



Unit 1



Unit 2



Unit 3



3 Unit Multi-Family Property

Prime Investment Opportunity by
Woodlawn Lake in San Antonio.

Owner Financing Option

\$695,000

1246 Waverly, San Antonio



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.**



**Unit 1
is a 3/1**

redKorr

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.**



**Unit 2
is a 1/1**

redKorr

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.**



**Unit 3
is a 2/1**

WOODLAWN LAKE



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

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Prime Investment Opportunity

87%

Current Occupancy Rate

High demand in area

8.4%

CAP RATE

Attractive for investors

Multi-family property with strong occupancy and returns

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Financials



Income / Expense Tracker

	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	Year-End Summary
<u>Income:</u>														
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

<u>Rental Expenses</u>	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	
Cleaning	405	270	360	600	600	495	525	450	525	900	495	915	690	\$4,500.00
Gardening / Landscape		100								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

Total expenses:	\$2,446.69	\$2,216.55	\$2,096.08	\$2,299.35	\$2,375.20	\$2,356.45	\$2,311.23	\$2,324.02	\$2,466.91	\$2,564.29	\$2,326.11	\$2,685.10	\$2,664.23	\$17,341.91
Total Income	\$10,489	\$5,382	\$5,049	\$6,628	\$7,022	\$6,684	\$6,424	\$6,547	\$7,334	\$7,614	\$5,299	\$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
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Avg NOI: \$4,558.65

Tons of Room for More Growth!

WOODLAWN LAKE

**CONTACT US FOR
MORE INFORMATION**

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