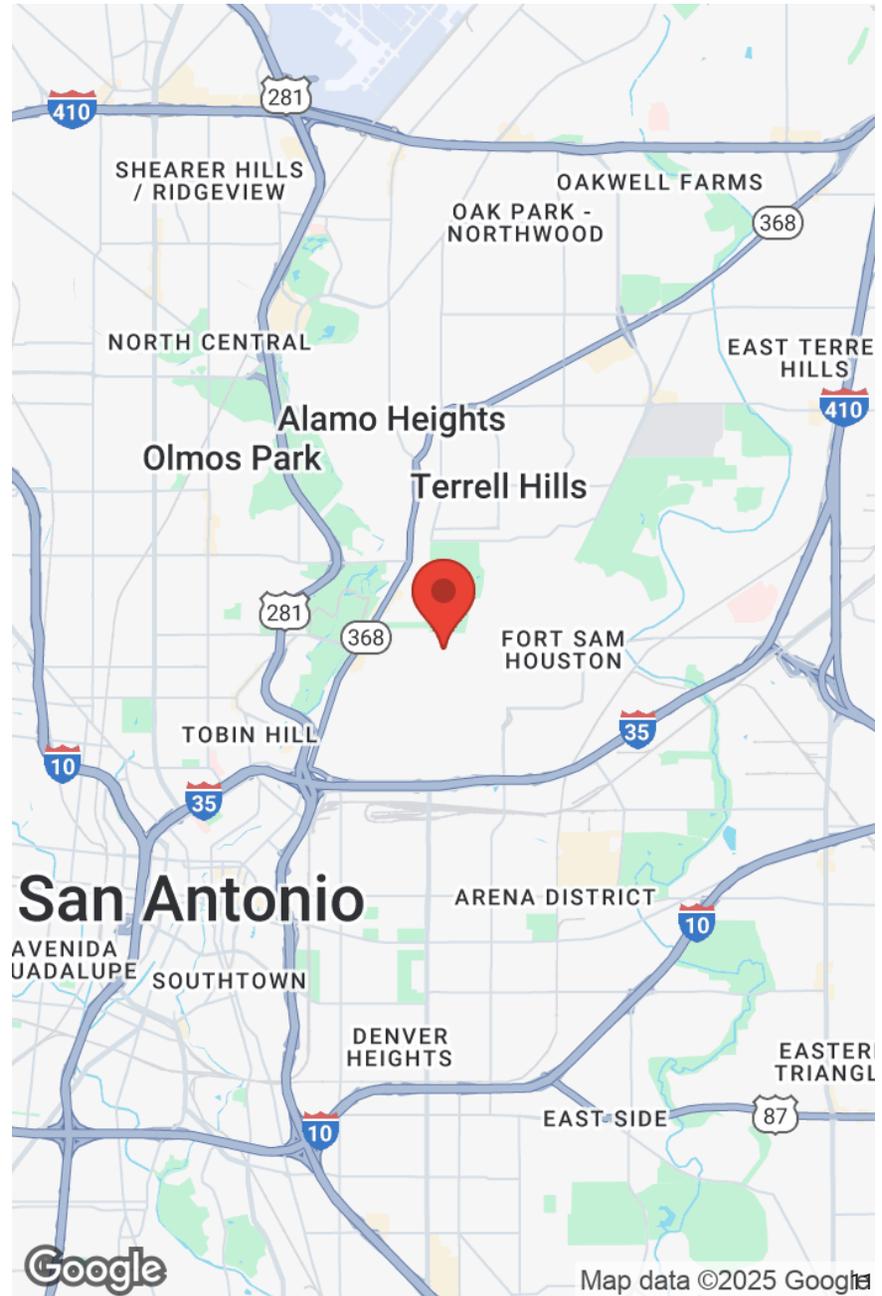
