



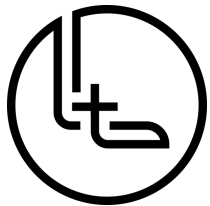
LOCKWOOD
REALTY GROUP

Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

UNIVERSITY PARK APARTMENTS

2331 CINCINNATI AVE, SAN ANTONIO, TX 78228



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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

GREAT LOCATION! ST. MARY'S UNIVERSITY .7 MILES, WEALTH OF VALUE ADD POTENTIAL, MINUTES FROM WOODLAWN LAKE AND DOWNTOWN, SHORT DRIVE TO SOUTHTOWN AND THE PEARL. SHORT COMMUTE TO THE AIRPORT AND THE SA MEDICAL CENTER, LACKLAND AND PORT SAN ANTONIO EVEN CLOSER. DEVELOPMENT OPPORTUNITY TO BUILD 8 MORE UNITS. THIS IS PRIME FOR PURCHASE RIGHT NOW.

SUMMARY

Lot Size:	1.13 Acres
Building Size:	14,112 SF
NOI:	\$ 156,016.50
CAP Rate:	7.82 %



PROPERTY HIGHLIGHTS

- 14,112 SF building with 16 units
- Built in 1945, renovated in 2021
- Zoned MF-33
- Located in SAN ANTONIO
- 94% occupancy
- Multifamily/Low-Rise/Garden investment opportunity
- Historical charm with modern updates
- Strong rental history
- Well-maintained property
- Desirable unit mix
- Proximity to amenities
- Attractive investment yield
- Upside potential
- Established tenant base



PROPERTY PHOTOS



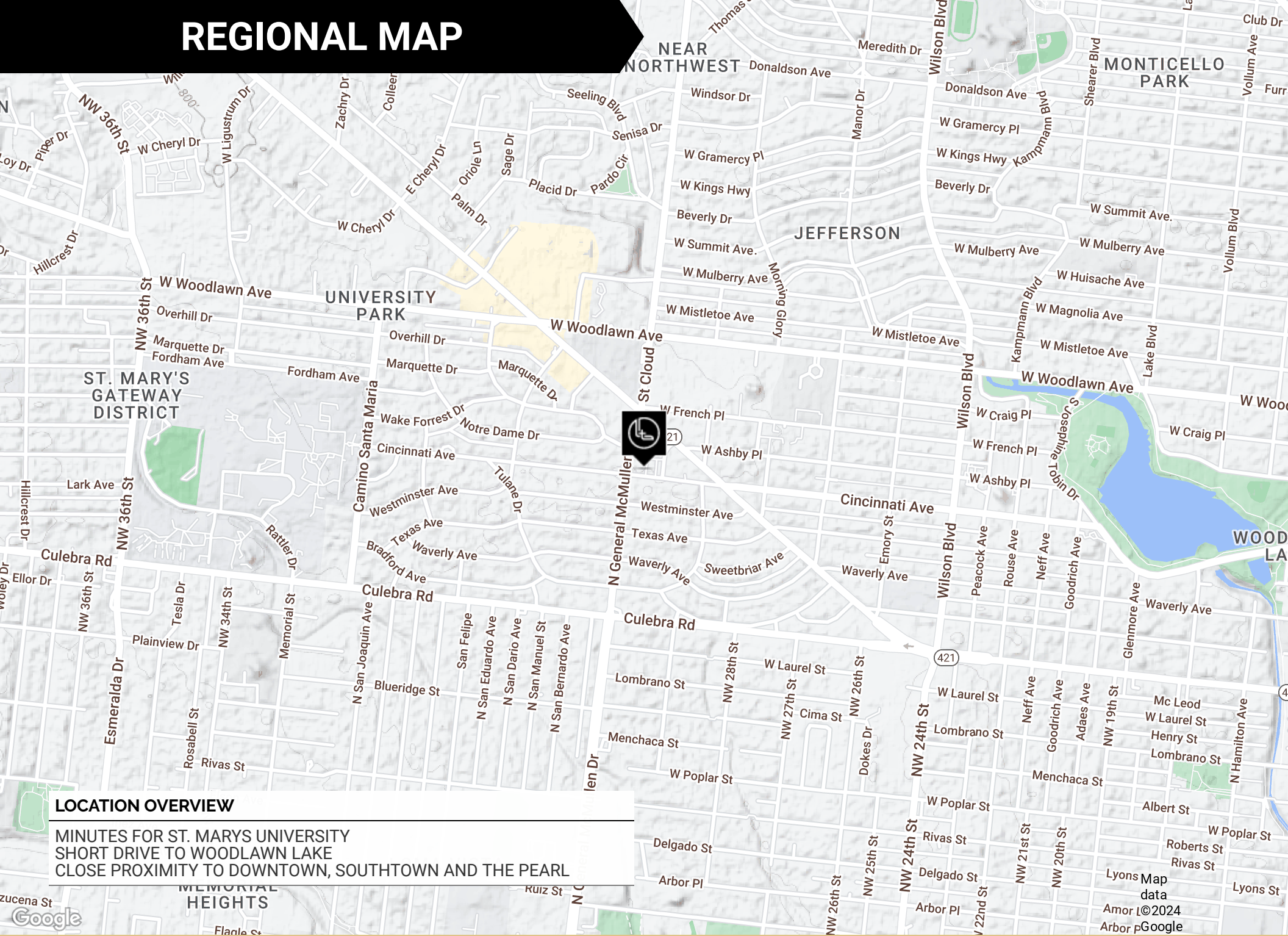
ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP



