



**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.

# 142 Armour Pl

San Antonio, TX 78212



LOCKWOOD REALTY GROUP



**Cody Lockwood**  
*President*

cody@lockwoodrealtygroup.com  
210.777.5757

---



**Tish Alexander**  
*VP of Asset Management*

tish@lockwoodrealtygroup.com  
313.725.1303

---

# TABLE OF CONTENTS

|    |                      |
|----|----------------------|
| 3  | PROPERTY INFORMATION |
| 8  | LOCATION INFORMATION |
| 11 | FINANCIAL ANALYSIS   |
| 15 | DEMOGRAPHICS         |

# PROPERTY INFORMATION

Section 1

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

142 Armour Place offers a rare investment opportunity in one of San Antonio's most sought-after areas. This charming four-plex is perfectly positioned along the river and River Road, providing walkable access to The Pearl, Brackenridge Park, the San Antonio Zoo, and the historic Brackenridge Golf Course.

What sets this property apart is the additional lot included next door—a unique chance to build a dream home or second rental. Perfect for short-term rentals, you can live in one unit and rent the others, maximizing income potential. Just a short bike or car ride brings you to the St. Mary's Strip for vibrant nightlife, legendary spots like Brass Monkey and The Mix, and eateries like Curry Boys.

Don't miss this opportunity to own prime, high-demand real estate. The land alone makes 142 Armour Place an exceptional value, ideal for both investors and homeowners looking to tap into San Antonio's booming tourism market.

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$849,950  |
| Lot Size:      | 0.36 Acres |
| Building Size: | 2,760 SF   |
| NOI            | \$27,640   |

# PROPERTY HIGHLIGHTS

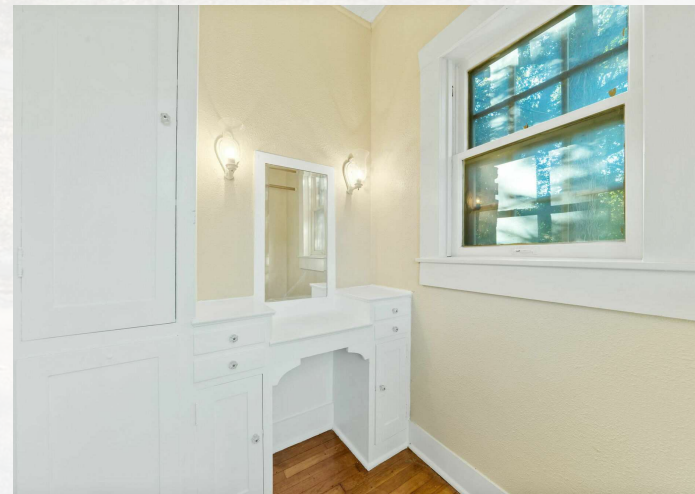
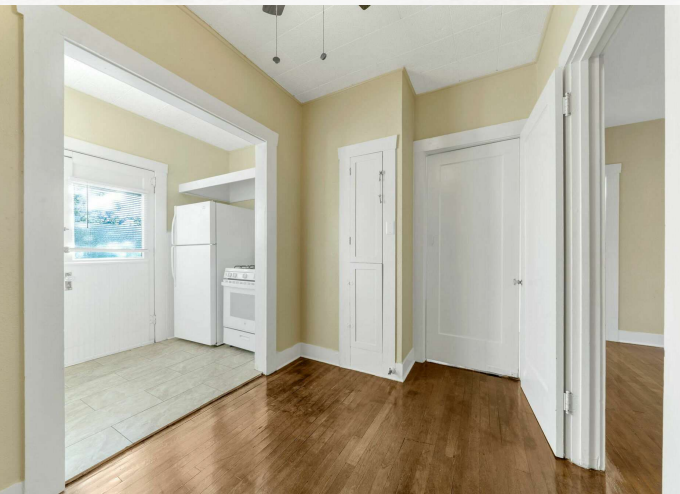


- Prime River Road location near top San Antonio attractions.
- Four-plex with additional lot for expansion or extra income.
- Ideal for short-term rentals—live in one, rent the others.
- Walkable to The Pearl, Brackenridge Park, and more.
- High-demand area with significant land value.
- Easy access to nightlife on St. Mary's Strip.

