

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.

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LOCKWOOD REALTY GROUP



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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

INSTANT CASH FLOW!! INVESTMENT OPPORTUNITY!!

Multiple units fully leased and producing income. Constructed in 2019 with separate electric and water. Each unit is a 2/1 with approximately 640 SF each. One double wide structure has two units (front and back). Ample parking for everyone. Energy efficient construction. Great location with easy access to IH-10, Woodlawn Lake, and downtown San Antonio.

Invest in San Antonio today!!

OFFERING SUMMARY

Sale Price:	\$410,000
Lot Size:	0.232 Acres
Building Size:	2,560 SF
NOI:	\$39,243.06

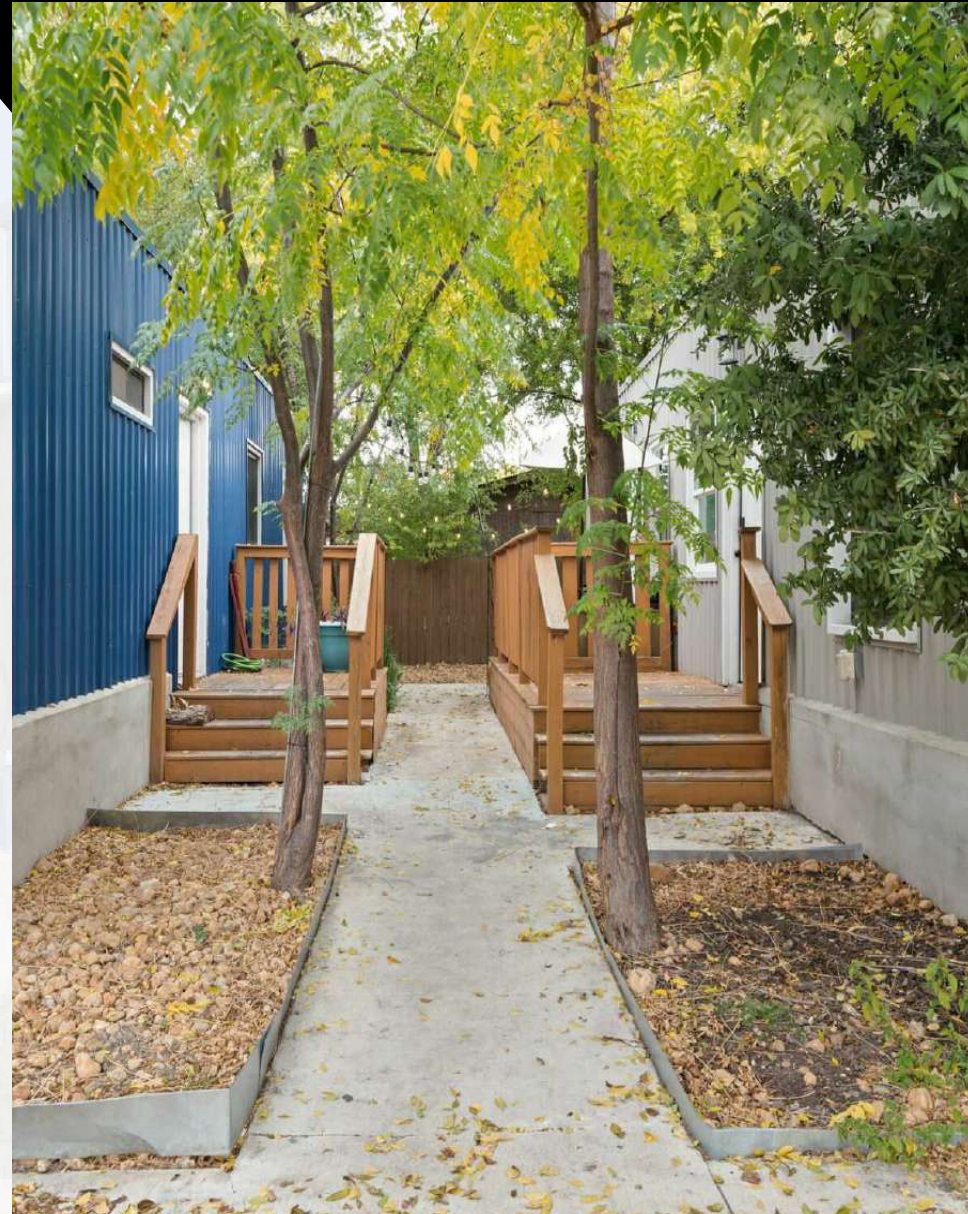


PROPERTY HIGHLIGHTS



- 2,560 SF low-rise multifamily building
- 4 modern, well-appointed units
- Constructed in 2019 with contemporary design
- Prime location in San Antonio
- Spacious floor plans for comfortable living
- Modern amenities and fixtures
- Well-maintained landscaping and outdoor areas
- Ample parking for residents and guests
- Energy-efficient features for cost savings
- Close proximity to local conveniences
- Secure and well-maintained property
- Attractive investment opportunity in a thriving market
- Experience the innovative charm of our one-of-a-kind 4-plex, expertly crafted from shipping containers to offer modern living with eco-friendly flair