LOCATION OVERVIEW

MINUTES FOR ST. MARYS UNIVERSITY
SHORT DRIVE TO WOODLAWN LAKE
CLOSE PROXIMITY TO DOWNTOWN, SOUTH TOWN AND THE PEARL

LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

FINANCIAL ANALYSIS

Section 3

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF
2337-1	2	1	785 SF	\$1,300	\$1.66	\$1,400	\$1.78
2337-2	2	1	785 SF	\$1,300	\$1.66	\$1,400	\$1.78
2337-3	2	1	785 SF	\$1,075	\$1.37	\$1,400	\$1.78
2337-4	2	1	785 SF	\$1,200	\$1.53	\$1,400	\$1.78
2341-1	1	1	750 SF	\$1,200	\$1.60	\$1,200	\$1.60
2341-2	2	1	785 SF	\$1,200	\$1.53	\$1,400	\$1.78
2341-3	2	1	785 SF	\$1,000	\$1.27	\$1,400	\$1.78
2341-4	2	1	785 SF	\$1,300	\$1.66	\$1,400	\$1.78
2345-1	2	1	785 SF	\$990	\$1.26	\$1,400	\$1.78
2345-2	1	1	750 SF	-	-	\$1,200	\$1.60
2345-3	3	1	950 SF	\$1,500	\$1.58	\$1,600	\$1.68
2345-4	1	1	750 SF	\$1,200	\$1.60	\$1,200	\$1.60
2347-1	2	1	785 SF	\$1,100	\$1.40	\$1,400	\$1.78
2347-2	2	1	785 SF	\$1,200	\$1.53	\$1,400	\$1.78
2347-3	2	1	785 SF	\$1,300	\$1.66	\$1,400	\$1.78
2347-4	2	1	785 SF	\$1,000	\$1.27	\$1,400	\$1.78
Patio	-	-	-	\$1,500	-	-	-
TOTALS			12,620 SF	\$19,365	\$22.58	\$22,000	\$27.84
AVERAGES			789 SF	\$1,210	\$1.51	\$1,375	\$1.74

INCOME & EXPENSES

INCOME SUMMARY

UNIVERSITY PARK APARTMENTS

GROSS INCOME

\$244,041

EXPENSES SUMMARY

UNIVERSITY PARK APARTMENTS

PROPERTY TAXES

\$39,421

PROPERTY INSURANCE

\$10,800

MANAGEMENT FEES

\$10,455

REPAIRS AND MAINTENANCE

\$4,307

WATER AND SEWER

\$6,549

ELECTRICITY AND GAS

\$1,033

LANDSCAPING

\$2,100

GARBAGE AND RECYCLING

\$3,531

VACANCY LOSS

\$9,828

OPERATING EXPENSES

\$88,024

NET OPERATING INCOME

\$156,017

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	UNIVERSITY PARK APARTMENTS
Price	\$1,995,000
Price per SF	\$141
Price per Unit	\$124,688
GRM	8.59
CAP Rate	7.82%
Cash-on-Cash Return (yr 1)	7.82%
Total Return (yr 1)	\$156,017

OPERATING DATA	UNIVERSITY PARK APARTMENTS
Gross Scheduled Income	\$232,380
Other Income	\$11,661
Total Scheduled Income	\$244,041
Gross Income	\$244,041
Operating Expenses	\$88,024
Net Operating Income	\$156,017
Pre-Tax Cash Flow	\$156,017

