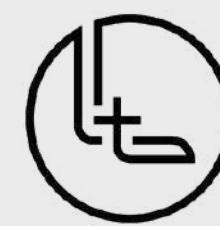




HOLLYWOOD HEIGHTS

403 W HOLLYWOOD AVE, SAN ANTONIO, TX 78212

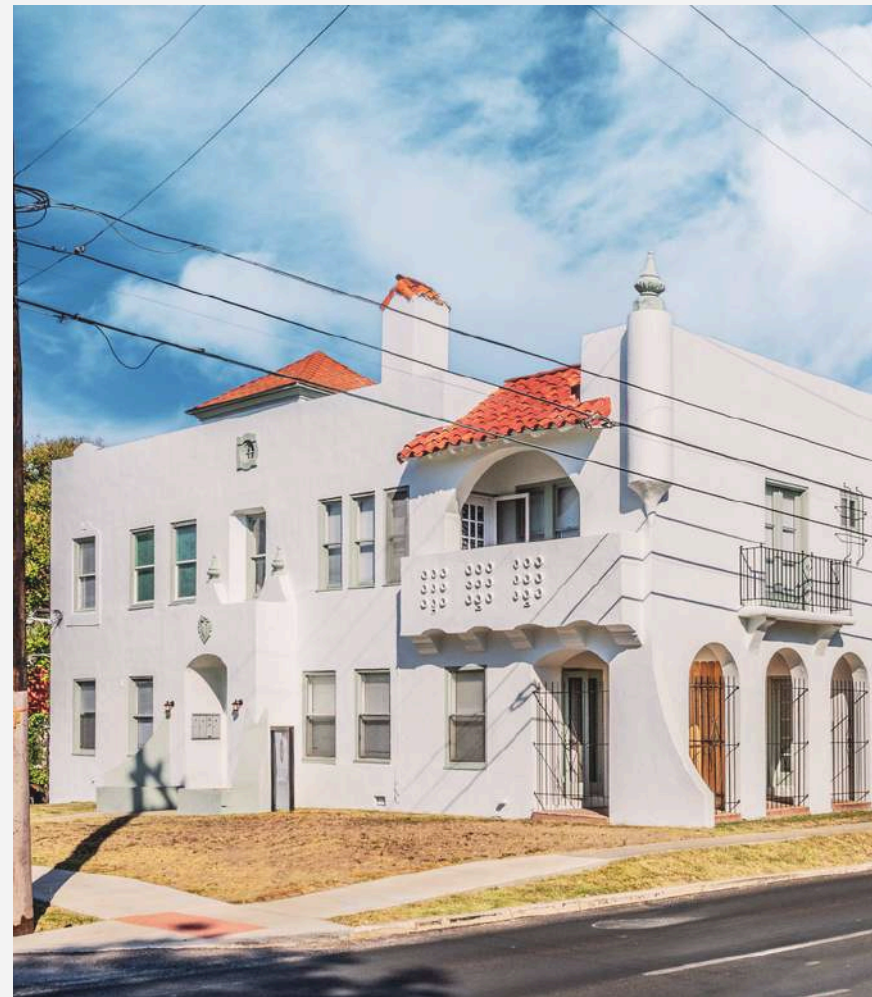


LOCKWOOD
REALTY GROUP



DISCLAIMER

This presentation is for informational purposes only and is subject to change. It does not constitute investment advice or a recommendation, is not an advertisement, and is not intended for public use or distribution. This presentation does not constitute an offer to sell nor the solicitation of an offer to buy. Such offer or solicitation may only be made by means of delivery of a confidential private offering memorandum or other appropriate disclosure which contains a description of the material terms (including, without limitation, risk factors, conflicts of interest, fees and charges, and tax implications) relating to such investment and only in those jurisdictions where permitted by applicable law. An investment should only be considered by people who can afford to hold their interests indefinitely without the possibility for resale. There is no secondary market for the interests, and none is expected to develop.

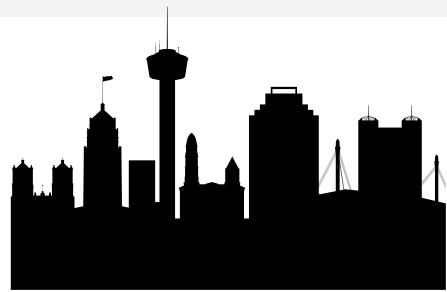


LOCKWOOD REALTY GROUP

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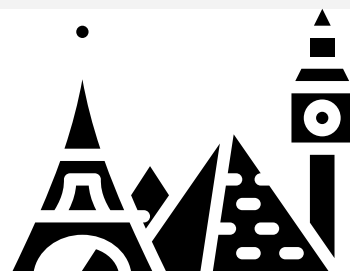
INVESTMENT STRATEGY