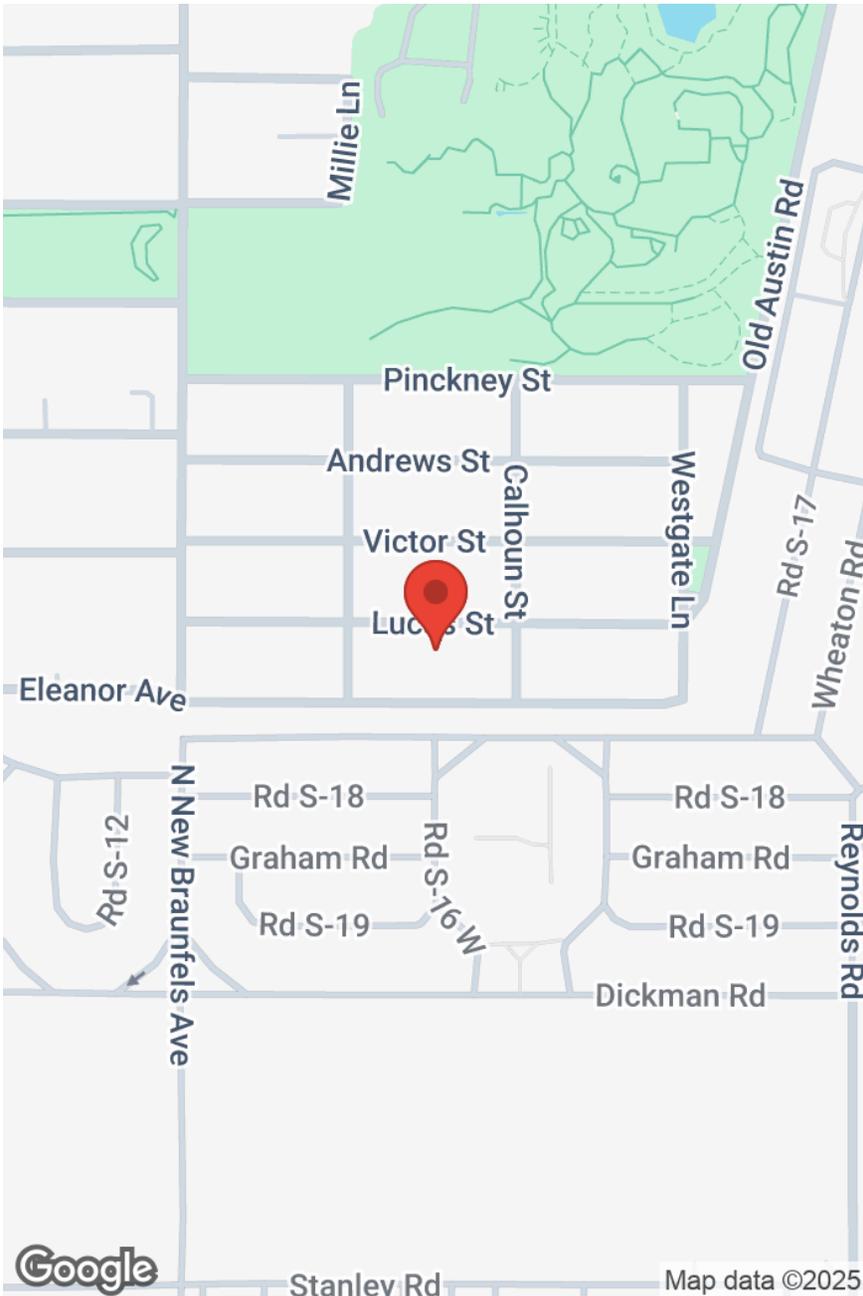
PROPERTY PHOTOS

