

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.

604 W Hollywood Ave

San Antonio, TX 78212



LOCKWOOD REALTY GROUP



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TABLE OF CONTENTS

3	PROPERTY INFORMATION
8	LOCATION INFORMATION
11	FINANCIAL ANALYSIS
15	DEMOGRAPHICS

PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Attention investors and savvy buyers!

Don't miss this incredible opportunity to own a duplex at 604 W Hollywood in San Antonio—with OWNER FINANCING available! Perfectly located, this property offers significant potential as a rental income producer or multi-generational living space. Each unit boasts ample living areas, and with some cosmetic updates, this duplex could quickly increase in value and rental income. Situated close to downtown, local shops, dining, and entertainment, 604 W Hollywood is ideal for anyone looking to capitalize on a desirable, centrally located investment. Secure your future with this versatile property in a prime area!

OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	0.175 Acres
Building Size:	1,504 SF
NOI:	\$17,664.00



PROPERTY HIGHLIGHTS

- Opportunity Type: Income-generating duplex
- Neighborhood: Centrally located in a desirable San Antonio area
- Special Offer: Owner financing available
- Investment Potential: Ideal for rental income or multi-generational living
- Property Condition: Opportunity for value increase with cosmetic updates
- Proximity: Close to downtown, shops, dining, and entertainment
- Versatile Use: Great for investors and buyers seeking a centrally located investment



PROPERTY PHOTOS



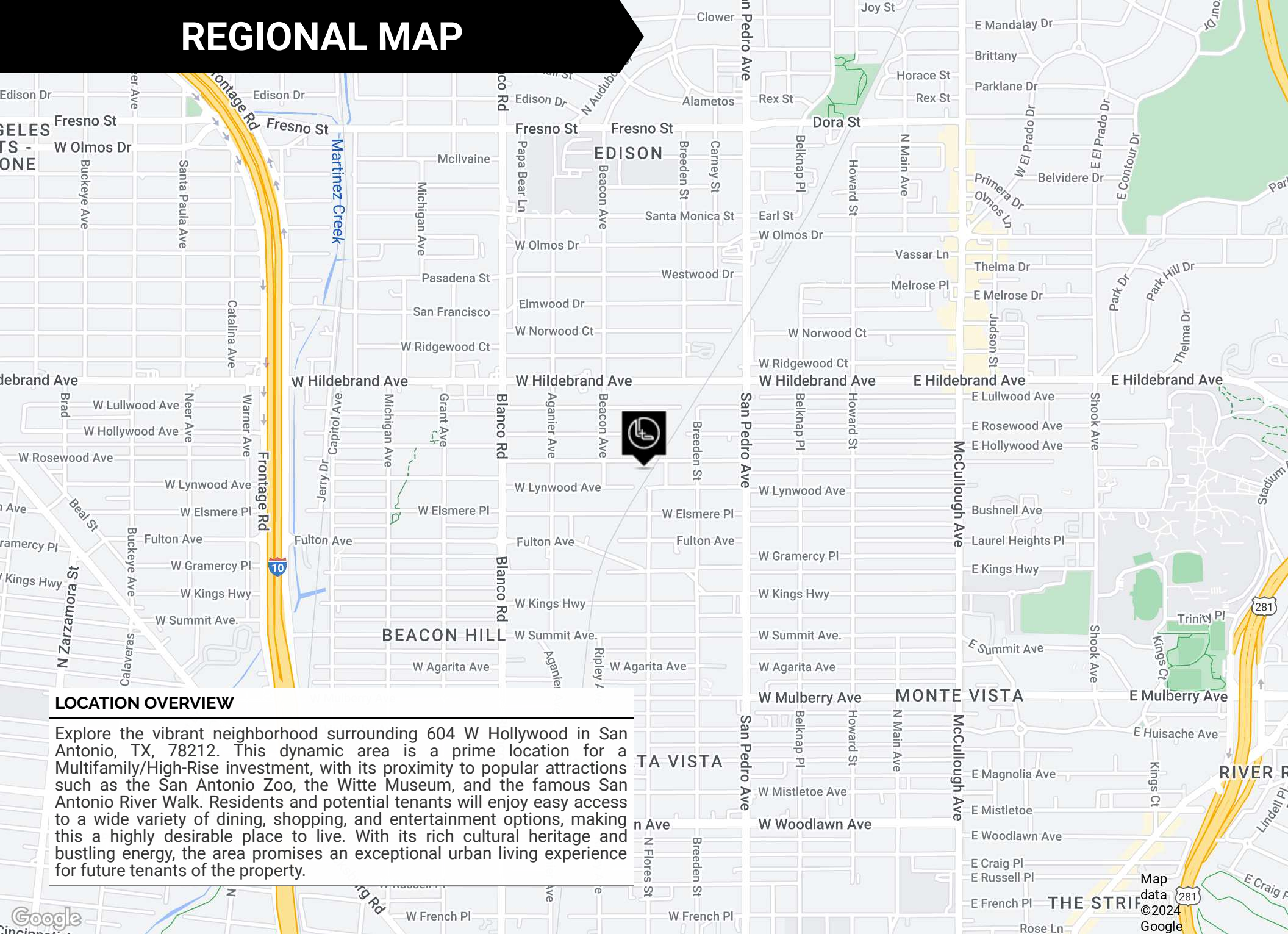
ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP

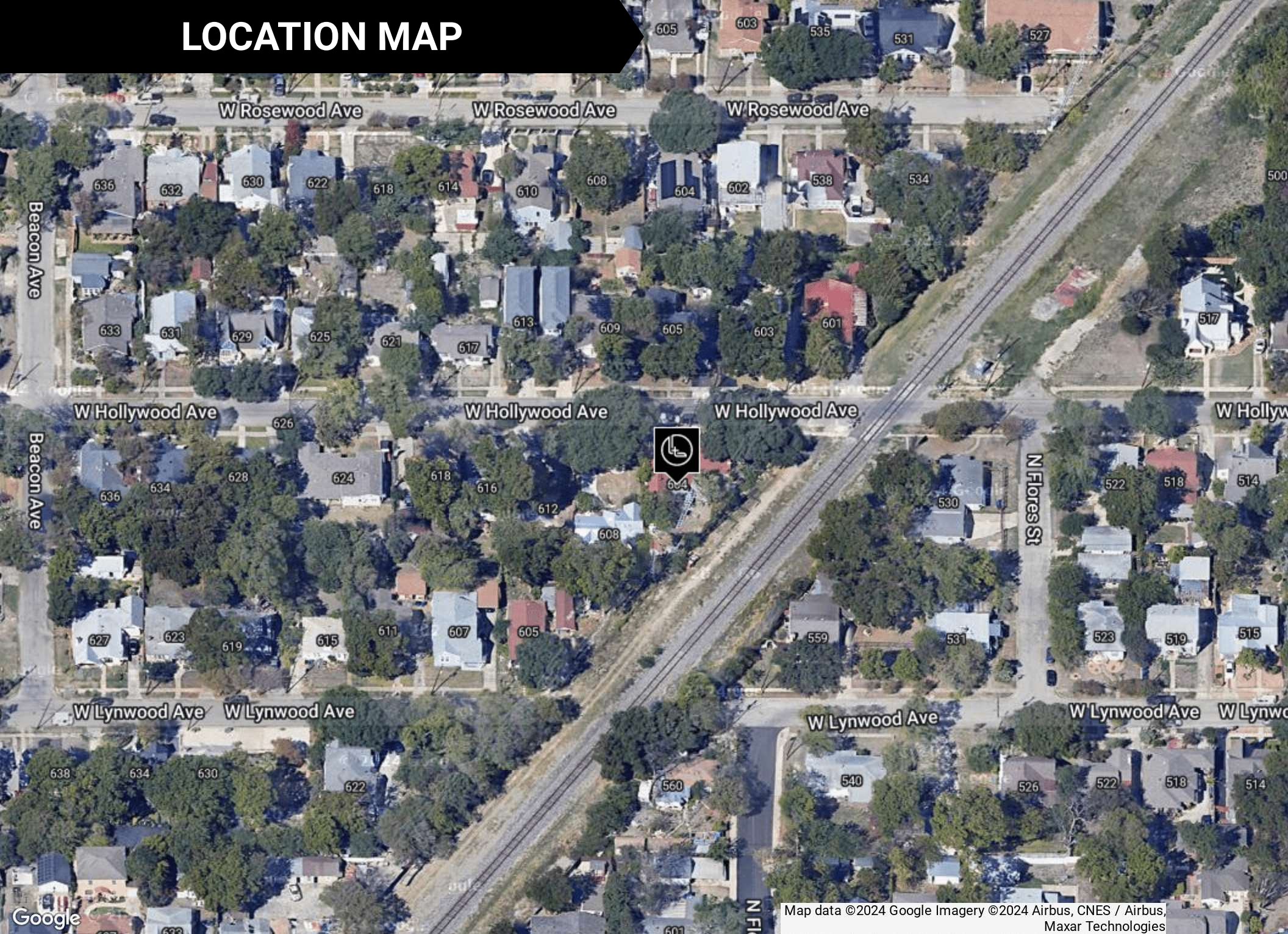


LOCATION OVERVIEW

Explore the vibrant neighborhood surrounding 604 W Hollywood in San Antonio, TX, 78212. This dynamic area is a prime location for a Multifamily/High-Rise investment, with its proximity to popular attractions such as the San Antonio Zoo, the Witte Museum, and the famous San Antonio River Walk. Residents and potential tenants will enjoy easy access to a wide variety of dining, shopping, and entertainment options, making this a highly desirable place to live. With its rich cultural heritage and bustling energy, the area promises an exceptional urban living experience for future tenants of the property.