Heart of San
Antonio



Vibrant cultural
Mix



Boost
Renowned
Landmarks



Strong returns



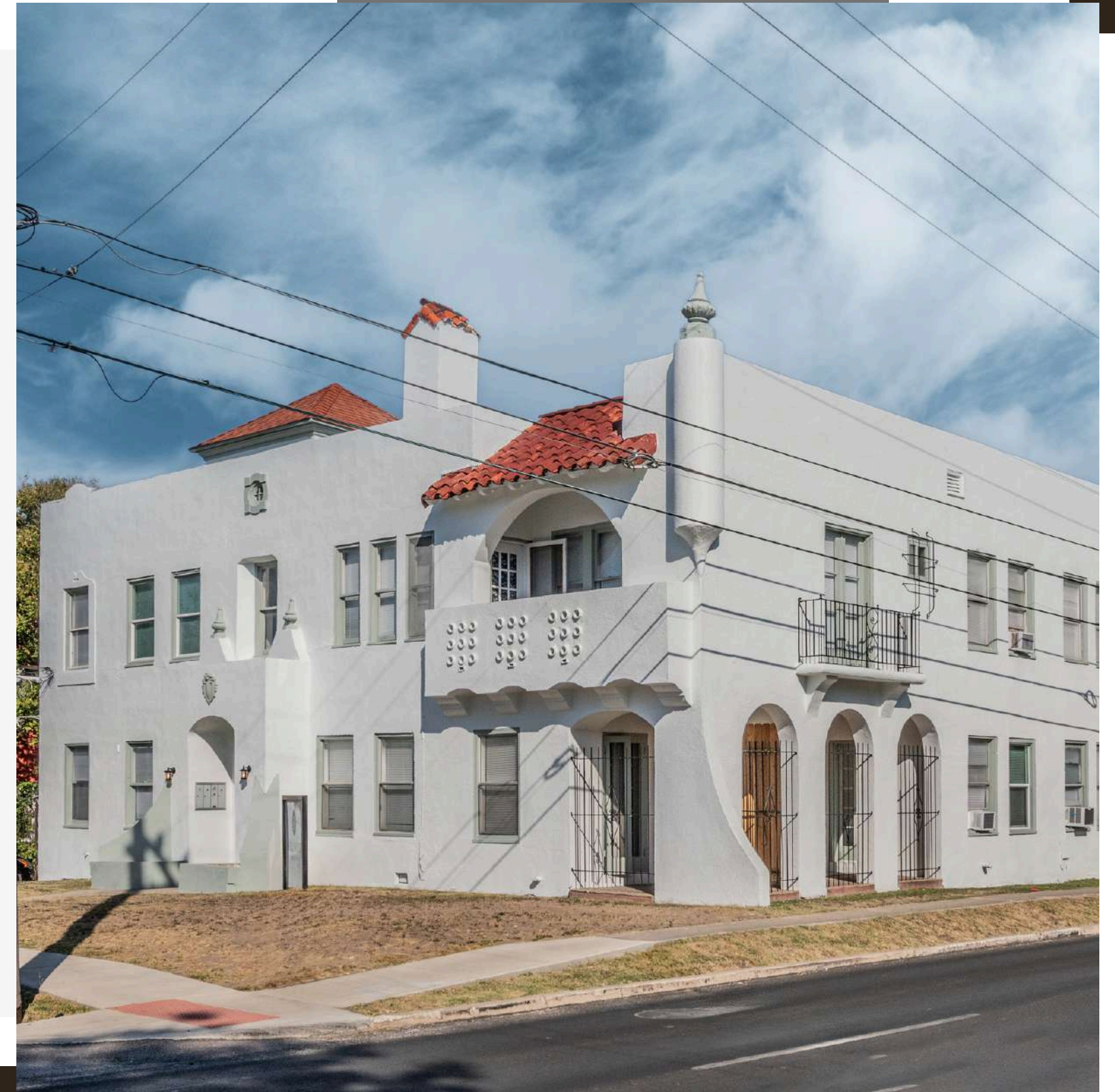
Desirable Investment
Opportunity

EXECUTIVE SUMMARY

Discover a rare and lucrative investment at 403 W Hollywood Avenue, a beautifully maintained 5,488 SF, 9-unit multifamily property in the heart of San Antonio. Built in 1926 and renovated in 2024, this historic gem seamlessly blends classic architecture with modern updates, including energy-efficient mini-split systems in all units.

Situated just minutes from downtown, across from prestigious Olmos Park, and near the vibrant Monte Vista neighborhood, this property offers unmatched location appeal. Its proximity to major attractions, dining, and cultural hubs makes it highly desirable for tenants seeking both convenience and character.

With a strong rental history and thoughtful upgrades, investors will appreciate the low-maintenance ownership and consistent tenant demand. Whether you're looking to expand your portfolio or capitalize on San Antonio's thriving rental market, 403 W Hollywood Avenue presents a rare opportunity for long-term value and high returns.



INVESTMENT HIGHLIGHTS



Turnkey Cash Flow Opportunity: 9-unit property generating immediate rental



Prime Location: Situated in a high-demand rental area near key amenities and employment hubs.



Historic Charm, Modern Appeal: Blending classic architecture with modern conveniences.



Strong Rental Demand: Well-maintained units attract long-term tenants, ensuring steady occupancy.



Low-Maintenance Investment: Recent upgrades cut costs and boost efficiency.

INVESTMENT HIGHLIGHTS



Diverse Tenant Base: Multi-unit layout minimizes vacancy risk and maximizes income stability.



Potential for Value Appreciation: Growing market with strong property appreciation trends.



Energy-Efficient Upgrades: Mini-split HVAC systems in all units improve tenant comfort and reduce energy costs.