PROPERTY PHOTOS



ADDITIONAL PHOTOS

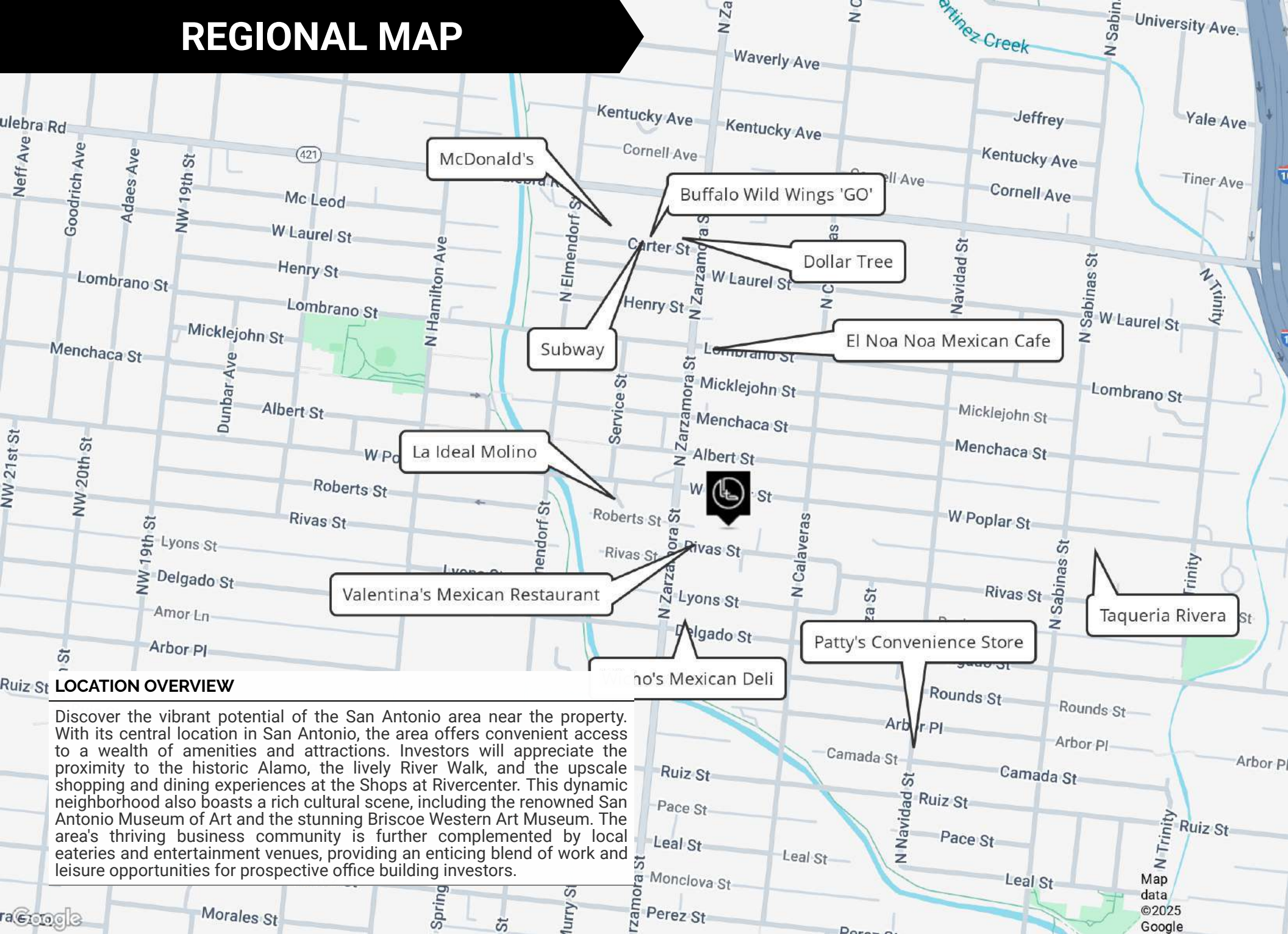




LOCATION INFORMATION

Section 2

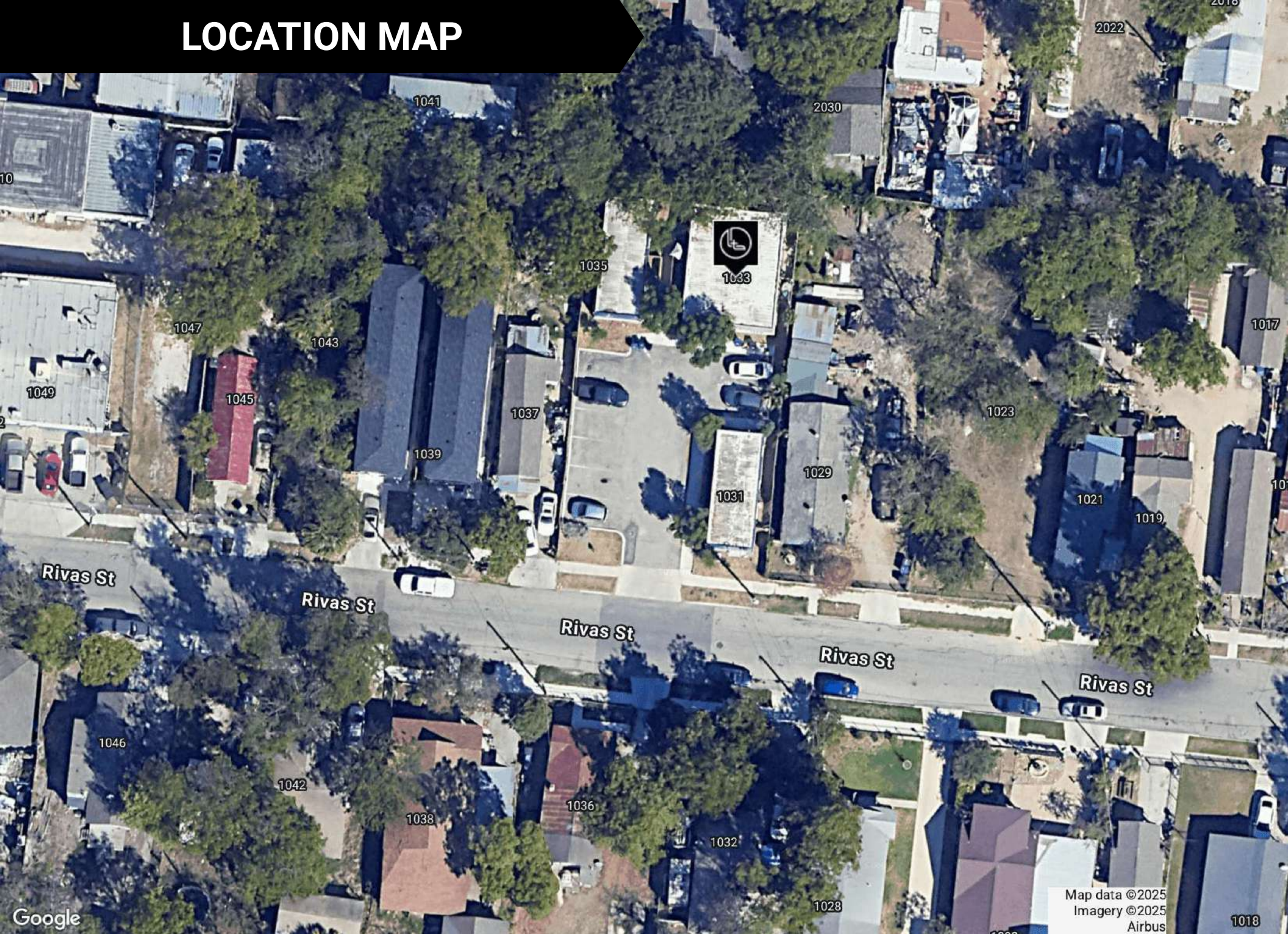
REGIONAL MAP



LOCATION OVERVIEW

Discover the vibrant potential of the San Antonio area near the property. With its central location in San Antonio, the area offers convenient access to a wealth of amenities and attractions. Investors will appreciate the proximity to the historic Alamo, the lively River Walk, and the upscale shopping and dining experiences at the Shops at Rivercenter. This dynamic neighborhood also boasts a rich cultural scene, including the renowned San Antonio Museum of Art and the stunning Briscoe Western Art Museum. The area's thriving business community is further complemented by local eateries and entertainment venues, providing an enticing blend of work and leisure opportunities for prospective office building investors.