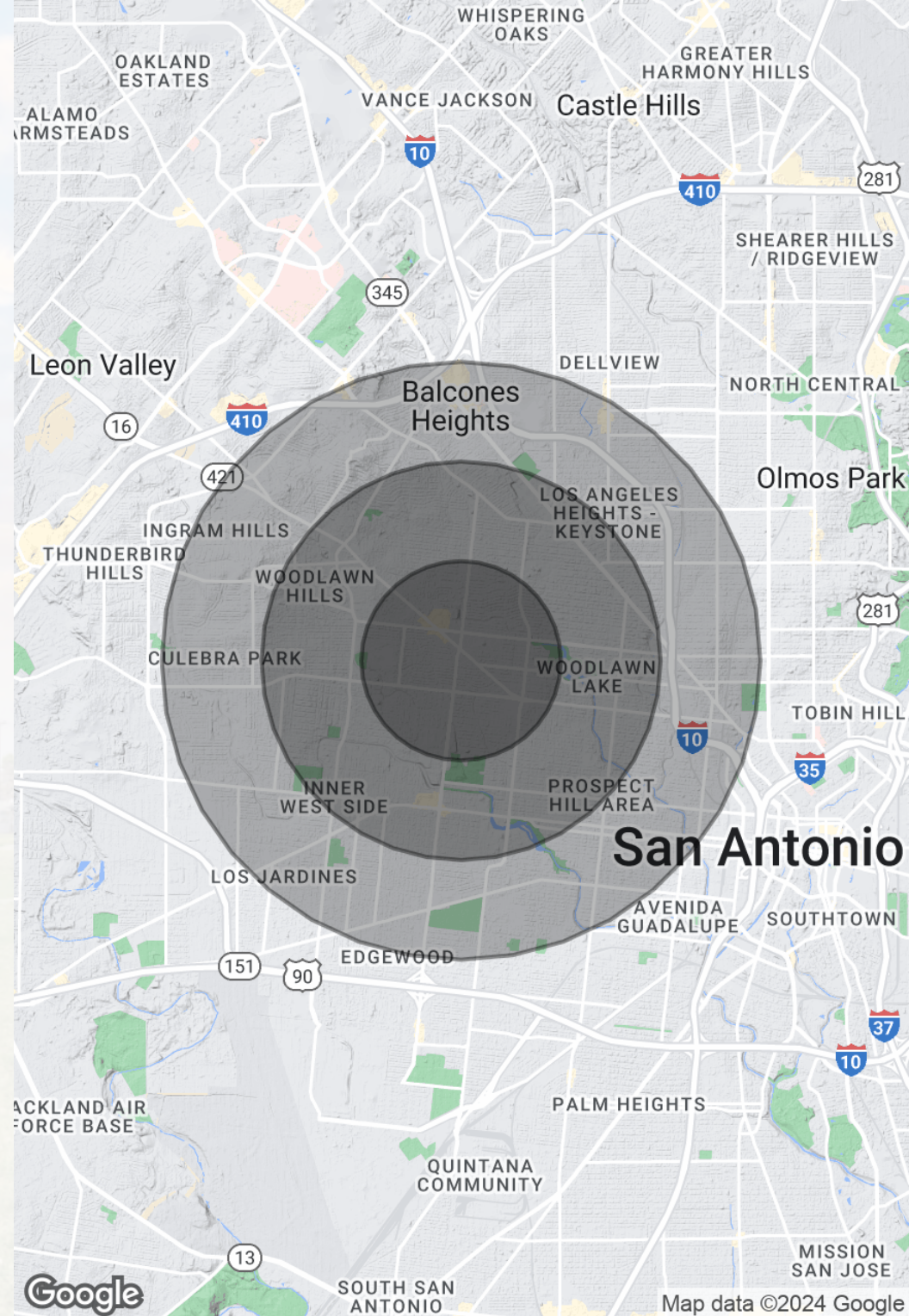
DEMOGRAPHICS

Section 4

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	18,377	73,497	167,338
Average Age	33.1	33.2	33.2
Average Age (Male)	32.1	30.7	30.6
Average Age (Female)	34.0	35.3	35.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,849	24,373	55,344
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$40,551	\$38,464	\$38,304
Average House Value	\$83,184	\$80,452	\$78,319

2020 American Community Survey (ACS)





LOCKWOOD REALTY GROUP

WEBSITE

FACEBOOK