

FOR SALE

926/930 DRURY LN

SAN ANTONIO, TX

OFFERING MEMORANDUM



DOWNTOWN SAN ANTONIO



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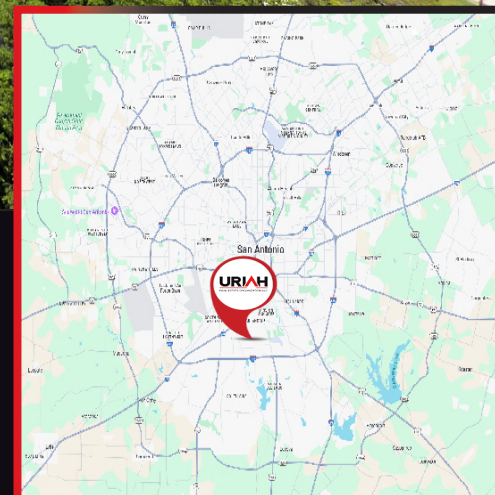
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Broker

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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 926/930 DRURY LN

PROPERTY SUMMARY

926/930 DRURY LANE IS A STABILIZED 8-UNIT APARTMENT COMMUNITY SITUATED ON APPROXIMATELY 0.32 ACRES IN SAN ANTONIO, TX 78221, OFFERED AT AN ATTRACTIVE 6.5% CAP RATE. THE PROPERTY CONSISTS OF TWO WELL-MAINTAINED BUILDINGS BUILT IN 2006, FEATURING ALL 2-BEDROOM/1-BATHROOM UNITS WITH APPROXIMATELY 816 SQFT PER UNIT AND 6,528 SQFT OF TOTAL RENTABLE AREA. THE ASSET IS IN EXCEPTIONAL CONDITION — FEATURING A BRAND NEW OWENS CORNING ALGAE RESISTANT LAMINATE ARCHITECTURAL COMPOSITE SHINGLE ROOF (SEPTEMBER 2025), NEW WATER HEATERS IN SELECT UNITS, FRESHLY PAINTED EXTERIOR (SEPTEMBER 2025), AND PROFESSIONALLY XERISCAPED GROUNDS REQUIRING VIRTUALLY ZERO LAWN MAINTENANCE. EACH UNIT IS SEPARATELY METERED FOR ELECTRIC AND WATER WITH INDIVIDUAL CENTRAL HVAC SYSTEMS. STRATEGICALLY LOCATED MINUTES FROM LACKLAND AFB, PORT SAN ANTONIO, PALO ALTO COLLEGE, AND TEXAS A&M SAN ANTONIO, THE PROPERTY BENEFITS FROM STRONG, DIVERSE RENTAL DEMAND IN ONE OF SAN ANTONIO'S MOST ACTIVE EMPLOYMENT CORRIDORS.

PROPERTY INFORMATION

LOT SIZE

ACRES: 0.32 +/-
SQFT: 14,000 +/-

BUILDING

BUILDING 926 [4 UNITS] – 3,264 SQFT
BUILDING 930 [4 UNITS] – 3,264 SQFT

UTILITIES

ELECTRICITY:
SEPARATELY METERED – TENANT PAYS
WATER:
SEPARATELY METERED – TENANT PAYS

ZONING

MF-33

PROPERTY HIGHLIGHTS

STABILIZED, CASH-FLOWING 8-UNIT APARTMENT COMMUNITY — OFFERED AT A 6.5% CAP RATE

CHIGH DEMAND UNIT CONFIGURATION — ALL 2 BED / 1 BATH (~816 SQFT EACH)

STRATEGIC PROXIMITY TO MAJOR EMPLOYMENT DRIVERS — MINUTES FROM LACKLAND AFB & PORT SAN ANTONIO

TURNKEY ASSET — NEW ROOF (SEPT. 2025), NEW BOILERS, FRESHLY PAINTED EXTERIOR & XERISCAPED GROUNDS

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PROPERTY OVERVIEW - 926/930 DRURY LN