Map data ©2024 Google

LOCATION MAP



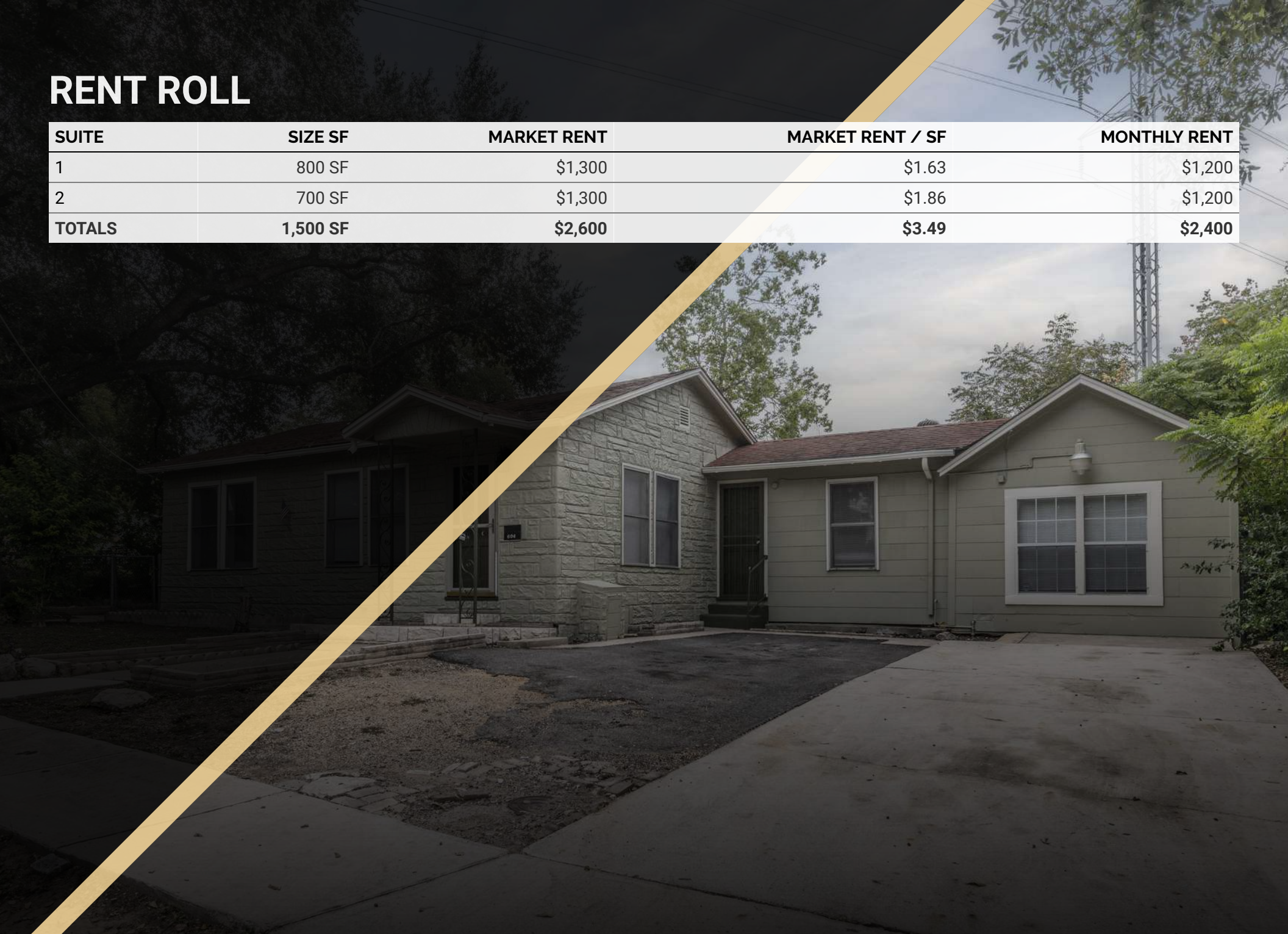
Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

FINANCIAL ANALYSIS

Section 3

RENT ROLL

SUITE	SIZE SF	MARKET RENT	MARKET RENT / SF	MONTHLY RENT
1	800 SF	\$1,300	\$1.63	\$1,200
2	700 SF	\$1,300	\$1.86	\$1,200
TOTALS	1,500 SF	\$2,600	\$3.49	\$2,400



INCOME & EXPENSES

INCOME SUMMARY

Market Rental Income	\$28,800
Vacancy Cost	\$0
GROSS INCOME	\$28,800

EXPENSES SUMMARY

Property Taxes	\$7,248
Insurance	\$1,608
Electricity	\$480
Water	\$2,400
Operational Cost (Turns)	\$1,800
OPERATING EXPENSES	\$13,536

NET OPERATING INCOME	\$17,664
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604 W HOLLYWOOD AVE - DUPLEX

CATEGORY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	TOTALS
AR (Accounts Receivable)	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$31,200
Vacancy Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AR	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$31,200
EXPENSES													
PM Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$7,248
Insurance	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$134	\$1,608
Electricity	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$480
Water	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$2,400
Operational Costs (Turns)	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,800
TOTAL EXPENSES	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$1,128	\$13,536
NOI	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$1,472	\$17,664