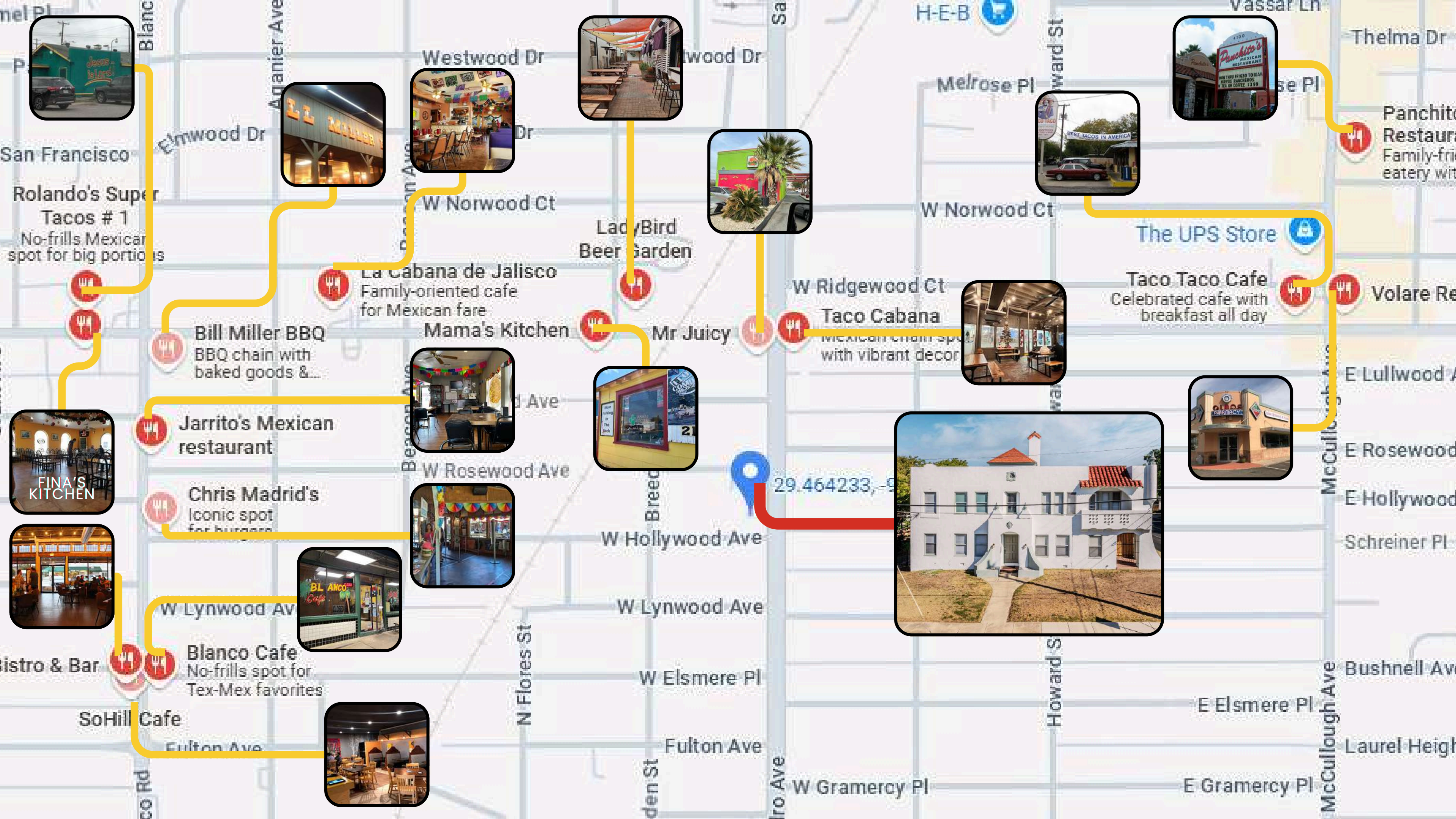
Proximity to Major Attractions: Near downtown, Olmos Park, and Monte Vista, making it highly desirable for renters.



