

Agent Report



Addr: 726 Arthur St. **MLS #:** 1929994
Status: **ACT** **Class:** Multi-Family (2-8 Units)
Area: 1200 **Grid:** **List Price:** \$749,000
Int.St./Dir: N Walters St/ Lamar St/ N Mittman St/ Arthur St
Subdivision: N/A (Common) / I35 SO. TO E. HOUSTON (SA)
(Legal)
Sell Concess: Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.
Sub Agency
Allowed?: No
City: San Antonio **Zip:** 78202 **AdSf:** 4491
County: Bexar **CAN#:** 013260040140 **Lot:** 14
Block: 4
Legal: Ncb 1326 Blk 4 Lot 14
Lot Size: 0.091 **Lot Dimensions:** **Total Units:** 3
Sch Dist: San Antonio I.S.D. **Year Built:** 2024 **Recent Rehab:**
Elem: Call District **Builder:** See Agent Remarks **Zoning:** MF-33
Middle: Call District **Sale/Rent:** For Sale **Mo Lease:**
High: Call District **Currently Leased:** **Lease Expiration:**

	Bdrm	FBth	HBth	Occp	Rent	#Park Sp	Park	Handicap Acc		Bdrm	FBth	HBth	Occp	Rent	#Park Sp	Park	Handicap Acc
Unit1	4	2	1	No	0	1	Pad	No	Unit5								
Unit2	4	2	1	No	0	1	Pad	No	Unit6								
Unit3	4	2	1	No	0	1	Pad	No	Unit7								
Unit4									Unit8								

HOA Name:	HOA Fee:	Freq:	Xfer Fee:
HOA Name2:	HOA Fee2:	Freq2:	Xfer Fee2:
HOA Mand: None	Preferred Title Co.: HomeLight Settlement LLC		
Total Tax (Without Exemptions): \$7,143.99	Tax Year: 2025	Multiple HOA: N	PrTerms: Conventional, VA, TX Vet, Cash

Gross Annual Income: \$0	Taxed by Mltpl Counties: No	Utility Supplier-Gas: N/A
Annual Operating Exp: \$0		Utility Supplier-Elec: CPS Energy
Net Operating Income: \$0		Utility Supplier-Wtr: SAWS
% Vacancy Rate: 0		Utility Supplier-Oth:

Owner: Amalfi Properties LLC 726	The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.	Owner LREA/LREB: No	Lockbox Type: LERA Supra
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List Agent: Missy Stagers, ABR, CRS, GRI, PMN	435856	(210) 305-5665	missy@msrpsa.com; missy@msrpsa.com	Ph to Show: 210-222-2227
List Office: M. Stagers Realty Partners	MSRP00	(210) 305-5665	missy@msrpsa.com	Showing Contact: ShowingTime

AgentRmrks: ALL INSPECTORS AND APPRAISERS MUST CALL 210-305-5665 TO SCHEDULE. If you have questions call Missy Stagers at 210-274-8753. Seller disclosure and other documentation need to be requested if writing an offer directly from the listing agent at missy@msrpsa.com. Builder: Amalfi Properties, LLC - 726, Protected Series

Remarks: This newly constructed triplex, scheduled for completion in January, presents an ideal house-hack or investment opportunity and is well-suited for a 1031 tax exchange. Could be a great accelerated depreciation opportunity with a cost segregation study. Market rents are up to \$2000 a month. The property includes three separate four-bedroom units, allowing flexibility for owner occupancy, long-term leasing, short-term rentals, or a mix of both. An owner can live in one unit while renting the others to he... (text truncated for print)

Ext:	Siding	Unit1:	Oven/Stove, Disposal, Dishwasher, Stacked Washer/Dryer
Roof:	Composition	Unit2:	Oven/Stove, Disposal, Dishwasher, Stacked Washer/Dryer
Fndtn:	Slab	Unit3:	Oven/Stove, Disposal, Dishwasher, Stacked Washer/Dryer
Wat/Swr:	Water System	Unit4:	
Heating:	Central	Unit5:	
Ht Fuel:	Electric	Unit6:	
Air Cond:	Multi-Unit Central	Unit7:	
Floor:	Vinyl	Unit8:	
Meters:	Separate Electric, Separate Water	ExtFee:	Privacy Fence
Misc:		Accessible/Adaptive:	No
OpExplncl:	Not Applicable/None	Sale Includes:	Buildings, Fixtures, Land
Green:	Features - none / Certification - none / Energy Efficiency - 13-15 SEER AX, Energy Star Appliances, Foam Insulation, Ceiling Fans	New Constr. Est. Completion:	01/26

Other Structures:

Contingent Info:	DOM/CDOM: 34 / 34	Sold Price:
Contract Date:	Sell Points:	SqFt/Acre:
Closing Date:		
Sell Ofc:		Source SqFt Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
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The Federal Fair Housing Act refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.