# PROPERTY PHOTOS



# ADDITIONAL PHOTOS

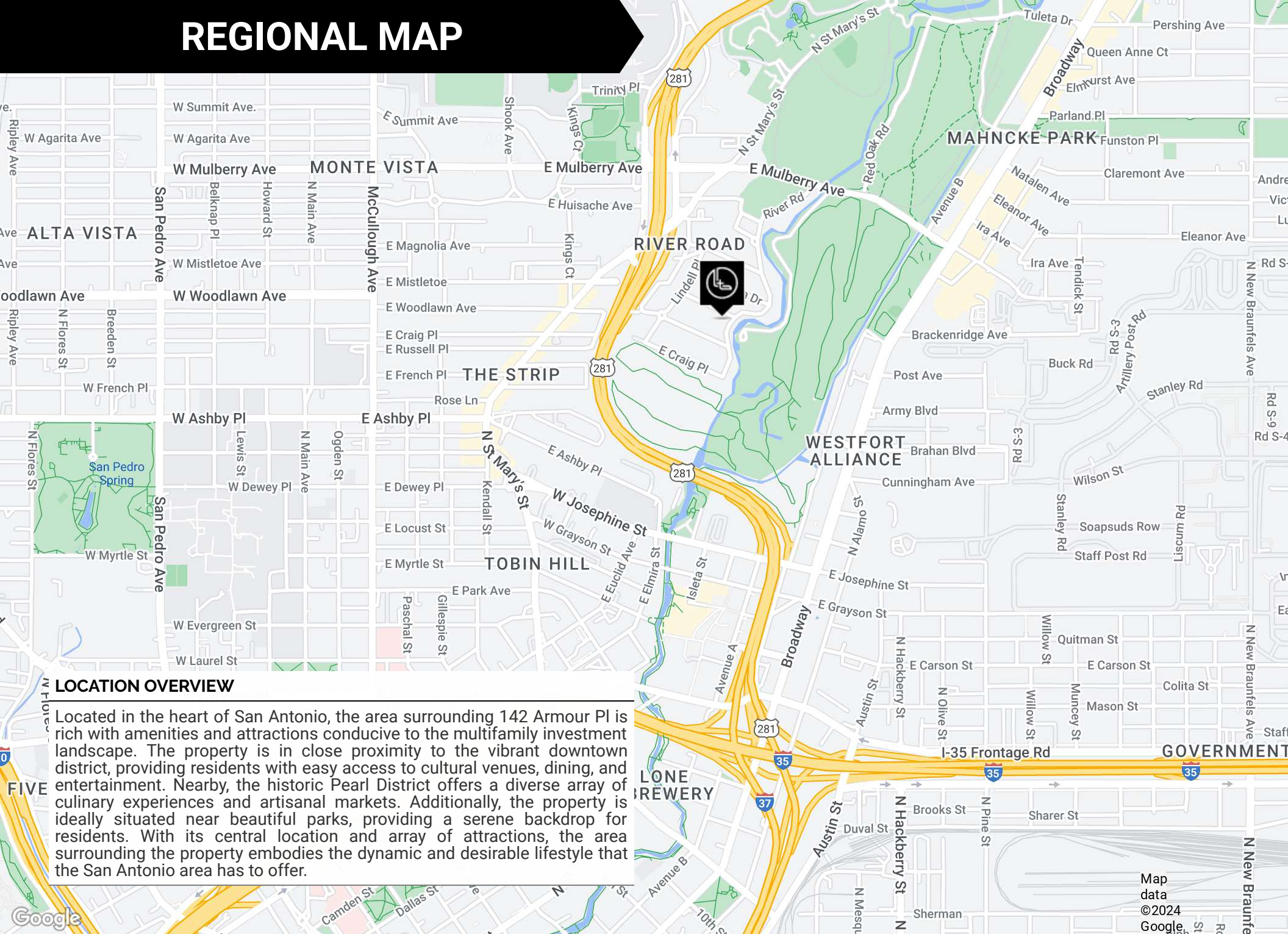


# LOCATION INFORMATION

Section 2



# REGIONAL MAP

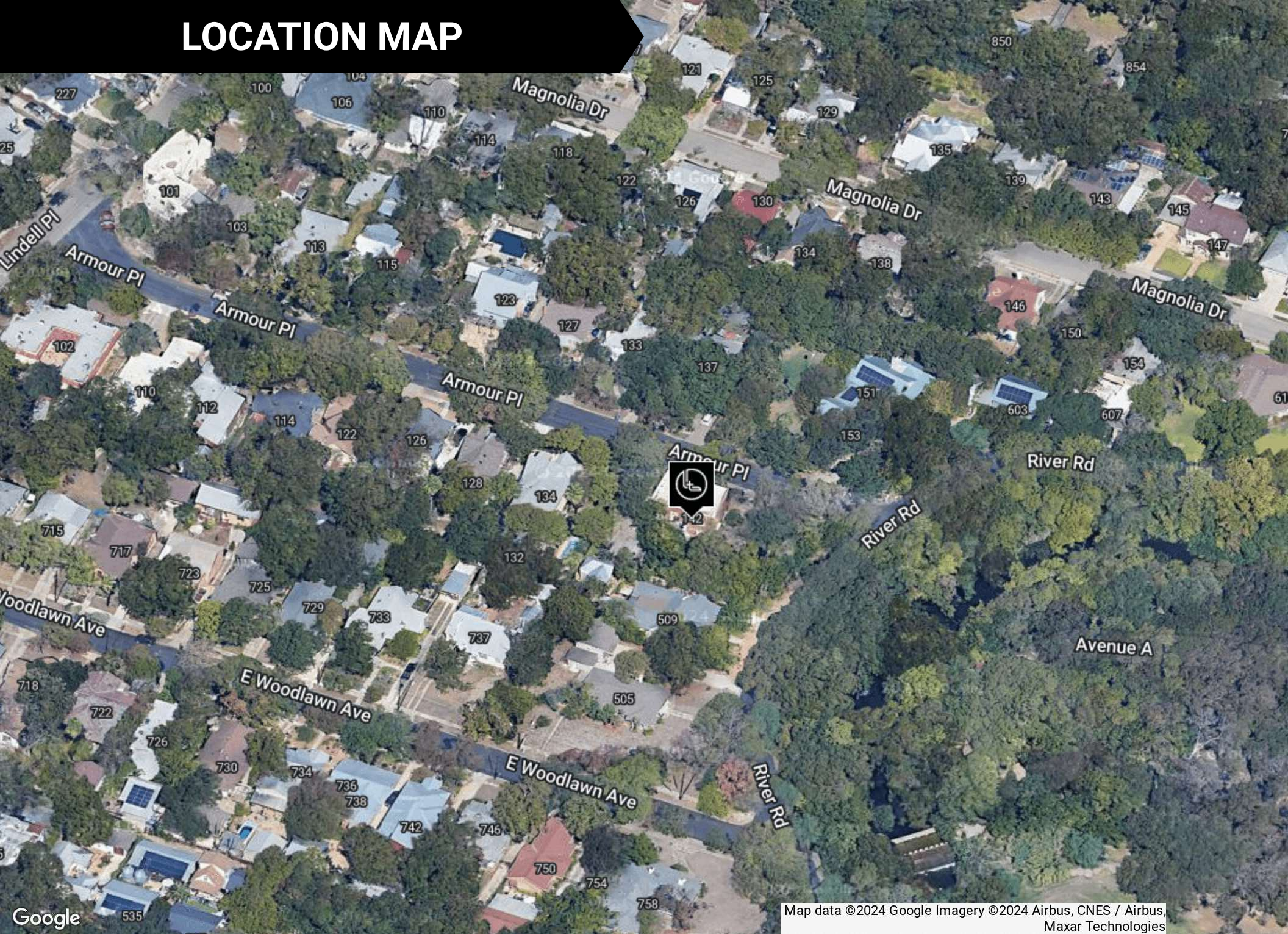


## LOCATION OVERVIEW

Located in the heart of San Antonio, the area surrounding 142 Armour Pl is rich with amenities and attractions conducive to the multifamily investment landscape. The property is in close proximity to the vibrant downtown district, providing residents with easy access to cultural venues, dining, and entertainment. Nearby, the historic Pearl District offers a diverse array of culinary experiences and artisanal markets. Additionally, the property is ideally situated near beautiful parks, providing a serene backdrop for residents. With its central location and array of attractions, the area surrounding the property embodies the dynamic and desirable lifestyle that the San Antonio area has to offer.