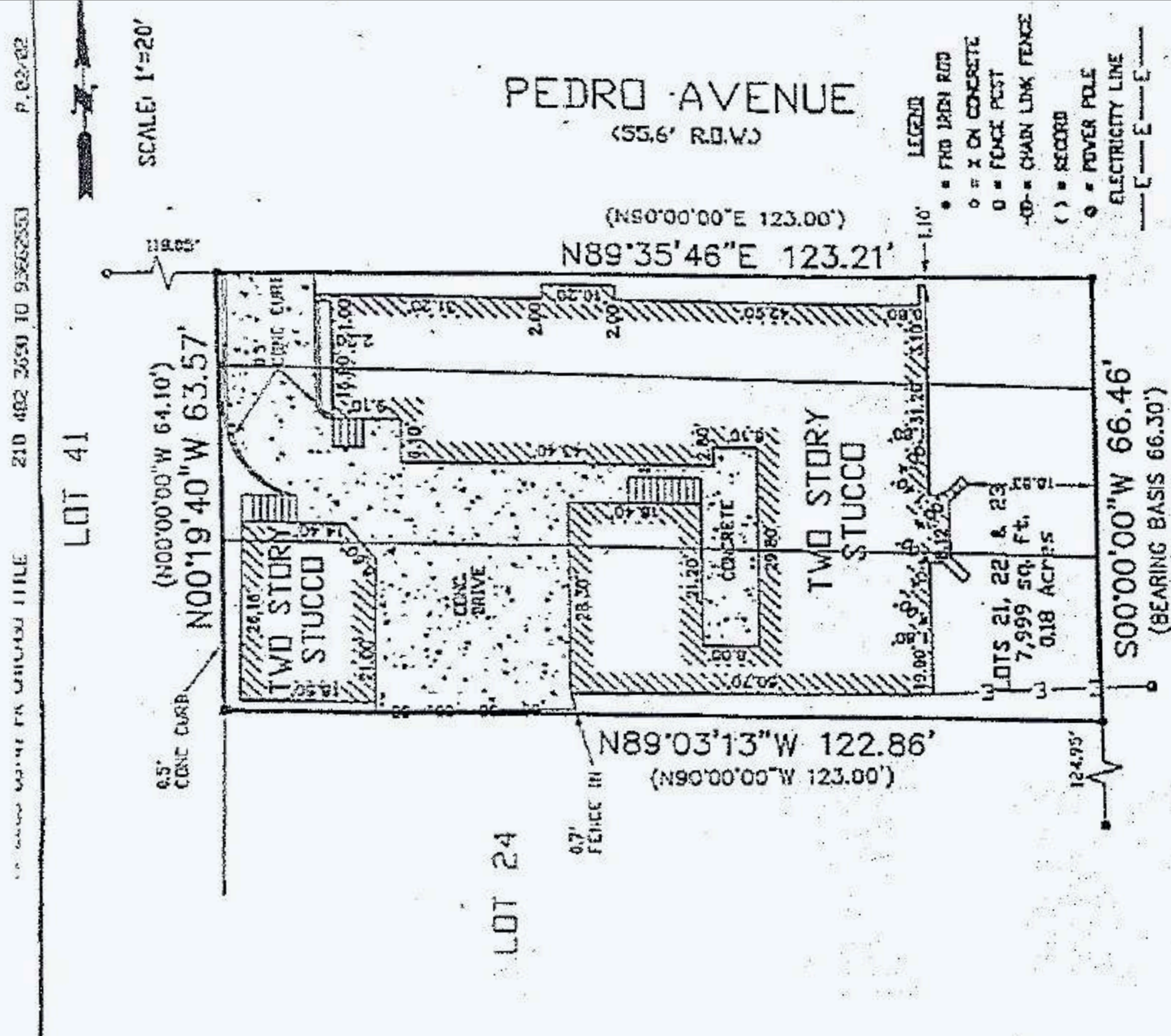
Favorable Financing Options: Eligible for investment loans with competitive rates due to strong financials.

LOCATION HIGHLIGHTS






PROPERTY OVERVIEW



WEST HOLLYWOOD AVENUE
A.K.A HOLLYWOOD BOULEVARD

GRZEGORZ ROZMIAREK & ASIA ROZMIAREK
403 WEST HOLLYWOOD AVENUE
AKA WEST HOLLYWOOD BOULEVARD
Flood Zone Information
As scaled from FEMA'S FLOOD INSURANCE RATE MAP, Community No. 480445, Panel No. 0434 E, Dated 02-16-96, this tract is in Zone X and is not in a special flood hazard zone.



LAND SURVEYERS, INC.
POST OFFICE BOX 1036
HELOTES, TEXAS 78023-1036
210-372-9255 Fax 210-372-7990
G. F. NO. 200312454
DATE: September 26, 2003
JOB & INV. NO. 3992



Limit:
This plat is subject to restrictive covenants as recorded in Volume 636, Page 90, and Volume 1143, Page 532, Bearing basis, Building Setback line, and Utility easement set per plat, OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.

Property Description
Lots 21, 22, & 23, Block 21, NEW CITY BLOCK 6600, NORTHWAYEN, 2nd Flng, an addition to the City of San Antonio, Bexar County, Texas, according to map or plat thereof, recorded in Volume 642, Page 210, Deed and Plat Records of Bexar County, Texas.

I, WILL PERRIN, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above Plat represents an actual survey made on the ground on this day under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachments, or overlapping of improvements, to the best of my knowledge and belief except as shown herein.

Will Perrin
WILL PERRIN
Registered Professional Land Surveyor
Texas Registration No. 3443

PROPERTY SPECIFICS	
ADDRESS	403 W Hollywood Ave, San Antonio, TX 78212
YEAR BUILT / RENOVATED	Year 1926 / Year 2024
NUMBER OF UNITS	9 Units
BUILDINGS / FLOOR	2 Building / 2 Floors
TOTAL PARKING	5 Spaces
ZONING	MF - 33
SITE SIZE	0.2118 AC
PRICE	\$1,099,000.00

CONSTRUCTION INFORMATION	
EXTERIOR	Stucco
ROOF	Rolled Composition
HVAC	Mini Splits
ELECTRICAL	Copper
PLUMBING	Combination of copper, galvanized, and plastic

