

Multifamily For Sale



MAJESTIC OAKS APARTMENTS

**719 SAN ANTONIO ST
PLEASANTON, TX 78064**



LS REALTY ADVISORS, INC.
MULTIFAMILY BROKERAGE

Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com

lifestylesrealtyinc.com
12460 Network Blvd
San Antonio, TX 78249

Texas • Alabama • Arizona • Georgia • Tennessee • Kansas • Missouri • The Carolinas



PROPERTY DESCRIPTION

Presenting an exceptional opportunity for multifamily investment in the Pleasanton area, this property offers a 7,598 SF building comprising 10 units. Originally constructed in 1950 and thoughtfully renovated in **2018**, the property seamlessly blends classic charm with modern comfort. Boasting a remarkable 100% occupancy rate, this asset represents a compelling investment opportunity for low-rise/garden-style investors seeking a property with a strong history of occupancy and the potential for a stable and reliable income stream. With a strategic location and a track record of full occupancy, this multifamily property holds significant potential for ongoing success and an attractive return on investment.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,355	3,957	4,999
Total Population	3,795	11,101	14,007
Average HH Income	\$85,420	\$92,735	\$95,140

PROPERTY HIGHLIGHTS

- 7,598 SF low-rise/garden-style building
- 10 units for multifamily investment
- Built in 1950, renovated in 2018
- Prime location in Pleasanton, TX
- Fully occupied with a 100% occupancy rate
- Updated and modernized amenities
- Strong historical occupancy performance
- Attractive potential for stable income
- Well-maintained and appealing property
- Potential to add RUBS.

OFFERING SUMMARY

Sale Price:	\$865,000
Number of Units:	10
Lot Size:	0.64 Acres
Building Size:	7,598 SF

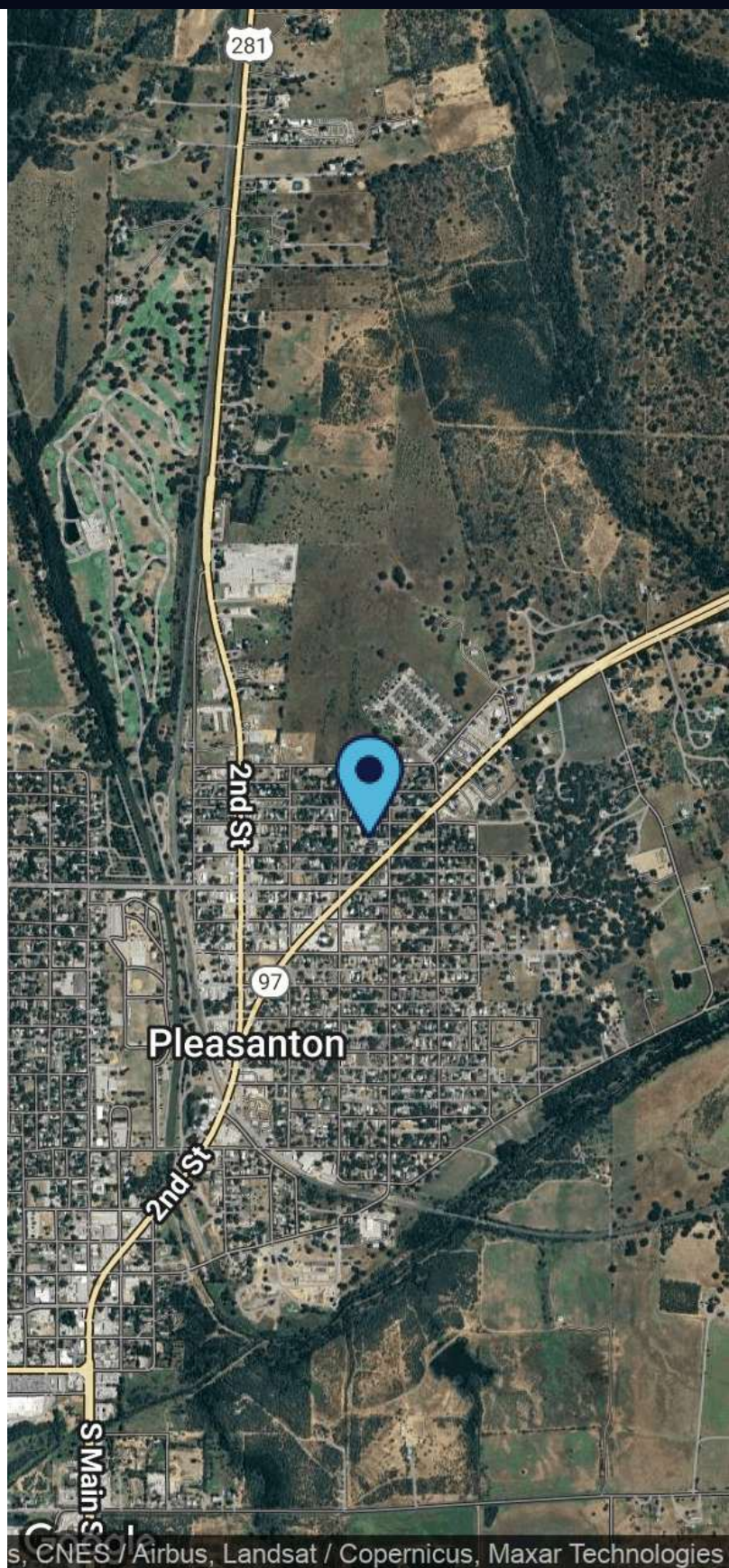
Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com



