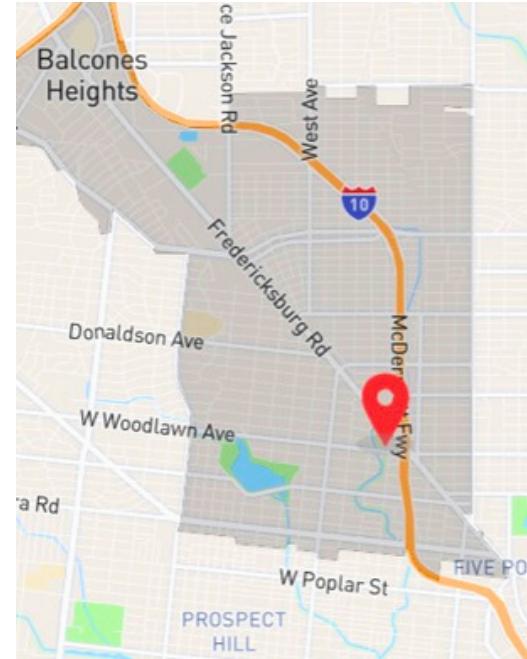


FOR SALE

MONTICELLO PARK SUBMARKET - 8-PLEX

1409 W WOODLAWN AVE. SAN ANTONIO, TX 78201



DETAILS

- **PID:** 377868
- **Legal description:** NCB 6480 BLK 1 LOT 62, 63, 64, 65, 66 & W 12.5 FT OF 61
- **Zoning:** MF-33
- **Lot Size:** ±0.44 | ±19,166 SF
- **Building Size:** 10,851.8
- **Units:** 8
- **Stories:** 2
- **Unit Mix**
 - 8- 2 Bed/1 Bath
- **Parking:** 12 Surface
- **Current Occupancy:** 75%
- **Proforma NOI:** \$58,080
- **Proforma CAP:** 8.31%

8-UNIT VALUE-ADD MULTIFAMILY IN MONTICELLO PARK SUBMARKET

Stabilized 8-plex with remaining upside in the Monticello Park submarket. This 10,851 SF, 2-story, brick asset (built 1940) sits on 0.44 acres and is zoned MF-33. Six of eight units have been renovated and are leasing at higher rates based on historical lease rates, leaving a clear runway to complete remaining improvements and pursue additional rent growth through minor cosmetic upgrades, landscaping/curb appeal enhancements, and potential washer/dryer additions.

Pro Forma NOI: \$58,080 = 8.31% cap rate at the \$699,000 offering price.

Demand drivers include proximity to Woodlawn Lake Park (~0.9 mi), San Antonio College (~1.6 mi), St. Mary's University (~4.0 mi), and quick access to I-10, Downtown, and major employment nodes.

All information to be verified by Buyer.



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