

CASH-FLOWING 2-STORY DUPLEX

VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY



SAN ANTONIO, TX

FOR SALE



PROPERTY OVERVIEW

Well-positioned 2-story duplex situated on an oversized RM-4 zoned lot offering both immediate cash flow and future development potential. The property is fully occupied with stable long-term tenancy and benefits from a low operating structure with tenants responsible for utilities and yard maintenance.

The oversized 12,675 SF lot creates a compelling opportunity for investors seeking both stable in-place income and future multifamily expansion potential.



INVESTMENT HIGHLIGHTS

- ✓ In-place cash-flowing duplex generating immediate income
- ✓ 2-story duplex configuration with strong rental demand
- ✓ RM-4 zoning allowing potential additional duplex development
- ✓ Oversized 12,675 SF lot providing expansion flexibility
- ✓ Long-term stable tenancy with month-to-month structure
- ✓ Tenants pay utilities and maintain yard
- ✓ Owner self-managed operations (no management fees)
- ✓ Opportunity to increase revenue through future rent repositioning and development upside
- ✓ Strong central location near major employment corridors



VALUE-ADD COMPONENT

The property presents a compelling opportunity for investors seeking both current income and future upside. Existing in-place operations provide stable cash flow while the oversized RM-4 zoned lot creates potential for future multifamily expansion or additional duplex development.

Seller has commissioned a conceptual development schematic through a professional engineering firm, providing investors with preliminary site planning insight. A conceptual schematic is available upon request.



FINANCIAL SNAPSHOT

ASKING PRICE	\$285,000
GROSS MONTHLY INCOME	\$2,700
GROSS ANNUAL INCOME	\$32,400
TOTAL OPERATING EXPENSES (ANNUAL)	\$10,755
Property Taxes	\$8,907
Insurance	\$1,200
Repairs & Maintenance (2% of Gross Income)	\$648
NET OPERATING INCOME (NOI)	\$21,645
IN-PLACE CAP RATE	7.59%
GRM	8.80



PROPERTY DETAILS

Property Type	Duplex / Multifamily
Configuration	2-Story Duplex
Units	2 (3BR / 1BA each)
Building Size	2,588 SF
Lot Size	12,675 SF (0.29 acres)
Zoning	RM-4 Multifamily
Occupancy	100% Occupied
Tenancy	Month-to-Month
Utilities	Separately Metered Electric
Yard Maintenance	Tenant Maintained



LOCATION ATTRIBUTES

- Central San Antonio location
- Strong rental demand corridor
- Convenient access to major employment centers
- Established residential neighborhood
- Proximity to transportation corridors, retail, and services



SHOWING INSTRUCTIONS

Property is fully occupied.
No same-day appointments.



FOR ADDITIONAL INFORMATION AND
TO SCHEDULE A TOUR:

210-831-2688



CONCEPTUAL
DEVELOPMENT
SCHEMATIC
AVAILABLE UPON
REQUEST



DISCLAIMER This information has been obtained from sources believed to be reliable; however, buyer is responsible for their independent due diligence regarding zoning, permitting, development potential, financial performance, and all other material factors. Owner/Seller make no guarantees, warranties, or representations, implied or expressed.