LOCATION MAP





FINANCIAL ANALYSIS

Section 3

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	SECURITY DEPOSIT	LEASE START	LEASE END
101	2	1	640 SF	\$920	\$1,200	-	01/17/2023	03/31/2025
201	2	1	640 SF	\$925	\$1,200	\$1,388	07/01/2024	06/30/2025
202	2	1	640 SF	\$925	\$1,200	-	03/23/2023	03/31/2025
301	2	1	640 SF	\$925	\$1,200	\$1,851	01/06/2024	03/31/.2025
TOTALS			2,560 SF	\$3,695	\$4,800	\$3,238		

INCOME & EXPENSES

INCOME SUMMARY

Market Rental Income	\$57,600.00
Vacancy Cost	\$0.00
GROSS INCOME	\$57,600.00

EXPENSES SUMMARY

Property Taxes	\$11,590.69
Cleaning & Maintenance	\$1,150.00
Repairs	\$1,800.22
Utilities	\$360.03
Management Fee	\$3,456.00
OPERATING EXPENSES	\$18,356.94

NET OPERATING INCOME	\$39,243.06
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DEMOGRAPHICS

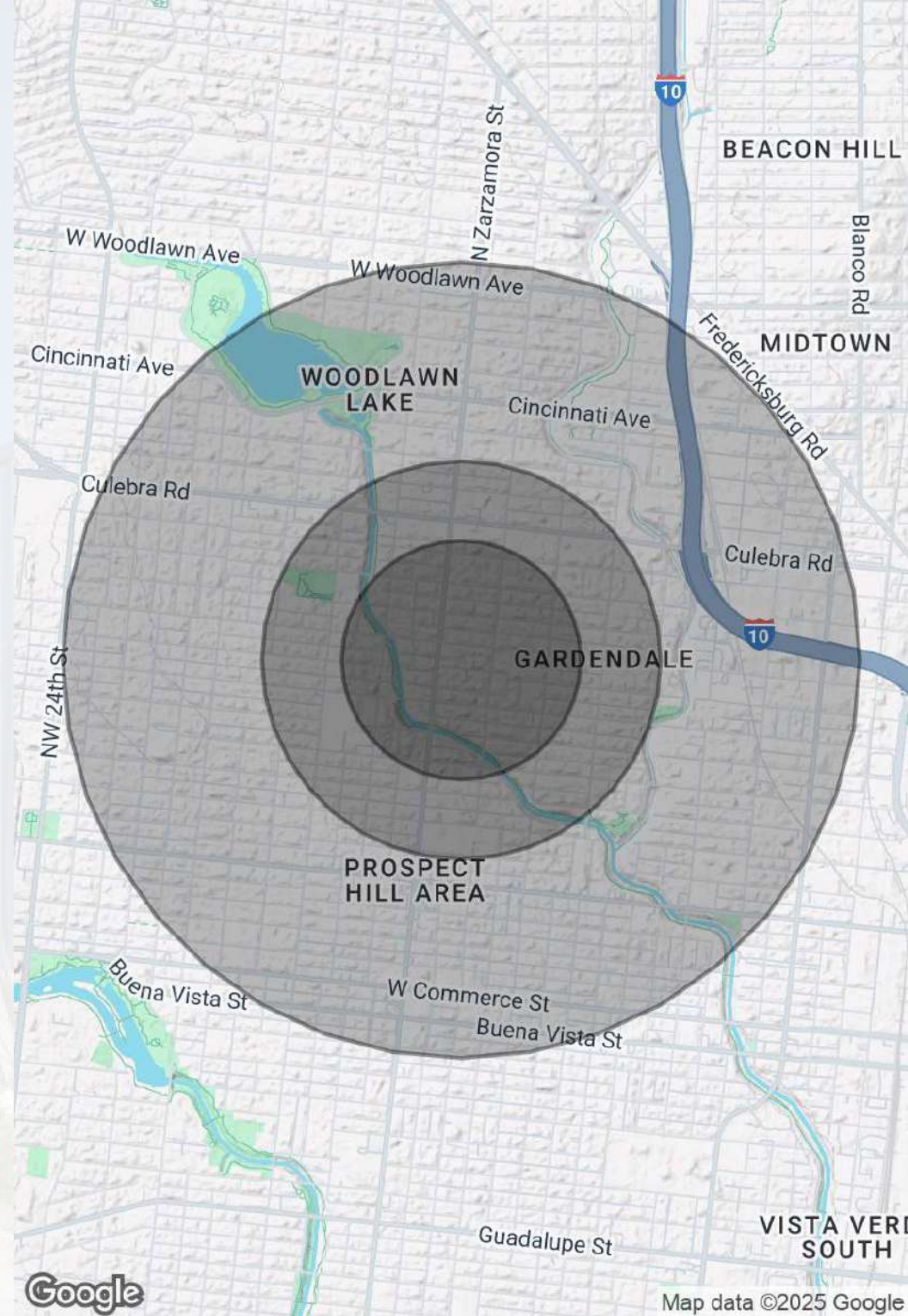
Section 4

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,617	6,077	19,758
Average Age	35	36	39
Average Age (Male)	33	35	38
Average Age (Female)	36	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	888	2,021	6,667
# of Persons per HH	2.9	3	3
Average HH Income	\$38,192	\$41,302	\$45,707
Average House Value	\$137,882	\$135,317	\$170,654

Demographics data derived from AlphaMap



Google

Map data ©2025 Google



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