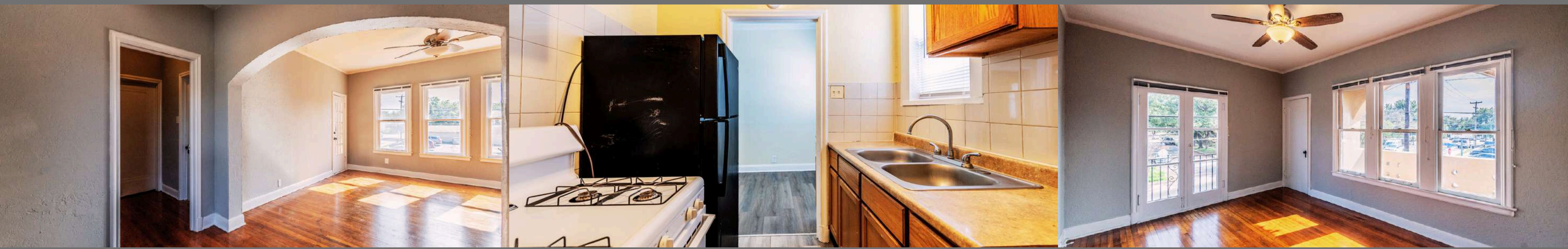
2024 PROPERTY TAX RATES		
DESCRIPTION	TAX RATE	EXTIMATED TAX
BEXAR CO RD & FLOOD	0.023668	\$172.54
SA RIVER AUTH	0.017870	\$130.27
ALAMO COM COLLEGE	0.149150	\$1,087.30
UNIVERSITY HEALTH	0.276235	\$2,013.75
BEXAR COUNTY	0.276331	\$2,014.45
CITY OF SAN ANTONIO	0.541590	\$3,948.20
SITE SIZE	1.155300	\$8,422.14
BEXAR APPRAISAL DISTRICT	\$0.00	\$0.00
TOTAL TAX RATE	2.44014	\$17,788.65

UTILITY & METERING RESPONSIBILITY			
UTILITY	PROVIDER	METERING	RESPONSIBILITY
ELECTRICITY/ GAS	CPS Energy	Individually Metered	Tenant
WATER	SAWS	Centralized	Landlord
TRASH			Landlord
PEST CONTROL			Landlord

IMPROVEMENTS

PROJECTS	COMPLETED	COST
EXTERIOR PAINT	2024	\$15,682.50
UNIT REPAIRS, UPGRADES & REMODEL	2024	\$47,622.98
SIGNAGE	2024	\$2,861.80
CENTRAL HVAC/ MINI-SPLIT	2024	\$12,162.50
ROOF IMPROVEMENT	2024	\$5,629.17
TOTAL		\$83,958.95





MARKET OVERVIEW

San Antonio's multifamily market stands out with its strong fundamentals, sustained growth, and business-friendly environment. Fueled by a diverse economy, steady job creation, and a rapidly expanding population, the city remains a magnet for investors, developers, and residents seeking affordability without compromising quality of life. Competitive rental rates, a resilient labor market, and pro-growth policies create an ideal climate for long-term real estate investment. With continued infrastructure improvements and increasing demand for housing, San Antonio offers both stability and opportunity in today's evolving market.



Stability

- As one of the fastest-growing local economies in the U.S., San Antonio benefits from a diverse industry base that consistently adds jobs. Unlike cities heavily reliant on cyclical sectors like technology and finance, San Antonio experiences steady, balanced economic growth.



Population Growth

- The metro area is projected to grow at more than twice the national average, driven by affordability, job availability, walkability, biking infrastructure, and proximity to mixed-use developments.



Resilient Job Market

- As one of the fastest-growing local economies in the U.S., San Antonio benefits from a diverse industry base that consistently adds jobs. Unlike cities heavily reliant on cyclical sectors like technology and finance, San Antonio experiences steady, balanced economic growth.