MAJESTIC OAKS APARTMENTS 719 SAN ANTONIO ST PLEASANTON, TX 78064

Building Name	Majestic Oaks Apartments
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	R29677
Building Size	7,598 SF
Lot Size	0.64 Acres
Year Built	1950
Year Last Renovated	2018
Number of Floors	1
Exterior	Brick, Siding
Roof	Composition
Foundation	Slab
Water/Sewer	City
Heat Fuel	Electric
Air Cond.	Unit Cental
Floor	Ceramic Tile, Vinyl
Meters	Individually-Metered
Exterior Feat.	Patio Slab, Privacy Fence, Solar Screens and Storage
Population Growth: '24 - '29 (CoStar)	11.35%-1 Mile / 11.31%-3 Miles
Household Growth: '24 - '29 (CoStar)	11.19%-1 Mile / 11.20%-3 Miles



Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com



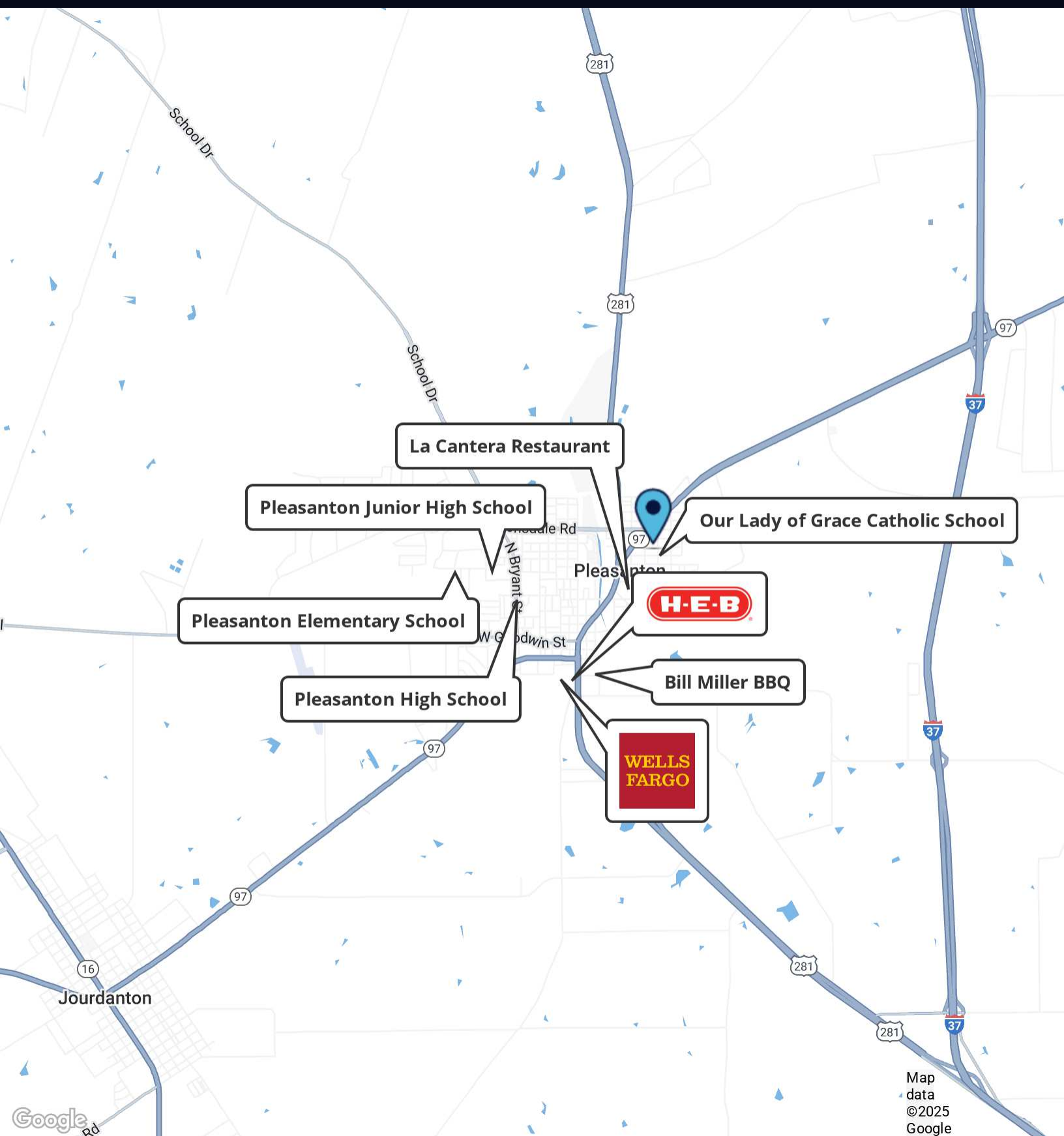
MAJESTIC OAKS APARTMENTS 719 SAN ANTONIO ST PLEASANTON, TX 78064



Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com





Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com



MAJESTIC OAKS APARTMENTS 719 SAN ANTONIO ST PLEASANTON, TX 78064

UNIT TYPE	COUNT	% OF TOTAL	SIZE SF	RENT	MARKET RENT	MARKET RENT/SF
EFF	2	20%	625 SF	\$850	\$890	\$1.42
1X1	2	20%	625 SF	\$800	\$840	\$1.34
1X1	3	30%	775 SF	\$950	\$990	\$1.28
2X1	3	30%	925 SF	\$950	\$1,100	\$1.19
TOTALS/AVERAGES	10	100%	760 SF	\$900	\$973	\$1.29



Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com



MAJESTIC OAKS APARTMENTS 719 SAN ANTONIO ST PLEASANTON, TX 78064

