

Unit 1

3 Unit Multi-Family Property

Unit 2

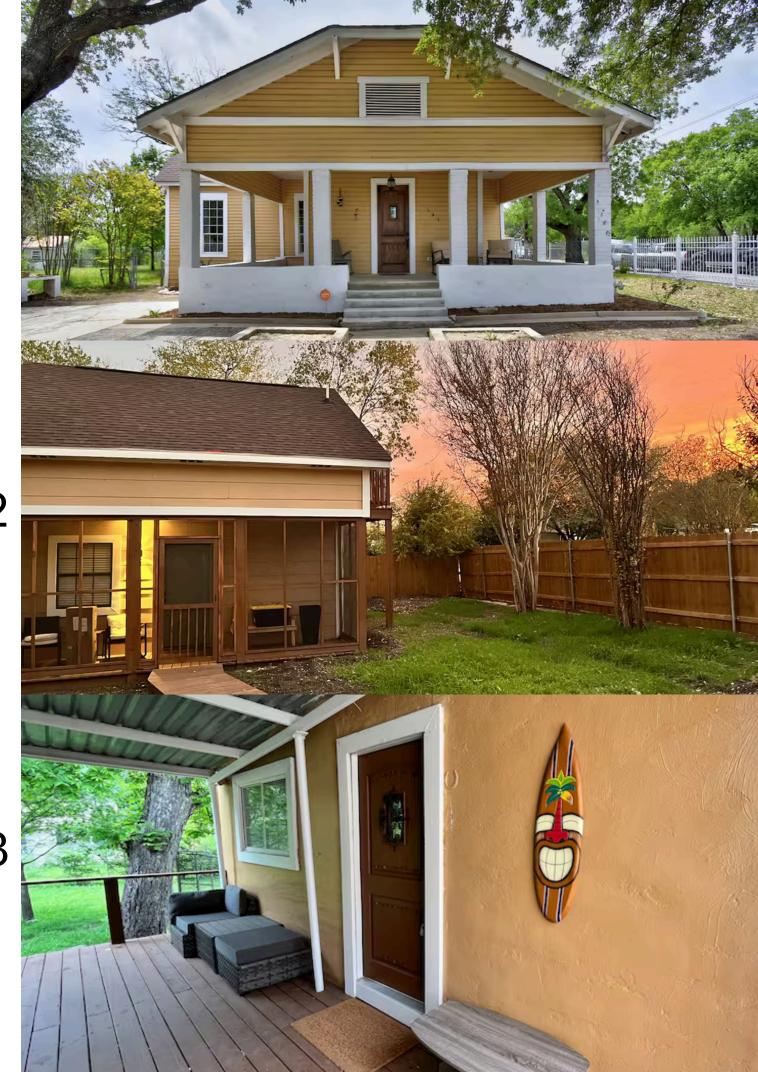
Prime Investment Opportunity by Woodlawn Lake in San Antonio.

Qwner Financing Option

\$695,000

1246 Waverly, San Antonio

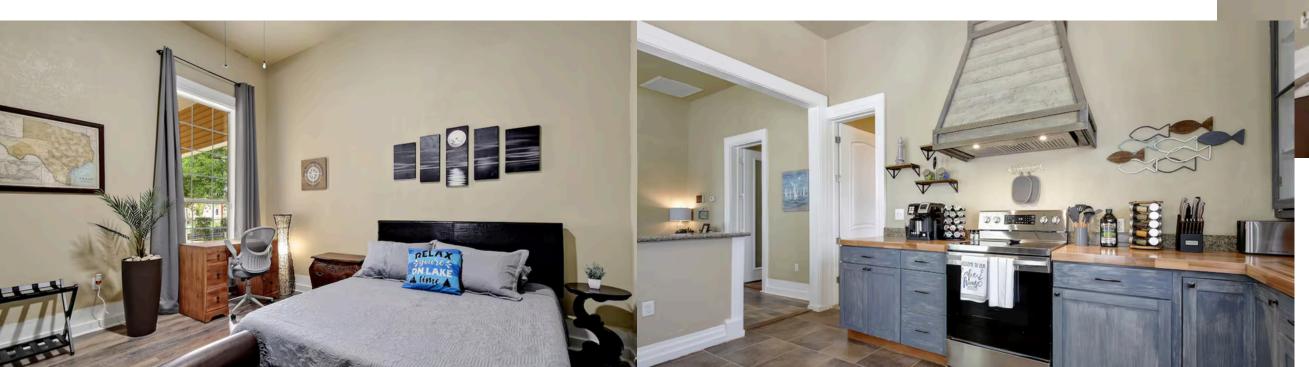
Unit 3





Completely Remodeled

This **property** offers an excellent opportunity for investors. With multiple units, it is perfect for generating rental income and all **3** units are daily rentals.







