

Victorian Lady Grandeur
Tobin Hill/Close to 5 Points
.495 +/- Acres of Improved
Land

421 Howard Street
San Antonio, TX 78212



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EXECUTIVE SUMMARY

Property Highlights

Built in 1899 on a 0.4953-acre corner lot in San Antonio's Tobin Hill neighborhood, this two-story brick mansion and detached guest house sit minutes from downtown San Antonio. The property is zoned C-2 (Commercial District) by the City of San Antonio, giving a buyer flexibility beyond continued residential or short-term rental use. Given the concentration of professional, medical, and other commercial uses in this corridor, the C-2 designation may support alternative commercial repositioning. Buyers should independently verify specific use eligibility with the City of San Antonio Development Services Department, Zoning Section, (210) 207-1111, before relying on any particular use.

Utilities: Water - SAWS, Sewer - SAWS
Electricity - City Public Service

Current Investment Performance

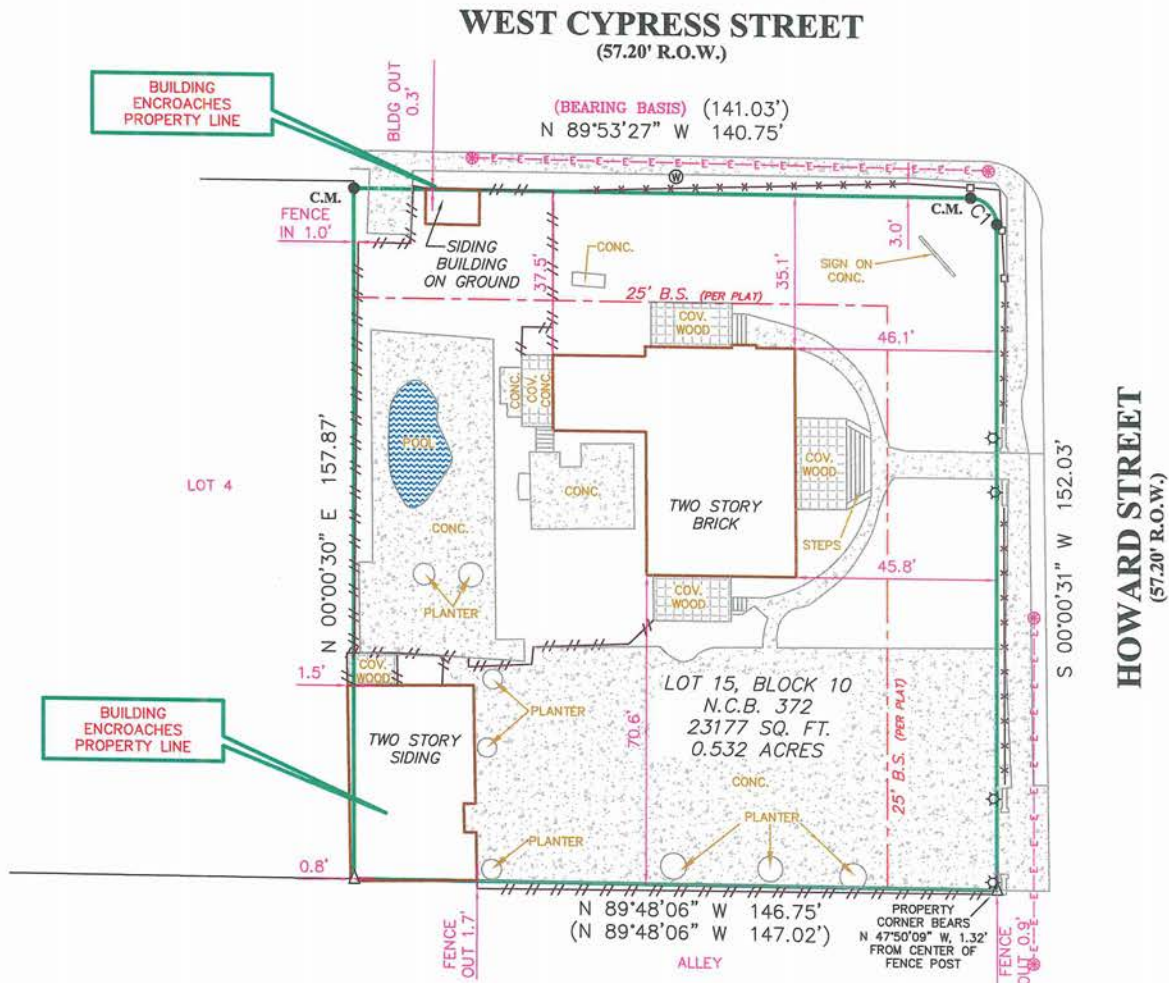
The property is currently operated as a short-term rental estate. Per current owner-reported 2025 earnings: gross income of \$249,109.58 and net income of \$230,101.94, across 550 nights booked at an average stay of 3.4 nights. Against the \$1,995,000 asking price, that reflects an owner-reported net yield of approximately 11.5% (approximately 12.5% on gross income). A separate review of 2024-2025 tax records, using only verified insurance and property tax costs, shows a rough NOI floor of \$229,337 to \$276,717, implying a cap rate of approximately 11.5% to 13.9% before cleaning, utilities, supplies, management, and platform fees are factored in. These figures are as reported by the current owner/operator and have not been independently verified; prospective buyers should confirm income, operating expenses, permit status, and compliance with the City of San Antonio's short-term rental ordinance (Municipal Code Ch. 16 / UDC Sec. 35-374.01 et seq.) as part of due diligence.

Property Details

0.4953 acres (21,575 SF) corner lot at Howard Street and West Cypress Street
Main residence: 4,466 SF, two-story brick construction, built 1899
Detached guest house: approximately 2,337 SF
Swimming pool (installed 2005)
Zoning: C-2 (Commercial District), City of San Antonio
2026 Bexar CAD assessed value: \$1,072,690

Property Pricing

The property is currently being marketed for sale at \$1,995,000.00. For a detailed list of inclusions, furnishings, and excluded FF&E, please contact listing broker



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:



FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0403H, which is Dated 06/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portat>.

Property Address:
421 HOWARD STREET
Property Description:

LOT 15, BLOCK 10, NEW CITY BLOCK 372, TOBIN HILL SUBDIVISION, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9504, PAGE 224, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
MASON ON HOWARD LLC

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plot represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095



FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- = CALCULATED POINT
- () = FND. 1/2" IRON ROD
- () = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- C.M. = CONTROLLING MONUMENT
- ☆ = LIGHT POST
- = WIRE FENCE
- = WOOD FENCE
- = METAL FENCE

DRAWN BY: DC

G.F. NO. 2048068-AHSA

JOB NO. 101297 TITLE COMPANY: INDEPENDENCE TITLE

DATE: 10/12/2020