	March'25		Pro Forma	
	T-12			
	Total	Per Unit	Total	Per Unit
Income				
Gross Rental Income	\$108,000	\$10,800	\$116,760	\$11,676
<u>Economic Vacancy</u>	<u>\$(20,695)</u>	<u>-19.2%</u>	<u>\$(11,676)</u>	<u>-10.00%</u>
Net Rental Income	\$87,305	\$8,731	\$105,084	\$10,508
Laundry	\$0	\$0	\$0	\$0
RUBS	\$0	0.0%	\$0	0.0%
<u>Misc. Other Income</u>	<u>\$2,190</u>	<u>\$219</u>	<u>\$1,051</u>	<u>\$105</u>
Total Income	\$89,495	\$8,950	\$106,135	\$10,614
Expenses				
Taxes*	\$3,812	\$381	\$6,475	\$648
Salaries & Personnel	\$0	\$0	\$0	\$0
Repair & Maintenance**	\$14,010	\$1,401	\$11,208	\$1,121
Management Fee	\$0	\$0	\$0	\$0
Contract Services				
Landscaping	\$0	\$0	\$0	\$0
Pest Control	\$0	\$0	\$0	\$0
<u>Other</u>	<u>\$3,000</u>	<u>\$300</u>	<u>\$3,000</u>	<u>\$300</u>
Total Contract Services	\$3,000	\$300	\$3,000	\$300
Utilities				
Electric	\$0	\$0	\$0	\$0
Water	\$8,644	\$864	\$8,817	\$882
Gas	\$0	\$0	\$0	\$0
Trash	\$0	\$0	\$0	\$0
<u>Other</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Total Utilities	\$8,644	\$864	\$8,817	\$882
Administrative	\$59	\$6	\$500	\$50
Insurance***	\$7,351	\$735	\$7,417	\$742
Marketing	\$0	\$0	\$500	\$50
Total Expenses	\$36,876	\$3,688	\$37,917	\$3,792
Net Operating Income	\$52,619	\$5,262	\$68,218	\$6,822

* Pro Forma Tax is based on the Valorem Tax Advisor quote dated 03/13/2025.