Map data  
©2024  
Google

# LOCATION MAP



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

# FINANCIAL ANALYSIS

Section 3

# RENT ROLL

| SUITE         | BEDROOMS | BATHROOMS | SIZE SF         | RENT           | MARKET RENT    | SECURITY DEPOSIT | LEASE START | LEASE END  |
|---------------|----------|-----------|-----------------|----------------|----------------|------------------|-------------|------------|
| UNIT 1        | 1        | 1         | 690 SF          | \$1,150        | \$1,400        | \$500            | -           | 5/31/2025  |
| UNIT 2        | 1        | 1         | 690 SF          | -              | \$1,400        | -                | -           | -          |
| UNIT 3        | 1        | 1         | 690 SF          | -              | \$1,400        | -                | -           | -          |
| UNIT 4        | 1        | 1         | 690 SF          | \$925          | \$1,400        | \$500            | 7/15/2021   | 12/31/2024 |
| <b>TOTALS</b> |          |           | <b>2,760 SF</b> | <b>\$2,075</b> | <b>\$5,600</b> | <b>\$1,000</b>   |             |            |

# INCOME & EXPENSES

## INCOME SUMMARY

|                      |          |
|----------------------|----------|
| Market Rental Income | \$67,200 |
|----------------------|----------|

|                     |                 |
|---------------------|-----------------|
| <b>GROSS INCOME</b> | <b>\$67,200</b> |
|---------------------|-----------------|

## EXPENSES SUMMARY

|                |          |
|----------------|----------|
| Property Taxes | \$12,216 |
|----------------|----------|

|           |         |
|-----------|---------|
| Insurance | \$2,580 |
|-----------|---------|

|             |         |
|-------------|---------|
| Electricity | \$1,453 |
|-------------|---------|

|       |         |
|-------|---------|
| Water | \$2,975 |
|-------|---------|

|                           |         |
|---------------------------|---------|
| Operational Costs (Turns) | \$1,800 |
|---------------------------|---------|

|                           |                 |
|---------------------------|-----------------|
| <b>OPERATING EXPENSES</b> | <b>\$21,024</b> |
|---------------------------|-----------------|

|                             |                 |
|-----------------------------|-----------------|
| <b>NET OPERATING INCOME</b> | <b>\$27,640</b> |
|-----------------------------|-----------------|

## 142 ARMOUR PL

| CATEGORY                    | NOV2023           | DEC2023           | JAN2024           | FEB2024           | MAR2024           | APR2024           | MAY2024           | JUN2024           | JUL2024           | AUG2024           | SEPT2024          | OCT2024           | TOTALS             |
|-----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| AR<br>(Accounts Receivable) | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$4,375.00        | \$52,500.          |
| Vacancy Loss                | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | \$0.00            | -\$2,300.00       | -\$2,300.00       | -\$4,600.00        |
| <b>TOTAL AR</b>             | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$4,375.00</b> | <b>\$2,075.00</b> | <b>\$2,075.00</b> | <b>\$47,900.00</b> |
| <b>EXPENSES</b>             |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                   |                    |
| Property Taxes              | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$1,018.00        | \$12,216.00        |
| Insurance                   | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$215.00          | \$2,580.00         |
| Electricity                 | \$67.00           | \$129.00          | \$189.00          | \$98.00           | \$103.00          | \$95.00           | \$86.00           | \$125.00          | \$167.00          | \$201.00          | \$96.00           | \$97.00           | \$1,453.00         |
| Water                       | \$249.00          | \$329.00          | \$269.00          | \$307.00          | \$203.00          | \$285.00          | \$241.00          | \$235.00          | \$274.00          | \$201.00          | \$194.00          | \$188.00          | \$2,975.00         |
| Operational Cost (Turns)    | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$150.00          | \$1,800.00         |
| <b>TOTAL EXPENSES</b>       | <b>\$1,699.00</b> | <b>\$1,841.00</b> | <b>\$1,841.00</b> | <b>\$1,788.00</b> | <b>\$1,689.00</b> | <b>\$1,763.00</b> | <b>\$1,710.00</b> | <b>\$1,743.00</b> | <b>\$1,824.00</b> | <b>\$1,785.00</b> | <b>\$1,673.00</b> | <b>\$1,668.00</b> | <b>\$21,024.00</b> |
| NOI                         | \$2,776.00        | \$2,634.00        | \$2,634.00        | \$2,687.00        | \$2,786.00        | \$2,712.00        | \$2,765.00        | \$2,732.00        | \$2,515.00        | \$2,590.00        | \$402.00          | \$407.00          | \$27,640.00        |