FINANCIAL ANALYSIS



RENT ROLL

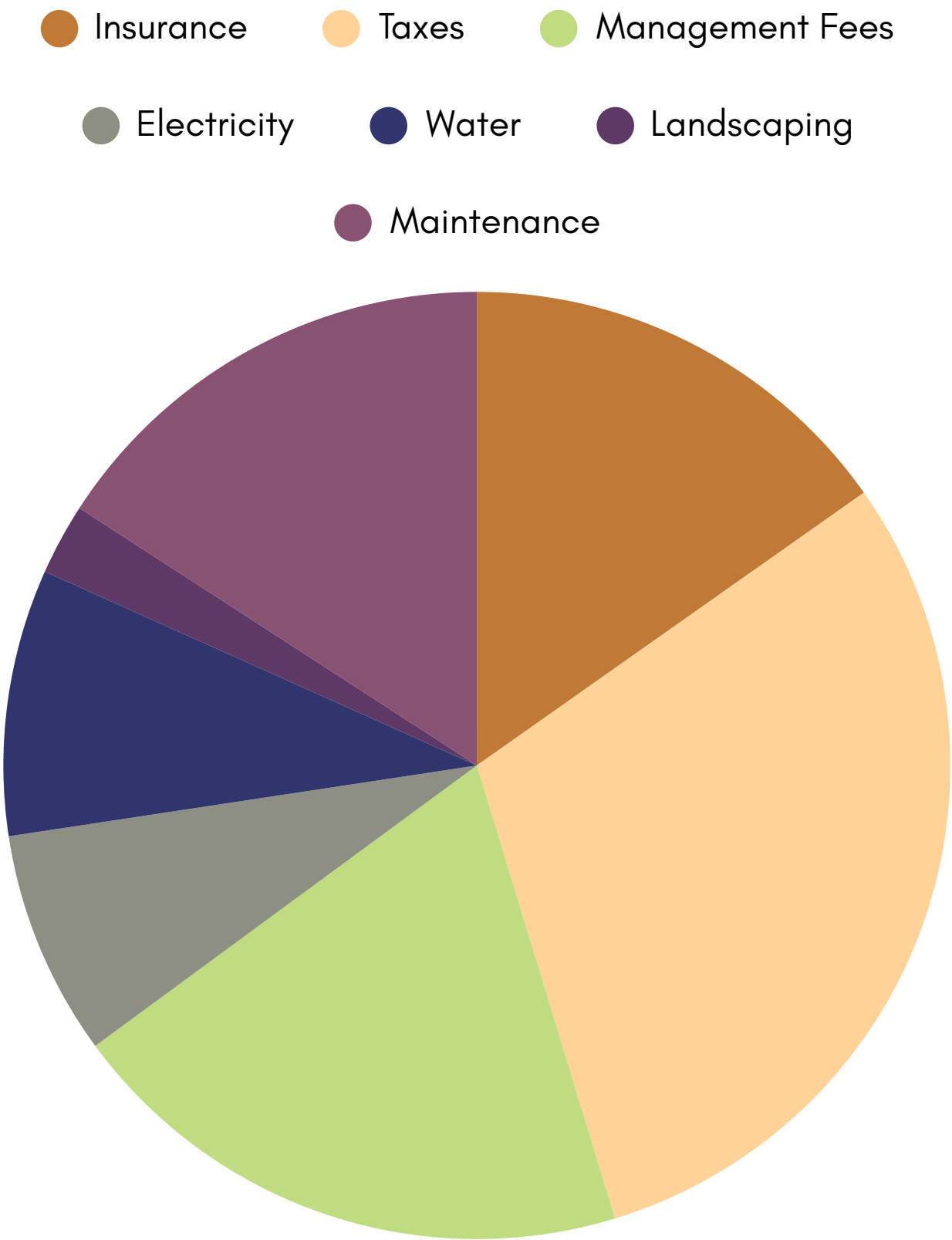
UNIT	BED-BATH MIX	SQFT	RENT	MARKET RENT
01	1 - 1	600	\$1,050.00	\$1,300.00
02	1 - 1	600	VACANT	\$1,300.00
03	1 - 1	600	\$1,100.00	\$1,300.00
04	1 - 1	600	\$1,100.00	\$1,400.00
05	1 - 1	600	\$1,050.00	\$1,400.00
06	2 - 1	650	\$1,375.00	\$1,400.00
07	1 - 1	600	\$955.00	\$1,300.00
08	2 - 1	650	VACANT	\$1,400.00
09	1 - 1	600	\$1,015.00	\$1,300.00
9 UNITS		5,500	\$7,645.00	\$12,100.00

INCOME & EXPENSES

INCOME	ANNUAL TOTAL
Gross Potential Rent	\$145,200.00

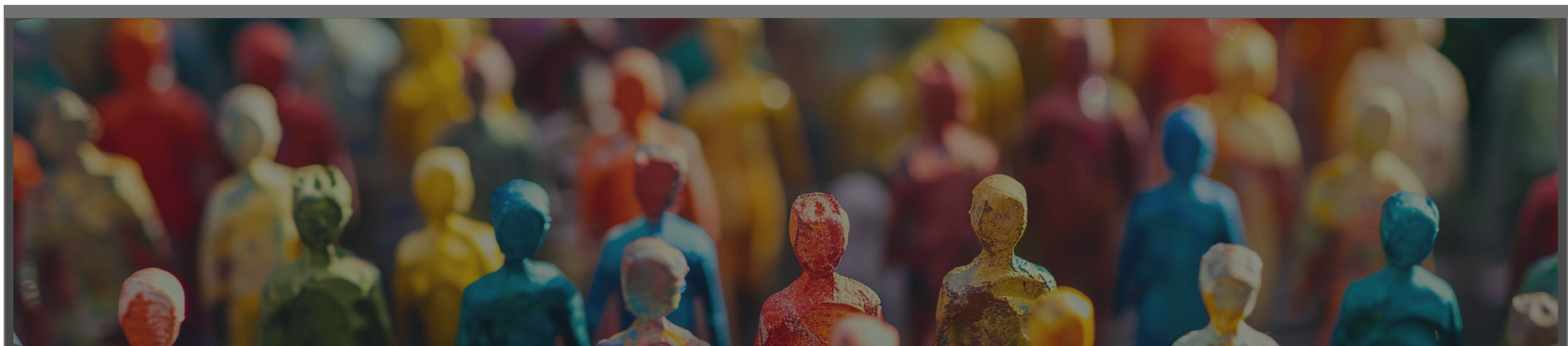
EXPENSES	TOTAL
Insurance	\$9,013.20
Property Taxes	\$17,788.65
Property Management Fees	\$11,615.16
Utilities - Electricity	\$4,555.19
Utilities - Water	\$5,386.59
Landscaping	\$1,440.00
Repairs & Maintenance	\$9,383.12
TOTAL	\$59,181.91