PROPERTY DETAILS

BUILDING INFORMATION

ADDRESS: 926/930 DRURY LN, SAN ANTONIO, TX 78221

YEAR BUILT: 2006

TOTAL UNITS: 8

AVERAGE UNIT SIZE: ~816 SQFT

RENTAL SQFT: 6,528 +/-

PROPERTY TYPE: APARTMENT, 2-STORY

NUMBER OF BUILDINGS: 2

ACRES: 0.32 +/-

OCCUPANCY: 87.5% (7 OF 8 UNITS)

TERMS: FREE AND CLEAR

PARKING

TOTAL SPACES: 16 (2 PER UNIT - ASSIGNED)

PARKING RATIO: 2.0 PER UNIT

FLOORPLANS & SITE PLANS

BUILDING 926 – UNIT A: 2 BED / 1 BATH (~816 SQFT)

BUILDING 926 – UNIT B: 2 BED / 1 BATH (~816 SQFT)

BUILDING 926 – UNIT C: 2 BED / 1 BATH (~816 SQFT)

BUILDING 926 – UNIT D: 2 BED / 1 BATH (~816 SQFT)

BUILDING 930 – UNIT A: 2 BED / 1 BATH (~816 SQFT)

BUILDING 930 – UNIT B: 2 BED / 1 BATH (~816 SQFT)

BUILDING 930 – UNIT C: 2 BED / 1 BATH (~816 SQFT)

BUILDING 930 – UNIT D: 2 BED / 1 BATH (~816 SQFT)

TOTAL: 8 UNITS – ALL 2 BED / 1 BATH – 6,528 SQFT

SITE PLAN UPLOADED (LOT 3 & 4, BLOCK 136)

INTERIOR AMENITIES

WASHER & DRYER CONNECTIONS

REFRIGERATOR & ELECTRIC STOVE

CEILING FANS, TUB / SHOWER & VINYL FLOORING

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PROPERTY DETAILS

COMMUNITY AMENITIES

2 ASSIGNED PARKING SPACES PER UNIT

INDIVIDUAL TRASH CAN PER UNIT

XERISCAPED GROUNDS — ROCK LANDSCAPING, ZERO LAWN MAINTENANCE

FRESHLY PAINTED EXTERIOR — IMMACULATE CURB APPEAL

EASY ACCESS TO SW MILITARY DRIVE

EASY ACCESS TO HIGHWAY 90

EASY ACCESS TO LOOP 410

LACKLAND AFB (JBSA) — MINUTES AWAY

PORT SAN ANTONIO — MINUTES AWAY

PALO ALTO COLLEGE — 3.5 MILES / ~9 MINUTES

TEXAS A&M UNIVERSITY SAN ANTONIO — NEARBY

SOUTHWEST GENERAL HOSPITAL — 2.6 MILES AWAY

BROOKS CITY BASE (SHOPPING, DINING, PARKS) — MINUTES AWAY

CONSTRUCTION

BUILDING MATERIALS: WOOD FRAME

FOUNDATION: SLAB

EXTERIOR: CEMENT FIBER SIDING (HARDIE BOARD)

ROOF: OWENS CORNING ALGAE RESISTANT LAMINATE ARCHITECTURAL COMPOSITE SHINGLES (SEPT. 2025)

EXTERIOR PAINT: FRESHLY PAINTED (SEPTEMBER 2025)

WINDOWS: DOUBLE-PANE

WIRING: COPPER

HVAC: INDIVIDUAL CENTRAL HVAC PER UNIT

HOT WATER: INDIVIDUAL WATER HEATERS (MULTIPLE UNITS UPGRADED 2022-2025)