216 LUCAS STREET



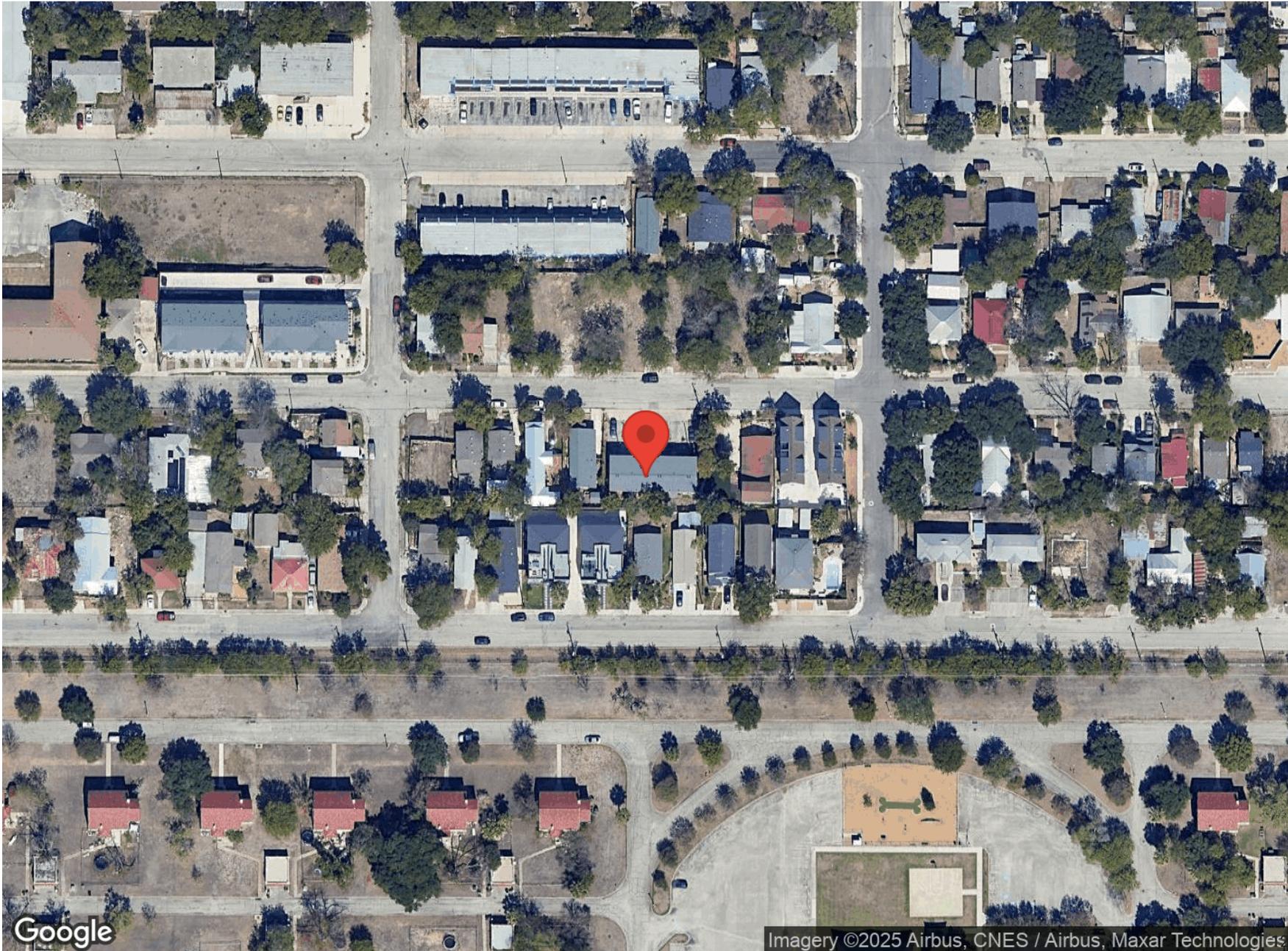
LOCATION MAPS

216 LUCAS STREET



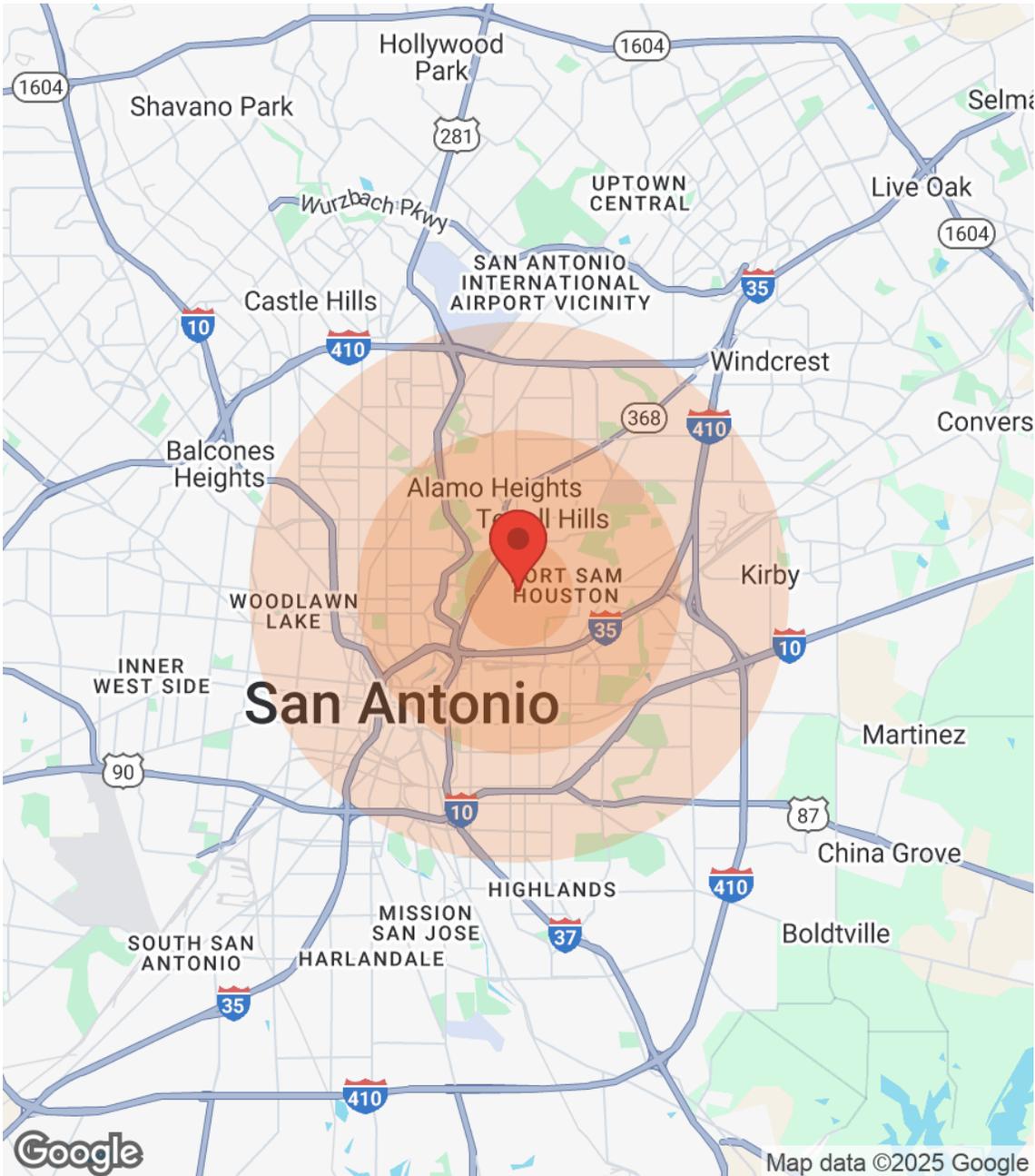
AERIAL MAP

216 LUCAS STREET



DEMOGRAPHICS

216 LUCAS STREET



Population	1 Mile	3 Miles	5 Miles
Male	3,275	43,146	147,518
Female	3,331	44,398	153,335
Total Population	6,606	87,544	300,853

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,065	17,106	64,970
Ages 15-24	594	11,118	41,015
Ages 25-54	2,981	36,716	121,595
Ages 55-64	904	9,711	31,947
Ages 65+	1,062	12,893	41,326

Race	1 Mile	3 Miles	5 Miles
White	4,621	63,513	215,391
Black	494	11,259	29,186
Am In/AK Nat	23	187	633
Hawaiian	N/A	27	43
Hispanic	4,117	42,637	201,700
Multi-Racial	2,850	23,526	107,576

Income	1 Mile	3 Miles	5 Miles
Median	\$36,748	\$31,595	\$32,573
< \$15,000	630	7,685	24,597
\$15,000-\$24,999	355	4,401	16,391
\$25,000-\$34,999	472	4,110	14,743
\$35,000-\$49,999	298	4,115	16,027
\$50,000-\$74,999	376	4,338	16,990
\$75,000-\$99,999	103	2,255	7,725
\$100,000-\$149,999	255	2,435	6,440
\$150,000-\$199,999	44	1,187	2,679
> \$200,000	80	2,261	3,416

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,559	40,284	129,334
Occupied	2,883	34,655	114,146
Owner Occupied	905	15,705	58,429
Renter Occupied	1,978	18,950	55,717
Vacant	676	5,629	15,188

DISCLAIMER

216 LUCAS STREET



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