** Pro Forma R&M is based on 80% of March'25 T-12 expense.

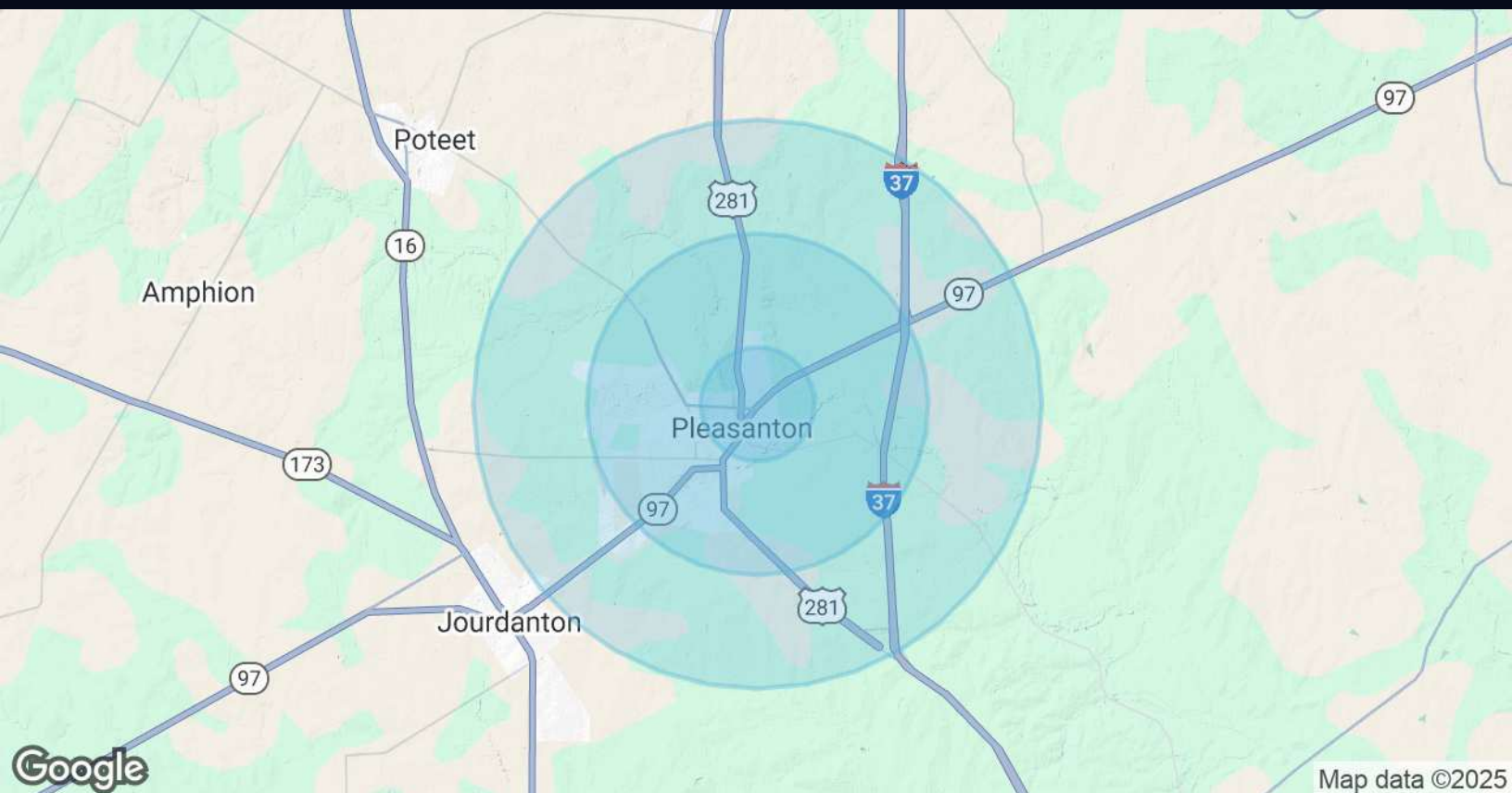
*** Pro Forma Insurance is taken from the quote provided by REInsurePro dated 12/02/2024.

Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com



MAJESTIC OAKS APARTMENTS 719 SAN ANTONIO ST PLEASANTON, TX 78064



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,795	11,101	14,007
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	40

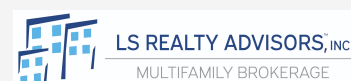
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,355	3,957	4,999
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$85,420	\$92,735	\$95,140
Average House Value	\$154,039	\$197,258	\$200,888

Demographics data derived from AlphaMap

Steve Guzek
210.317.1179
steve.guzek@lifestylesrealtyinc.com

Nick D'Arcy
214.597.4427
nick.darcy@lifestylesrealtyinc.com





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Lifestyles Realty, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>596083</u> License No.	<u>Lee@lifestylesrealtyinc.com</u> Email	<u>(210) 787-2236</u> Phone
<u>Lee Cathey-Bell</u> Designated Broker of Firm	<u>471424</u> License No.	<u>lee@lifestylesrealtyinc.com</u> Email	<u>(214) 450-4831</u> Phone
<u>Lee Cathey-Bell</u> Licensed Supervisor of Sales Agent/ Associate	<u>471424</u> License No.	<u>lee@lifestylesrealtyinc.com</u> Email	<u>(214) 597-4427</u> Phone
<u>Steve Guzek</u> Sales Agent/Associate's Name	<u>533665</u> License No.	<u>steve.guzek@lifestylesrealtyinc.com</u> Email	<u>(210) 317-1179</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date