INCOME	EXPENSES	NET OPERATING INCOME
\$145,200.00	\$59,181.91	\$86,018.09



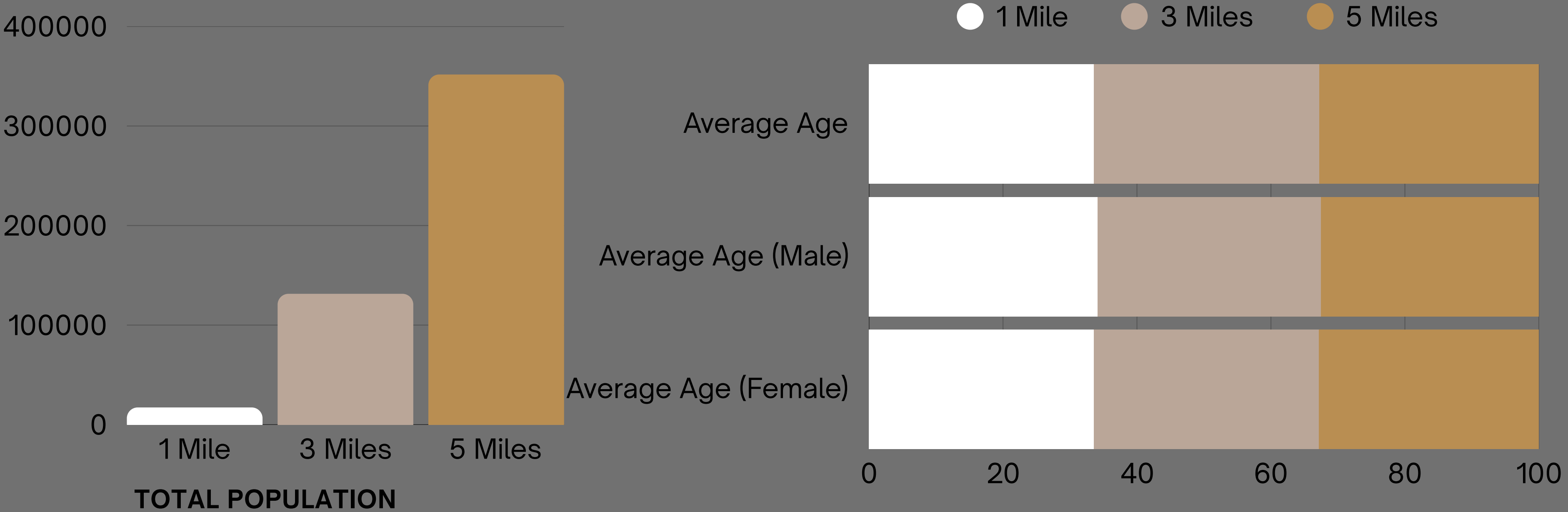


DEMOGRAPHICS



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,262	131,427	351,749
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41



HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,183	51,992	135,366
Persons per HH	2.4	2.5	2.6
Average HH Income	\$103,343	\$80,979	\$74,453
Average House Value	\$496,205	\$375,424	\$312,237
Per capital Income	\$43,059	\$32,391	\$28,635





COMPARABLES



RENT COMPARABLES



ADDRESS	308 E ROSEWOOD AVE
Area	0900
Subdivision (Legal Name)	MONTE VISTA
Type	APT
Year Built	1950
Bedrooms	1
Full Baths	1
Square Feet	5,362
Monthly Lease	\$1,275
Sold Price	\$1,275



ADDRESS	413 W HOLLYWOOD AVE
Area	0900
Subdivision (Legal Name)	ALTA VISTA
Type	DUPLX
Exterior	Brick
Year Built	1928
Bedrooms	2
Full Baths	1
Square Feet	1,296
Monthly Lease	\$1,295
Sold Price	\$1,295

RENT COMPARABLES



ADDRESS	424 E ASHBY PL
Status	ACT
Area	0900
Subdivision (Legal Name)	TOBIN HILL NORTH
Type	QUADRAPLEX
Year Built	1950
Recent Rehab	NO
Bedrooms	1
Full Baths	1
Square Feet	1,152
Monthly Lease	\$1,250.00



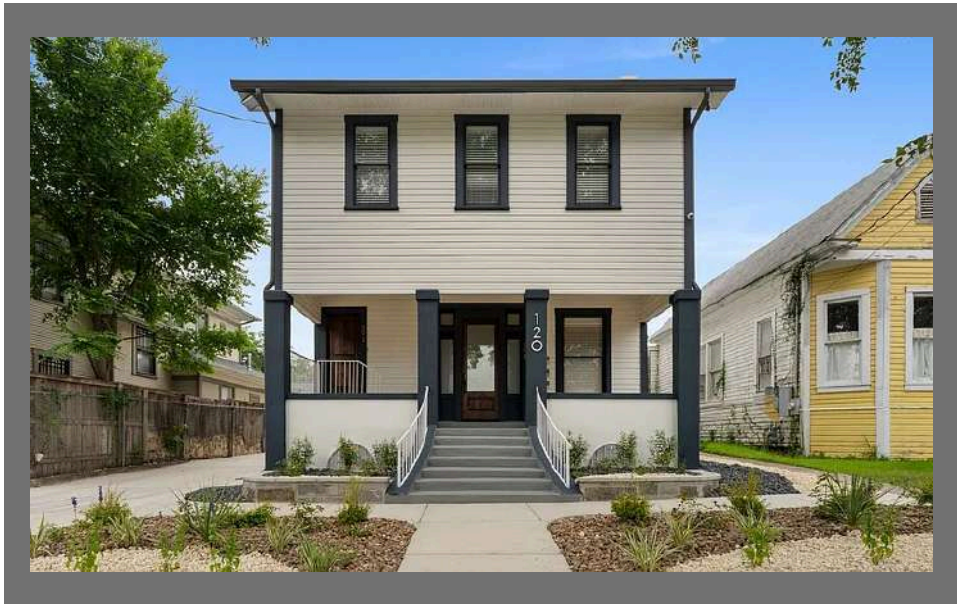
ADDRESS	726 W RUSSELL PL
Status	RNTD
Area	0900
Subdivision (Legal Name)	ALTA VISTA
Type	APT
Year Built	1940
Bedrooms	2
Full Baths	1
Square Feet	1,300
Monthly Lease	\$1,300.00
Sold Price	\$1,300.00