# DEMOGRAPHICS

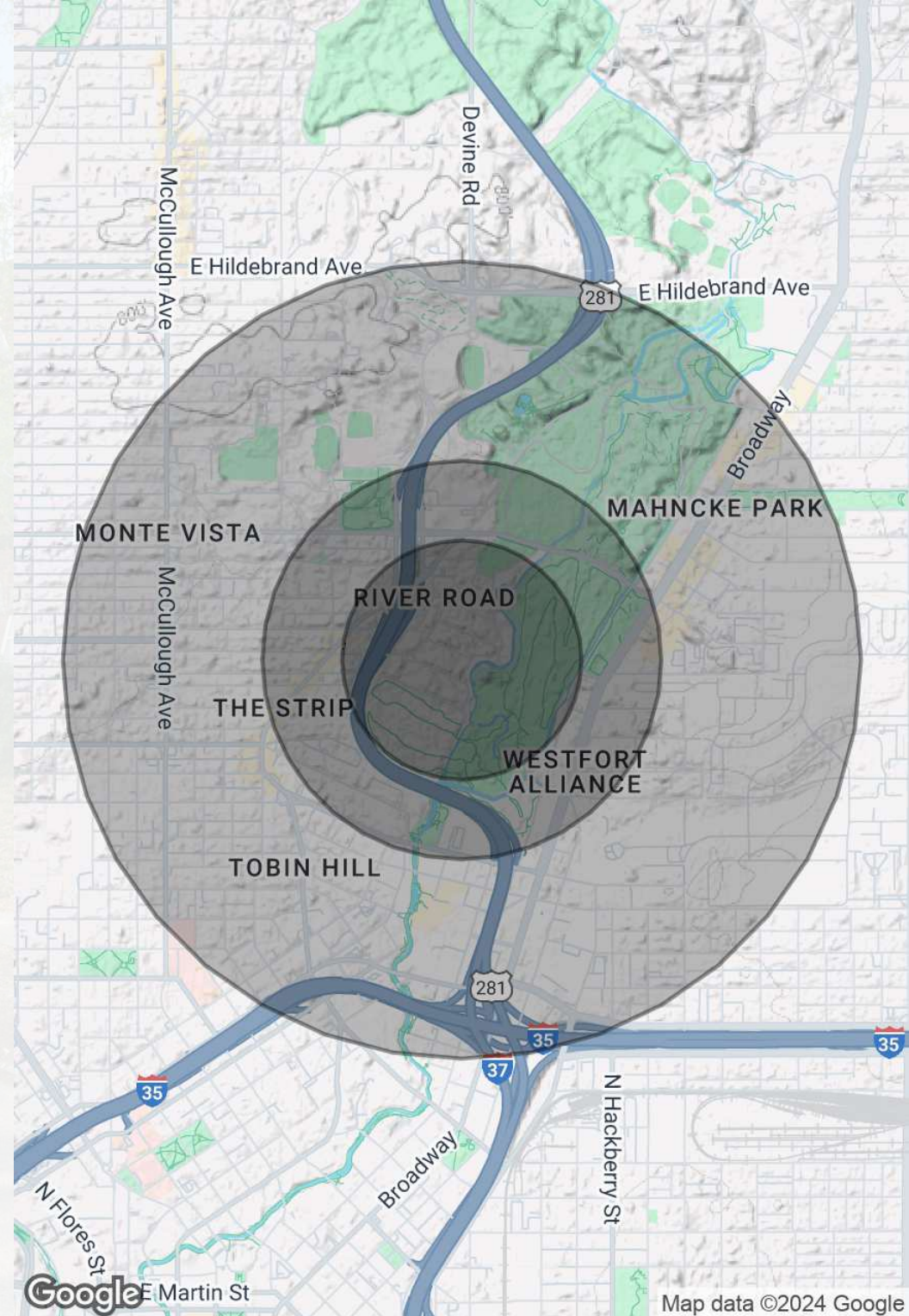
Section 4

# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 450       | 2,015     | 12,125 |
| Average Age          | 45        | 41        | 39     |
| Average Age (Male)   | 45        | 41        | 39     |
| Average Age (Female) | 46        | 41        | 39     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 216       | 1,001     | 6,071     |
| # of Persons per HH | 2.1       | 2         | 2         |
| Average HH Income   | \$134,273 | \$111,161 | \$109,362 |
| Average House Value | \$559,795 | \$612,421 | \$610,801 |

Demographics data derived from AlphaMap







# LOCKWOOD REALTY GROUP

WEBSITE

FACEBOOK