

# Agent Report



**Addr:** 726 Arthur St.  
**Status:** **ACT**  
**Area:** 1200  
**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** 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.  
**Concess:** No  
**Sub Agency Allowed?:** No  
**City:** San Antonio  
**County:** Bexar  
**Zip:** 78202  
**CAN#:** 013260040140  
**Block:** 4  
**Legal:** Ncb 1326 Blk 4 Lot 14  
**Lot Size:** 0.091  
**Sch Dist:** San Antonio I.S.D.  
**Elem:** Call District  
**Middle:** Call District  
**High:** Call District  
**Class:** Multi-Family (2-8 Units)  
**Grid:**  
**MLS #:** 1929994  
**List Price:** \$749,000  
**AdSf:** 4491  
**Lot:** 14  
**Total Units:** 3  
**Recent Rehab:**  
**Builder:** See Agent Remarks  
**Sale/Rent:** For Sale  
**Currently Leased:**  
**Zoning:** MF-33  
**Mo Lease:**  
**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 Name2:**  
**HOA Mand:** None  
**Total Tax (Without Exemptions):** \$7,143.99  
**Gross Annual Income:** \$0  
**Annual Operating Exp:** \$0  
**Net Operating Income:** \$0  
**% Vacancy Rate:** 0  
**HOA Fee:**  
**HOA Fee2:**  
**Preferred Title Co.:** HomeLight Settlement LLC  
**Tax Year:** 2025  
**Freq:**  
**Freq2:**  
**Multiple HOA:** N  
**Xfer Fee:**  
**Xfer Fee2:**  
**PrTerms:** Conventional, VA, TX Vet, Cash  
**Taxed by Mltpl Counties:** No  
**Utility Supplier-Grbge:**  
**Utility Supplier-Sewer:**  
**Utility Supplier-Gas:** N/A  
**Utility Supplier-Elec:** CPS Energy  
**Utility Supplier-Wtr:** SAWS  
**Utility Supplier-Oth:**

**Owner:** Amalfi Properties LLC 726  
**Owner LREA/LREB:** No  
**Lockbox Type:** LERA Supra  
**List Agent:** Missy Stagers, ABR,CRS,GRI,PMN  
**List Office:** M. Stagers Realty Partners  
**435856** (210) 305-5665  
**MSRP00** (210) 305-5665  
**missy@msrpsa.com;** missy@msrpsa.com  
**missy@msrpsa.com**  
**Ph to Show:** 210-222-2227  
**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  
**Roof:** Composition  
**Fndtn:** Slab  
**Wat/Swr:** Water System  
**Heating:** Central  
**Ht Fuel:** Electric  
**Air Cond:** Multi-Unit Central  
**Floor:** Vinyl  
**Meters:** Separate Electric, Separate Water  
**Misc:**  
**OpExIncl:** Not Applicable/None  
**Green:** Features - none / Certification - none / Energy Efficiency - 13-15 SEER AX, Energy Star Appliances, Foam Insulation, Ceiling Fans  
**Unit1:** Oven/Stove, Disposal, Dishwasher, Stacked Washer/Dryer  
**Unit2:** Oven/Stove, Disposal, Dishwasher, Stacked Washer/Dryer  
**Unit3:** Oven/Stove, Disposal, Dishwasher, Stacked Washer/Dryer  
**Unit4:**  
**Unit5:**  
**Unit6:**  
**Unit7:**  
**Unit8:**  
**ExtFea:** Privacy Fence  
**Accessible/Adaptive:** No  
**Sale Includes:** Buildings, Fixtures, Land  
**New Constr. Est. Completion:** 01/26

**Other Structures:**  
**Contingent Info:**  
**Contract Date:**  
**Closing Date:**  
**Sell Ofc:**  
**Sale Trms:**  
**Price per SqFt:** \$166.77  
**Selling Agent:**  
**DOM/CDOM:** 34 / 34  
**Sell Points:**  
**Sold Price:**  
**SqFt/Acre:**  
**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 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.