SALE COMPARABLES

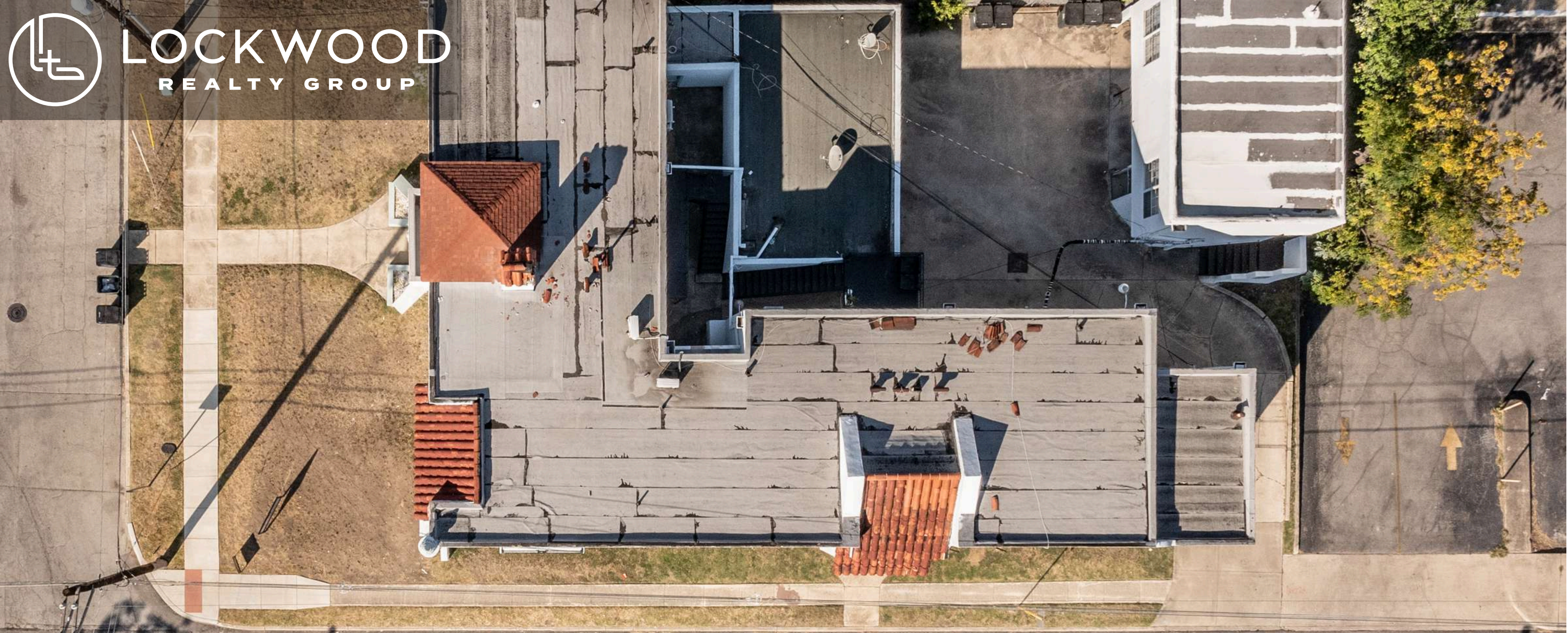


ADDRESS	417 E LOCUST ST	504 CLEVELAND CT
Area	0900	0900
Subdivision (Legal Name)	TOBIN HILL	ALAMO HEIGHTS
Type	2STRY	2STRY
Exterior	Wood	Stucco, Frame
Year Built	1945	1947
Square Feet	5,024	18,785
List Price	\$1,090,000.00	\$1,100,000.00

SALE COMPARABLES



ADDRESS	120 E MAGNOLIA AVE	143 HUNTINGTON ST
Area	0900	0700
Subdivision (Legal Name)	MONTE VISTA	CALL AGENT
Type	2STRY	2STRY
Exterior	Asbestos Shingle, 4 Sides Masonry, Wood, Stucco, Siding	Sliding
Year Built	1919	2023
Recent Rehab	YES	N/A
Square Feet	3,014	7,895
List Price	\$1,350,000.00	\$1,170,000.00



Cody Lockwood

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