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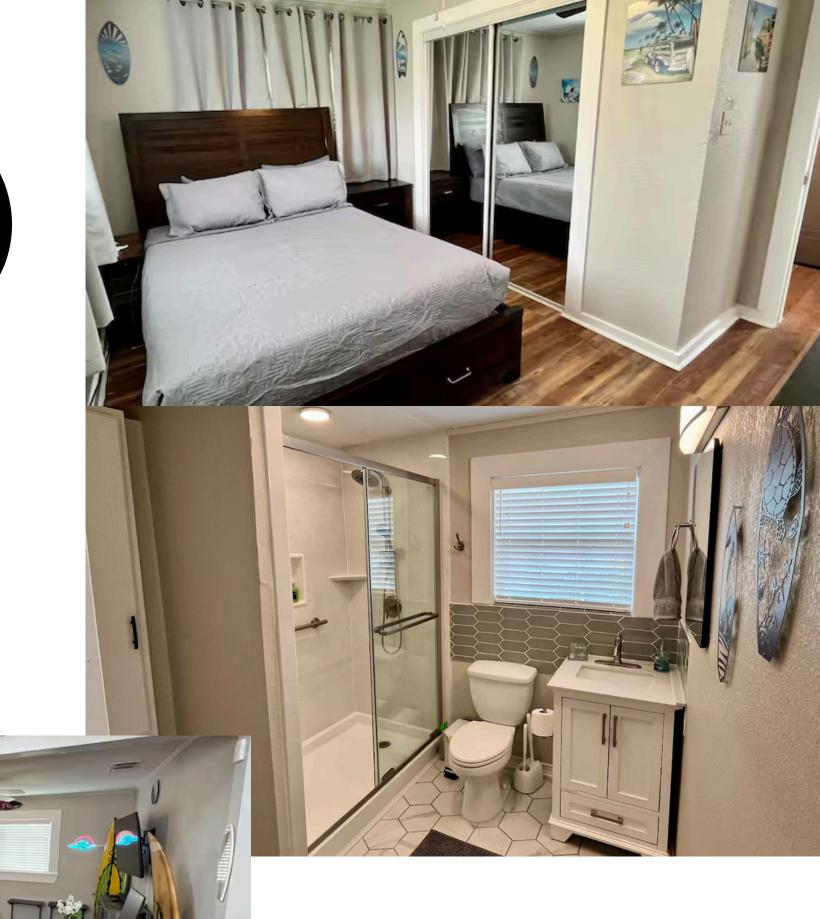


is a 1/1



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This **property** offers an excellent opportunity for investors. With multiple units, it is perfect for generating rental income and **all 3** units are daily rentals.



Unit 3 is a 2/1



Key Features

MODERN UNITS

Spacious layouts designed for **comfortable living** and modern lifestyles.

CENTRAL LOCATION

Convenient access to shopping, dining, and public transport options.

SECURE PARKING

Enjoy peace of mind with **dedicated parking** for residents and guests.

1 BLOCK FROM WOODLAWN LAKE



Multi-family property with strong occupancy and returns



Prime Investment Opportunity

87%

Current Occupancy Rate

High demand in area

8.4%

CAP RATE

Attractive for investors



Rental Expenses



Income / Expense Tracker

Income:	July 2024	August 2024	September 2024	October 2024	November 2024	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	Summary
Unit 101	\$5,542	\$2,106	\$1,141	\$3,328	\$3,722	\$3,384	\$3,124	\$3,247	\$4,034	\$3,703	\$1,913	\$2,884	\$3,622	\$22,526.19
Unit 201	\$2,386	\$1,700	\$1,600	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$2,033	\$12,232.88
Unit 301	\$2,561	\$1,576	\$2,308	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$2,210	\$1,686	\$2,440	\$3,246	\$14,381.92
Sum of Income	\$10,489.00	\$5,382.00	\$5,049.11	\$6,627.75	\$7,021.54	\$6,684.26	\$6,423.78	\$6,546.75	\$7,333.54	\$7,613.56	\$5,299.00	\$7,024.00	\$8,900.36	\$49,140.99