PLUMBING: COPPER AT FOUNDATION / PVC IN BUILDINGS

TERMS: FREE AND CLEAR

PROPERTY PHOTOS | 926/930 DRURY LN



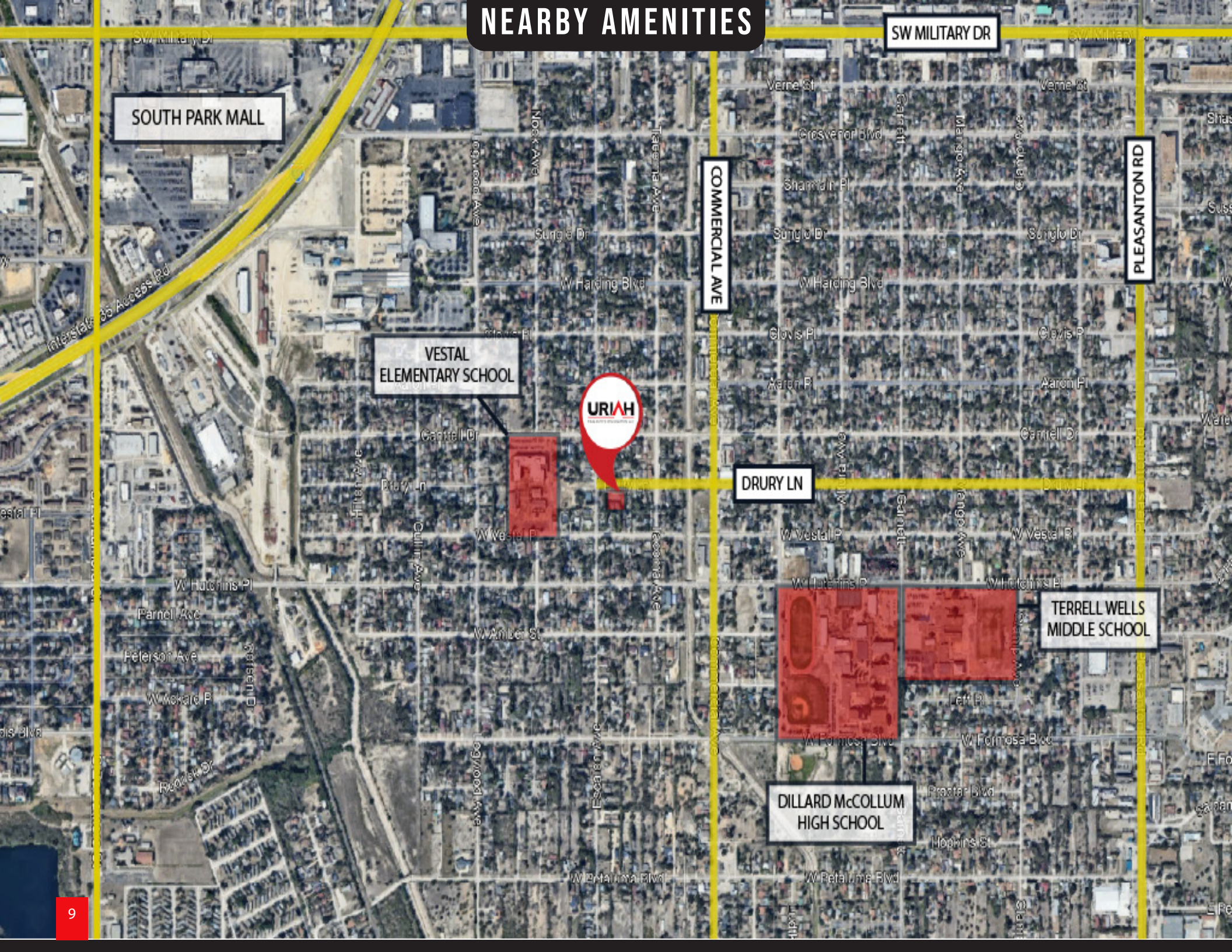
PROPERTY PHOTOS | 926/930 DRURY LN



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NEARBY AMENITIES



SOUTH PARK MALL

VESTAL ELEMENTARY SCHOOL

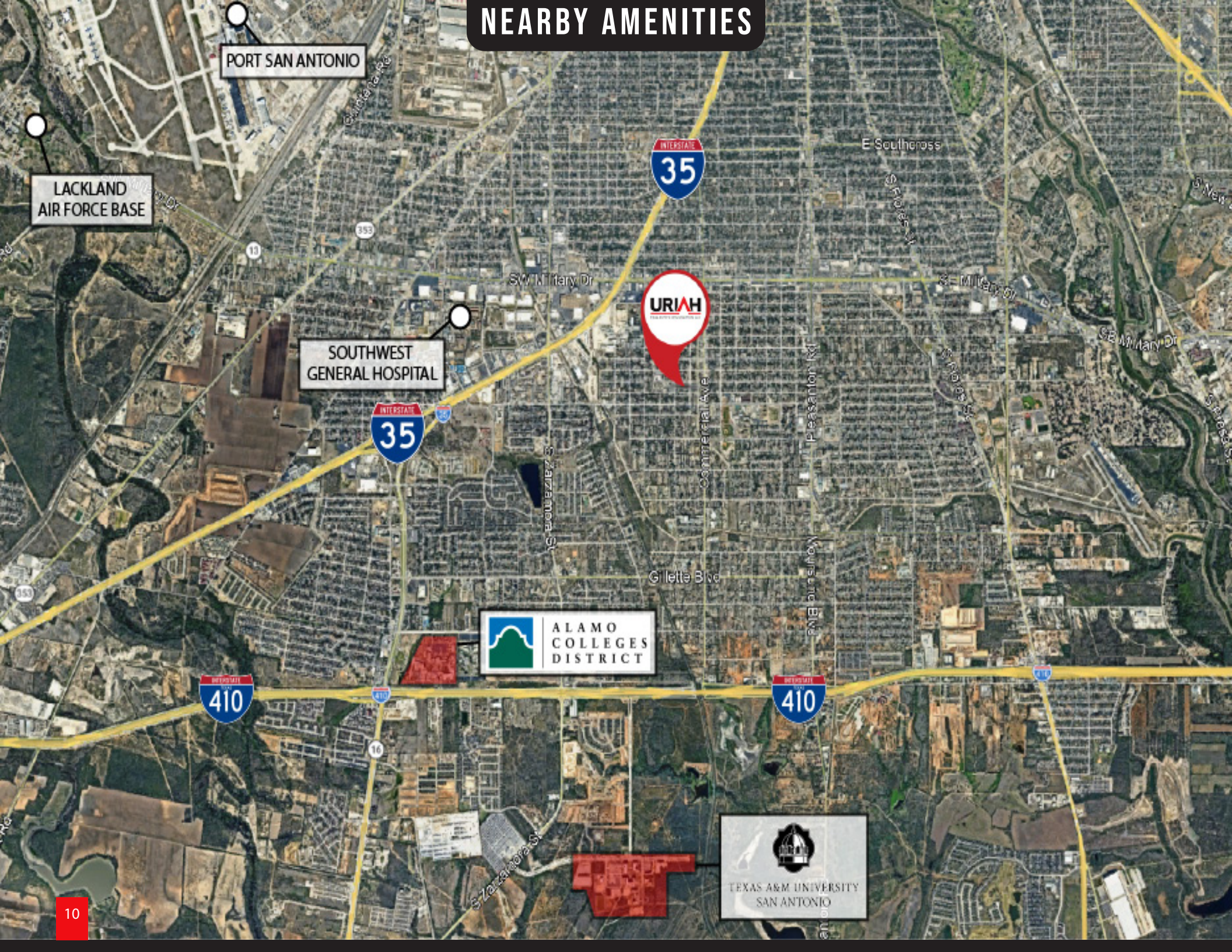


DRURY LN

DILLARD McCOLLUM HIGH SCHOOL

TERRELL WELLS MIDDLE SCHOOL

NEARBY AMENITIES



PORT SAN ANTONIO

LACKLAND AIR FORCE BASE

SOUTHWEST GENERAL HOSPITAL

URIAH

ALAMO COLLEGES DISTRICT

TEXAS A&M UNIVERSITY SAN ANTONIO

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CONTACT:

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REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Uriah Real Estate Organization Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9002555 License No.	Uriah@realestate.com Email	(830)600-5263 Phone
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Priscilla Melgoza Sales Agent/Associate's Name	811705 License No.	pm@uriahrealestate.com Email	(210) 917-344T Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov