

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.

Hollywood Heights

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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Elevate your investment portfolio with this impressive multifamily high-rise in the sought-after San Antonio area. Offering a 5,488 SF building with 9 units, this property seamlessly combines historic charm with modern appeal, having been originally built in 1926 and renovated in 2024. Its classic architecture and updated features make it an attractive prospect for discerning investors seeking a blend of timeless elegance and contemporary comfort. With its prime location and solid rental history, this multifamily high-rise promises a lucrative opportunity for those looking to capitalize on the vibrant real estate market in San Antonio. Whether you're an experienced investor or venturing into multifamily opportunities, this property holds the potential for long-term value and robust returns.

OFFERING SUMMARY

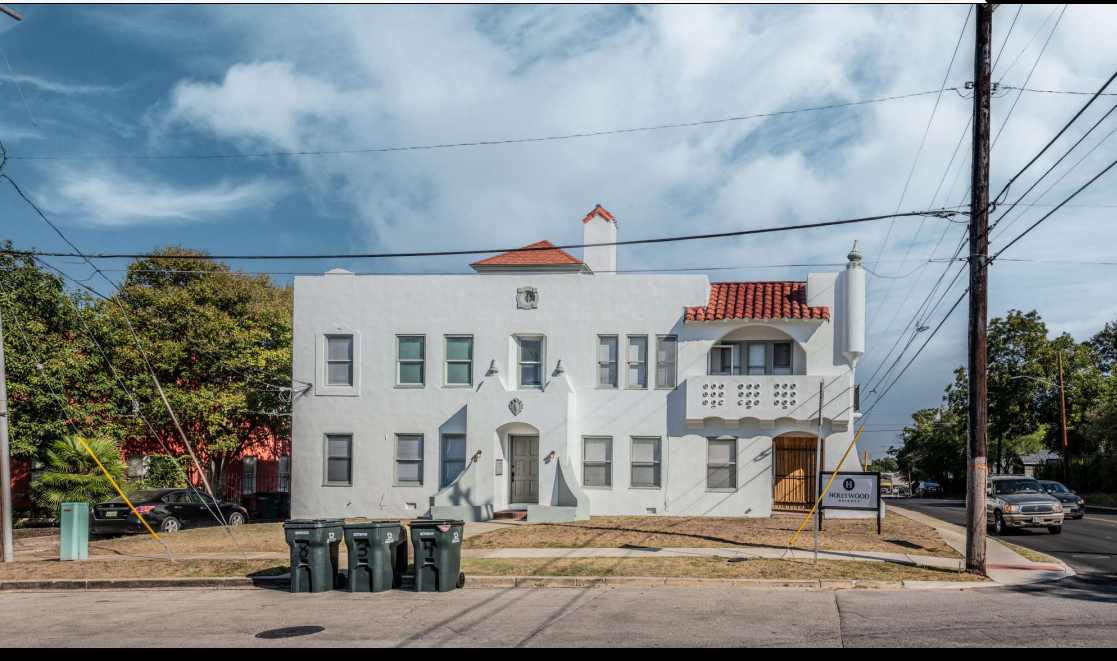
Sale Price:	Subject To Offer
Lot Size:	0.21 Acres
Building Size:	5,488 SF
NOI:	\$35,676.00

PROPERTY HIGHLIGHTS

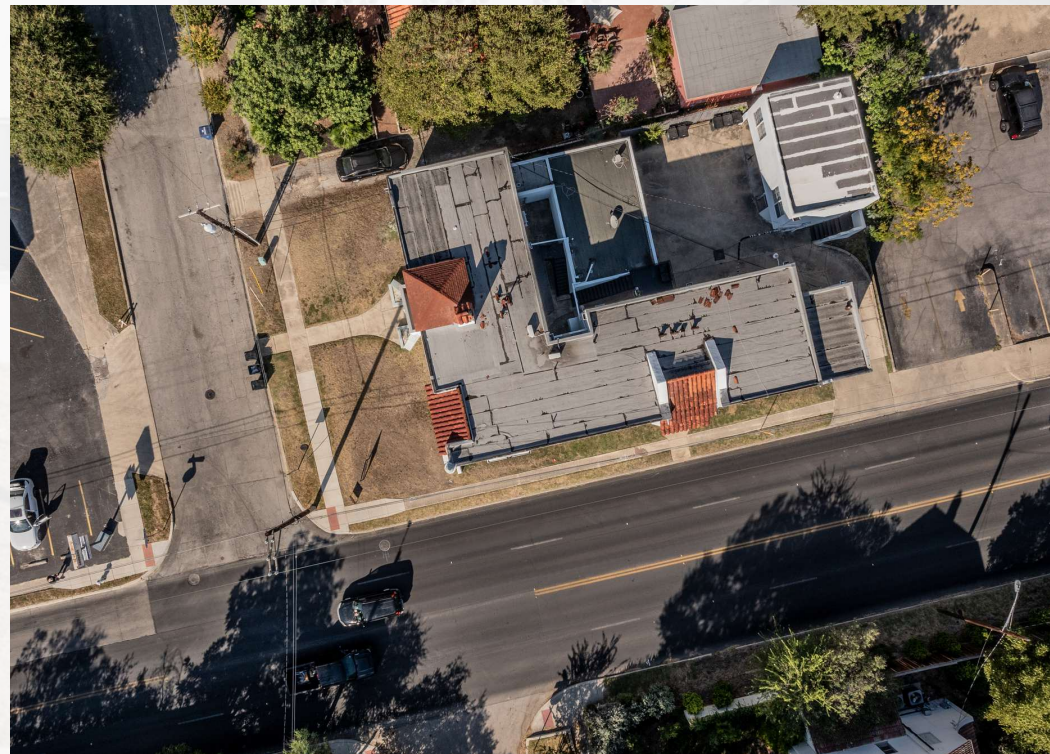
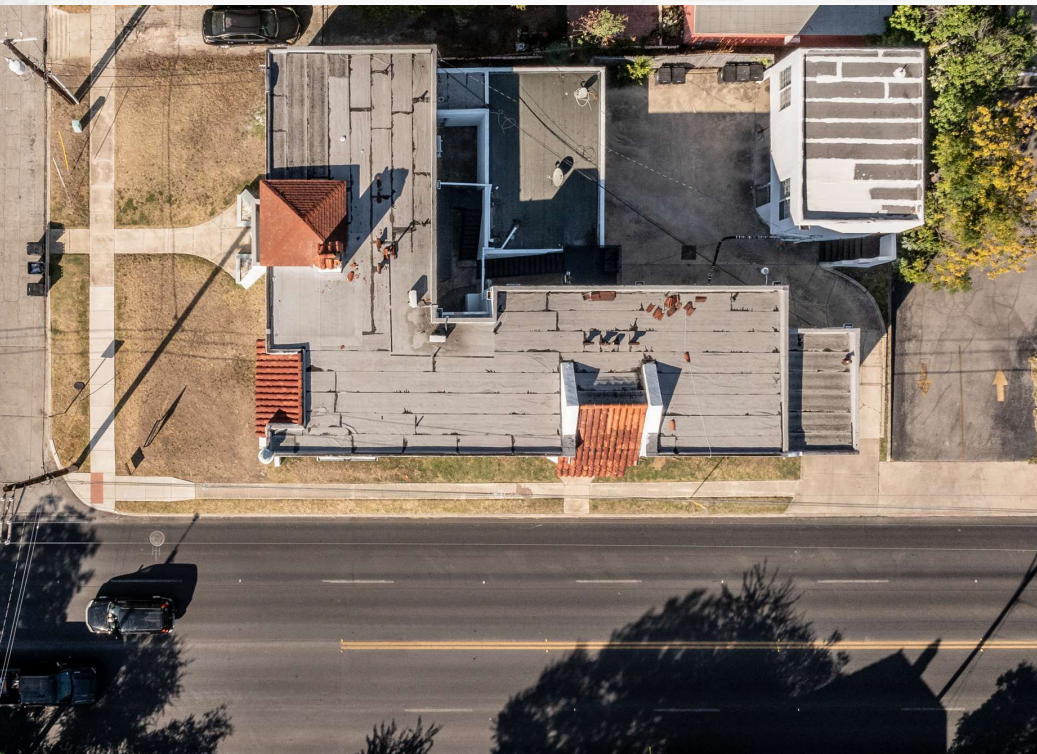
- 5,488 SF high-rise building with 9 units
- Built in 1926, renovated in 2024
- Historic charm complemented by modern comfort
- Prime location in the San Antonio area
- Solid rental history
- Desirable investment opportunity
- Potential for robust returns
- Classic architecture with updated features



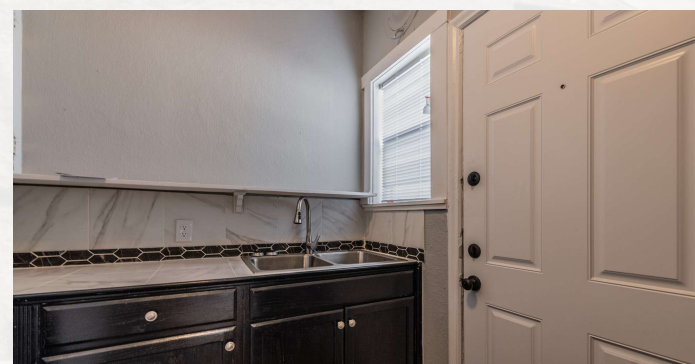
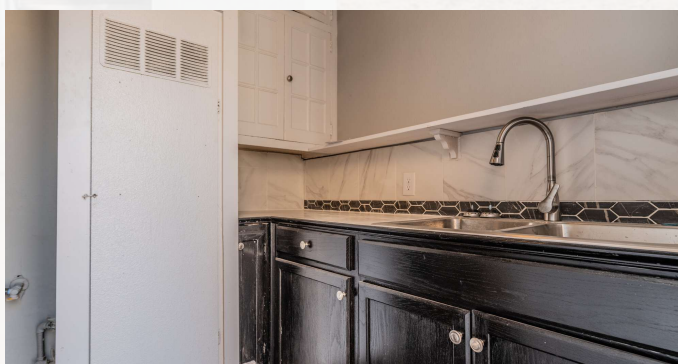
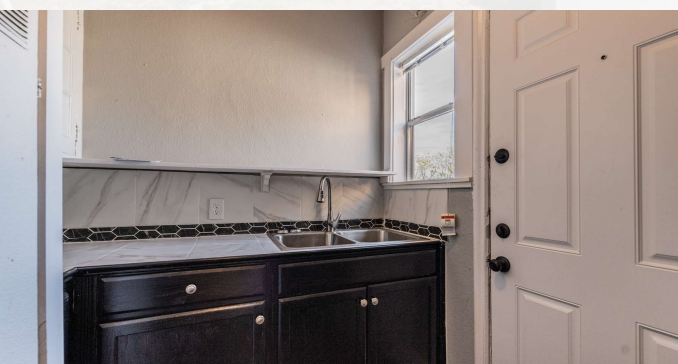
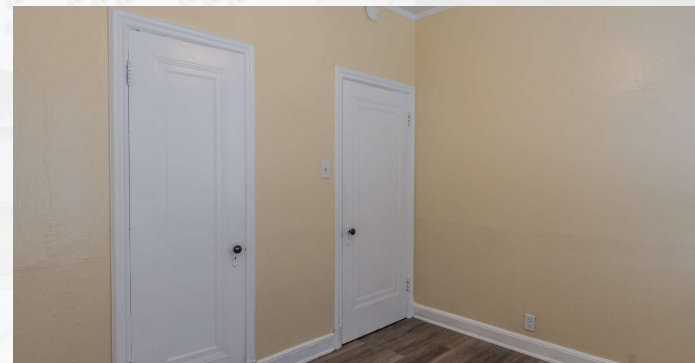
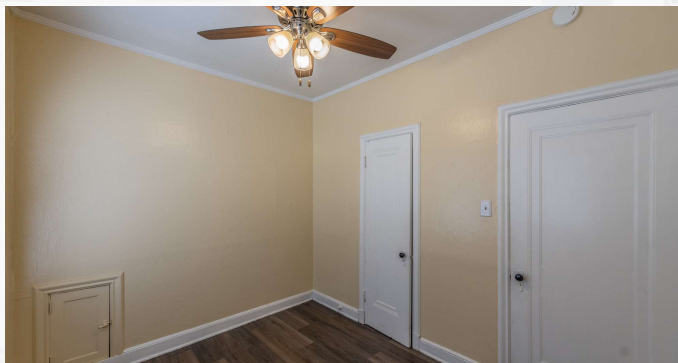
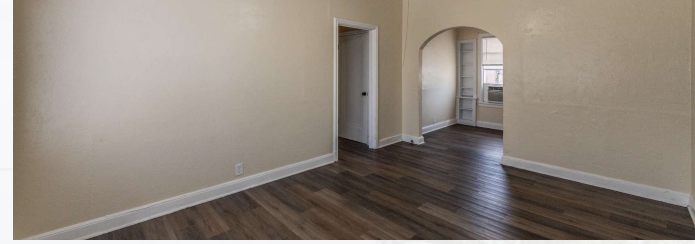
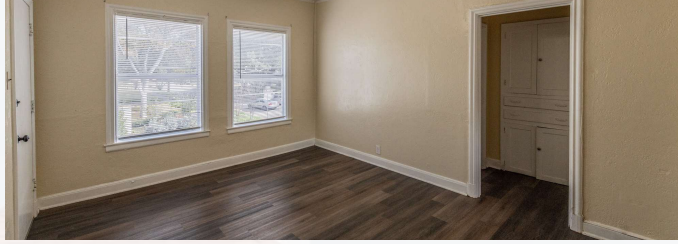
PROPERTY PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

LOCATION MAP

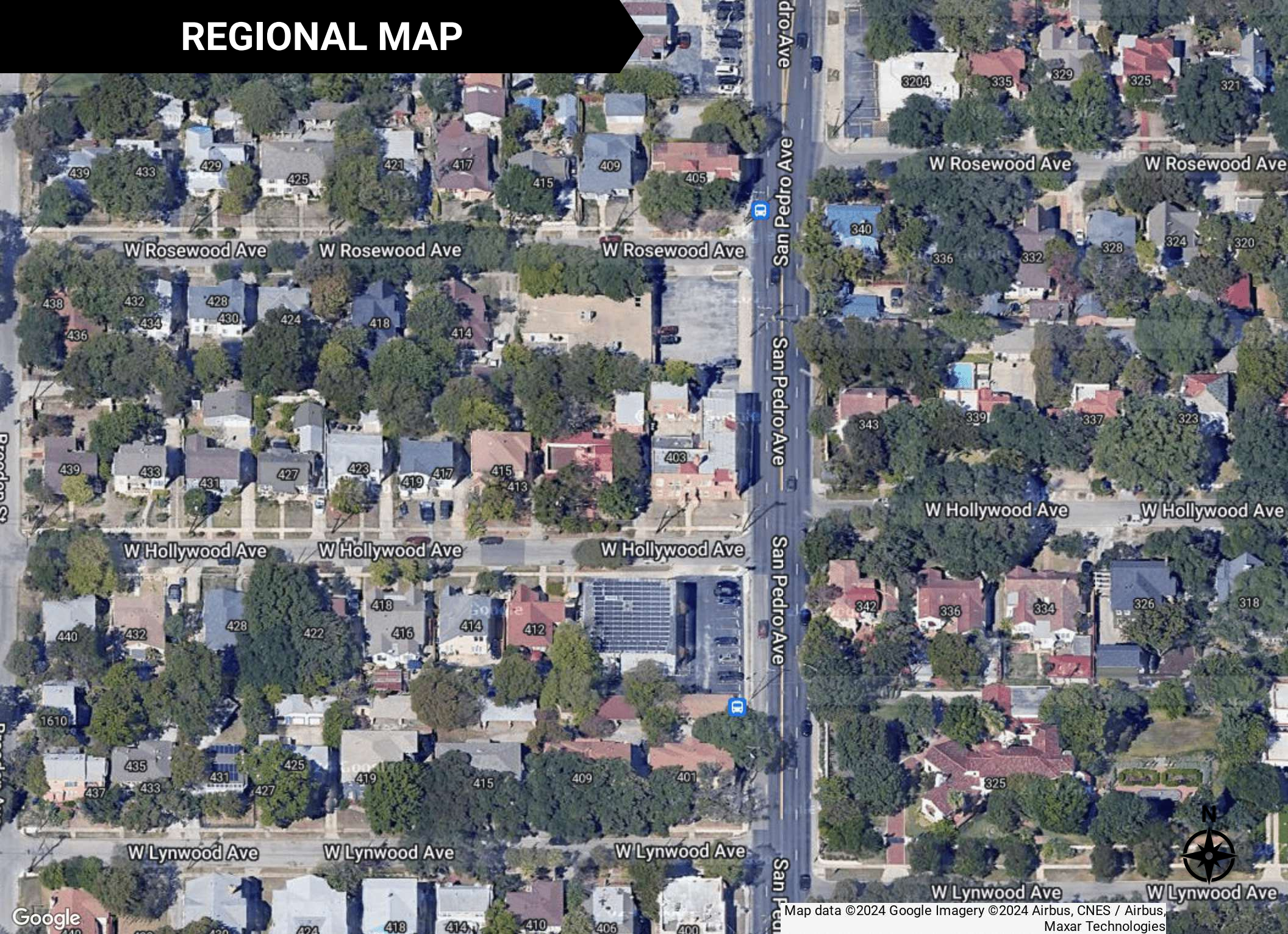


LOCATION OVERVIEW

Nestled in the vibrant heart of San Antonio, the area surrounding the property offers a dynamic blend of cultural attractions, dining options, and business amenities. Just moments away, the neighborhood boasts renowned landmarks such as the San Antonio Museum of Art and the historic Pearl District, both of which contribute to the area's unique character and appeal. Lined with a diverse array of dining and entertainment options, the location provides an ideal blend of work and leisure. Proximity to the bustling downtown area further enhances the property's desirability, offering a strategic advantage for businesses seeking a central and energetic setting for their operations.

Map data ©2024

REGIONAL 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
1	1	1	600 SF	-	\$1,300	-	-	-
2	1	1	600 SF	-	\$1,300	-	-	-
3	1	1	600 SF	\$1,100	\$1,300	\$800	08/01/2024	07/31/2025
4	1	1	600 SF	-	\$1,400	-	-	-
5	1	1	600 SF	-	\$1,400	-	-	-
6	2	1	650 SF	-	\$1,400	-	-	-
7	1	1	600 SF	\$955	\$1,300	\$800	05/29/2024	05/30/2025
8	2	1	650 SF	\$1,150	\$1,400	\$500	07/01/2024	06/30/2025
9	1	1	600 SF	-	\$1,250	-	-	-
TOTALS			5,500 SF	\$3,205	\$12,050	\$2,100		

PROFORMA INCOME & EXPENSES

INCOME SUMMARY

Market Rental Income	\$144,600.00
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GROSS INCOME	\$144,600.00
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EXPENSES SUMMARY

Insurance	\$2,076.00
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Property Taxes	\$17,784.00
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PM Fees	\$8,620.00
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Electricity	\$2,850.00
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Water	\$9,414.00
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Operational Costs (Turns)	\$9,780.00
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OPERATING EXPENSES	\$50,524.00
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NET OPERATING INCOME	\$35,676.00
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HOLLYWOOD HEIGHTS

CATEGORY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	TOTAL
AR (Accounts Receivable)	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$10,550	\$126,600
Vacancy Loss	-\$4,650	-\$4,650	-\$2,400	-\$2,400	-\$2,350	-\$5,750	-\$2,250	-\$2,250	-\$2,250	-\$2,250	-\$4,600	-\$4,600	-\$40,400
TOTAL AR	\$5,900	\$5,900	\$8,150	\$8,150	\$8,200	\$4,800	\$8,300	\$8,300	\$8,300	\$8,300	\$5,950	\$5,950	\$86,200
EXPENSES													
PM Fees	\$590	\$590	\$815	\$815	\$820	\$480	\$830	\$830	\$830	\$830	\$595	\$595	\$8,620
Property Taxes	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$1,482	\$17,784
Insurance	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$173	\$2,076
Electricity	\$243	\$288	\$245	\$268	\$262	\$230	\$227	\$218	\$239	\$247	\$186	\$197	\$2,850
Water	\$678	\$784	\$832	\$715	\$789	\$823	\$857	\$878	\$977	\$745	\$717	\$619	\$9,414
Operational Cost (Turns)	\$545	\$2,400	\$1,200	\$800	\$800	\$800	\$1,275	\$960	\$250	\$250	\$250	\$250	\$9,780
TOTAL EXPENSES	\$3,711	\$5,717	\$4,747	\$4,253	\$4,326	\$3,988	\$4,844	\$4,541	\$3,951	\$3,727	\$3,403	\$3,316	\$50,524
NOI	\$2,189	\$183	\$3,403	\$3,897	\$3,874	\$812	\$3,456	\$3,759	\$4,349	\$4,573	\$2,547	\$2,634	\$35,676

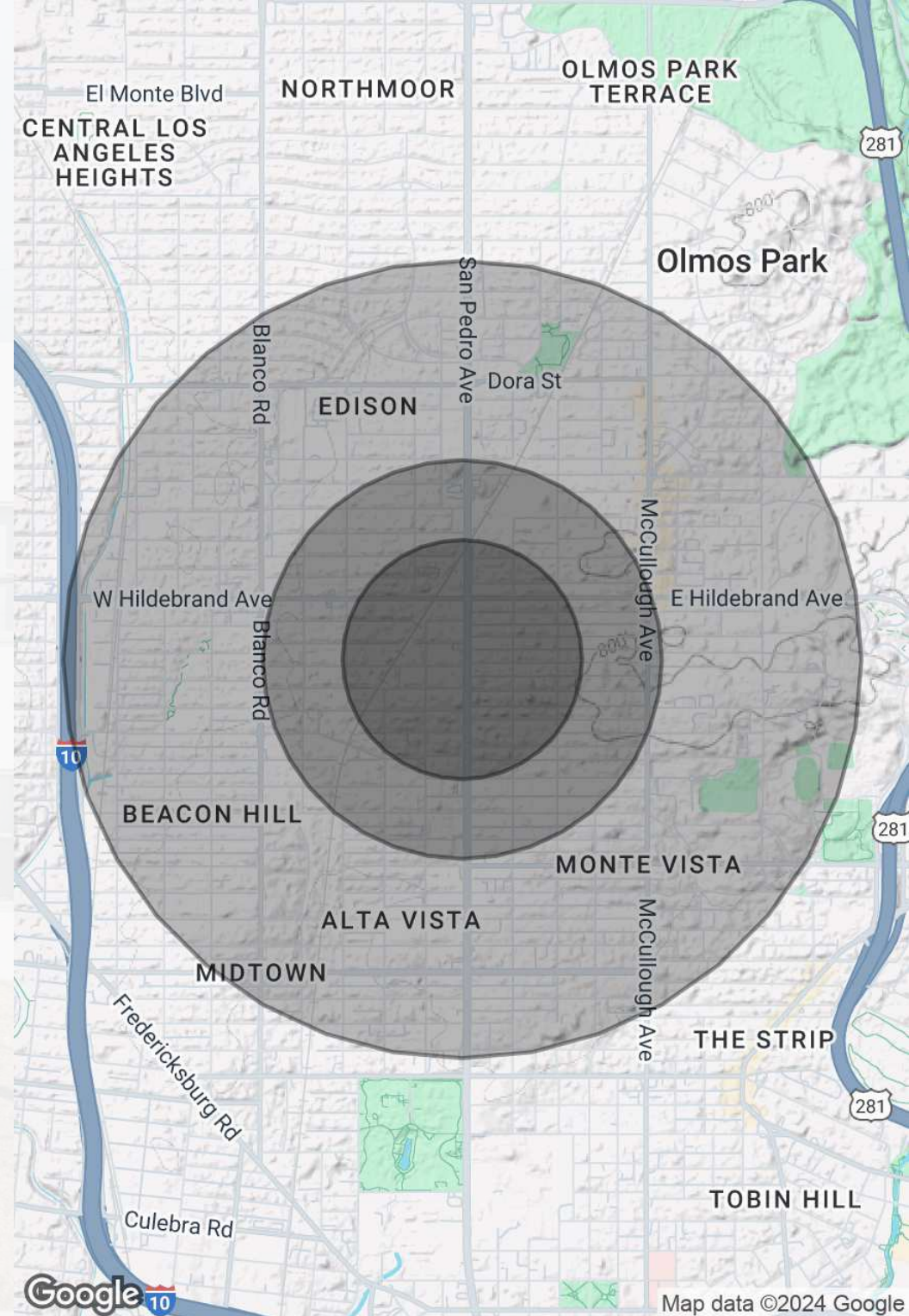
DEMOGRAPHICS

Section 4

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,510	3,726	17,262
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	663	1,633	7,183
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$94,887	\$94,703	\$103,343
Average House Value	\$493,573	\$492,437	\$496,205

Demographics data derived from AlphaMap



Google 10

Map data ©2024 Google



LOCKWOOD REALTY GROUP

WEBSITE

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