DEMOGRAPHICS

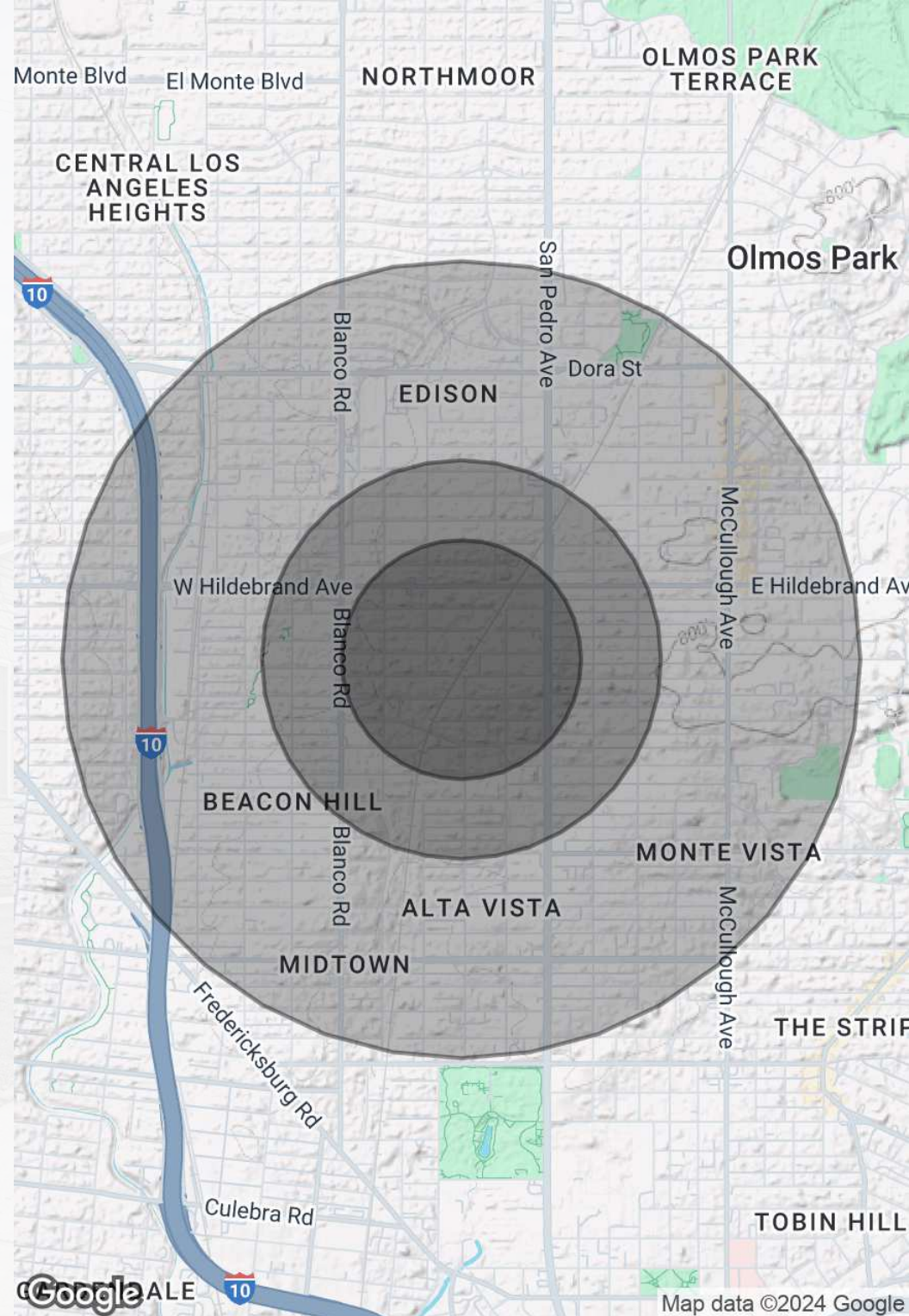
Section 4

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,839	4,860	17,703
Average Age	42	41	42
Average Age (Male)	40	41	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	839	2,156	7,540
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$75,772	\$80,063	\$86,151
Average House Value	\$364,123	\$382,497	\$405,722

Demographics data derived from AlphaMap





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