

**NEW CONSTRUCTION
MULTIFAMILY**

Montgomery

SAN ANTONIO, TX

Photos área similar from property recently completed

www.montgomerygm.com

NEW CONSTRUCTION MULTIFAMILY

Special Program

**30 years fixed
Downpayment**

**Complex \$920,000
Unit \$482,900**



www.montgomerygm.com

PRECONSTRUCTION SALE

**VORTEX
REALTY**

Phase 1 Completion expected 1st Quarter of 2023

Montgomery

SAN ANTONIO, TX.

ROE	Fourplex	Duplex
Price	869,900	\$459,900
Gross Rental Income	76,800	38,400
Taxes	11,800	5,500
Operating Expenses	4,680	2,840
Total Expenses	16,480	8,340
Net Operating	60,320	30,060
Cap Rate	6.93%	6.5%

*Property Management is not included

*All numbers are estimated



Photos area similar to property recently completed

www.montgomerygm.com

Executive Summary



Fourplex

Each Fourplex consist of 12 Bedrooms, 8 Full bathrooms 4 half baths. Walk-In Closets, Walk-In Shower and Raised Ceiling in Master Bedroom.

Open floorplan, fenced backyards great for kids and barbecues. Attached one car-garage for each Townhouse.

Each unit has an open floor plan with granite countertops, stove, dishwasher, overhead microwave, and refrigerator included. Laminated floors on the first floor and carpet upstairs.

Duplex

Each Duplex consist of 6 Bedrooms, 4 Full bathrooms 2 half baths, Walk-In Closets, Walk-In Shower and Raised Ceiling in Master Bedroom.

Open floorplan, fenced backyards great for kids and barbecues. Attached is one car-garage for each Townhouse.

Each unit has an open floor plan with granite countertops, stove, dishwasher, overhead microwave, and refrigerator included. Laminated floors on the first floor and carpet upstairs.

Great Investment opportunity to purchase cash-producing in the sought-after North-East side. Near great shopping and the Forum, Randolph Brooks Federal Credit Union and IKEA .

The development consist of 11 Fourplexes and 4 Duplexes.

Executive Summary

Property name	Montgomery
Address	Montgomery / Glen Mont
Description	Multi-family
Total living per fourplex	5,000 sq ft
Total living per duplex	2,500 sq ft
Year built	2022-2023
Units	11 Fourplex 4 Duplex
Avg. in place rent	\$1,600 / mo. Per unit
Electricity	Resident / Tenant Pays
HVAC	Individual HVAC & Resident Pays
Water	Individual Meters by unit Resident Pays
Driveways	Min. 20 foot driveway per unit

Photos area similar from property recently completed

www.montgomerygm.com

Montgomery

SAN ANTONIO, TX

Fourplex Property Facts

Price	\$869,900
Price /SF	\$173.98 / SF
Sale Type	Investment
Number of properties	11
Total Living SF	5,000 / SF

Duplex Property Facts

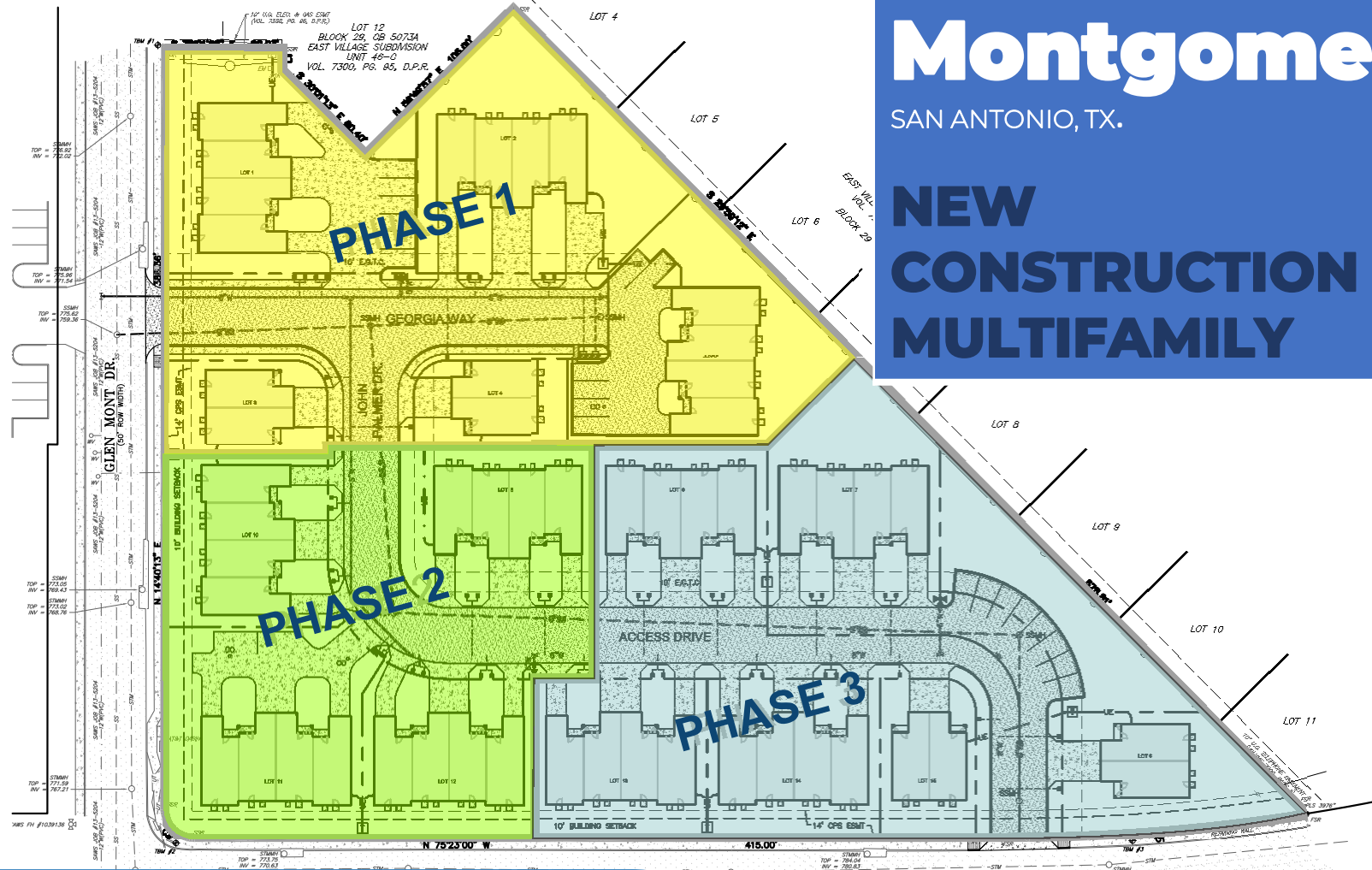
Price	\$459,900
Price /SF	\$176.88 / SF
Sale Type	Investment
Number of properties	4
Total Living SF	2,600 / SF



Montgomery

SAN ANTONIO, TX.

NEW CONSTRUCTION MULTIFAMILY





Montgomery

SAN ANTONIO, TX.

Mariana Campos



210.306.0674



210.647.6557



mcll72usa@gmail.com



www.montgomerygm.com