Avg Gross: \$6,953.43

Year-End

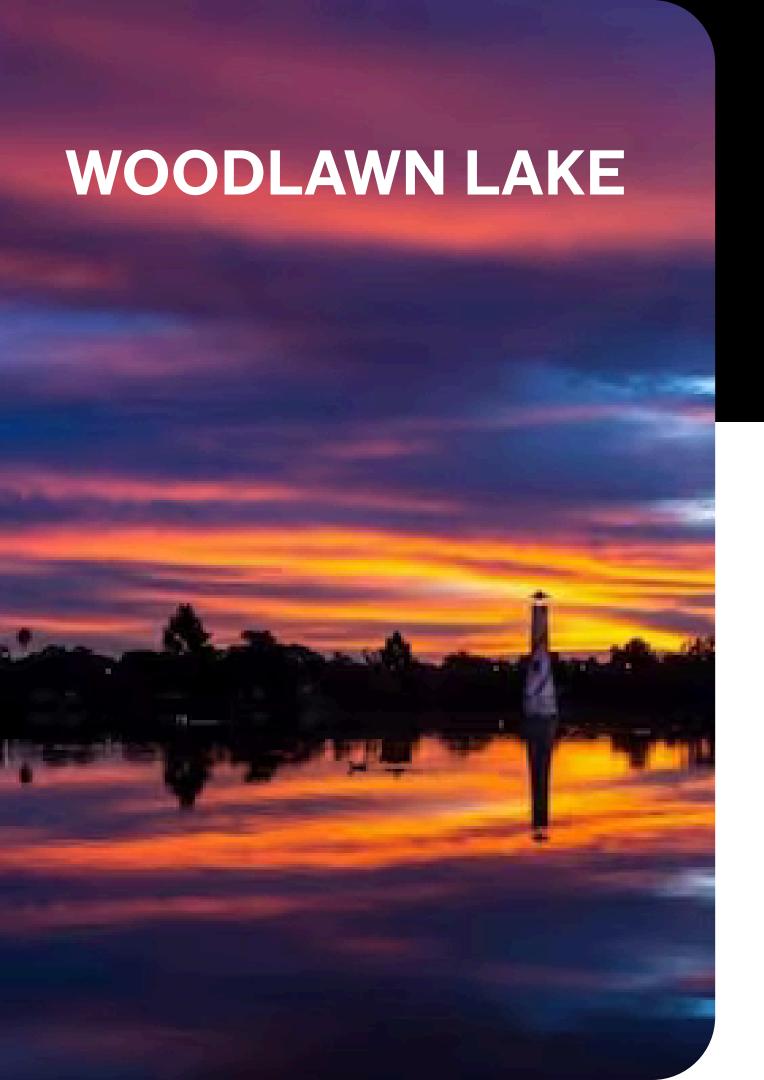
Kental Expenses		Aug	Sep		Valleng	Dec	Jan	⊕ Fua	Mar	Apr	COLLEGE C	L'EN	July	
Cleaning	405	270	360	600	600	495	525	450	525	900	495	915	690	\$4,500.00
Gardening / Landscape		100					Re	etention		100		100	100	\$300.00
City Fees	297	254	174	292	339	342	273	314	92	114	99	93	115	\$1,100.27
Pest Control	48	48	48	48	48	48	48	48	48	48	48	48	48	\$334.39
Taxes	401	401	401	401	401	401	401	401	401	401	401	401	401	\$2,805.83
Insurance	375	375	375	375	375	375	375	375	375	375	375	375	375	\$2,625.00
Repairs						145			100		150			\$250.00
Supplies	70			50			50		75		80		50	\$255.00
Utilities - Water, Electric	780	698	667	463	536	474	563	660	784	559	607	682	814	\$4,669.76
Internet	71	71	71	71	76	76	76	76	67	67	71	71	71	\$501.66
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Total expenses: \$2,216.55 \$2,096.08 \$2,299.35 \$2,356.45 \$2,311.23 \$2,324.02 \$10,489 \$5,382 \$5,049 \$6,628 \$7,022 \$6,684 \$6,424 \$6,547 \$7,334 \$7,614 \$5,299 Total Income \$7,024 \$8,900 \$49,141

Sum of Profit: \$8,042.31 \$3,165.45 \$2,953.03 \$4,328.40 \$4,646.34 \$4,327.81 \$4,112.55 \$4,222.73 \$4,866.63 \$5,049.27 \$2,972.89 \$4,338.90 \$6,236.13 \$31,799.08

Avg NOI: \$4,558.65

Tons of Room for More Growth!



CONTACT US FOR MORE INFORMATION

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