

FOR SALE

13109 REID MEADOWS

SAN ANTONIO, TX

OFFERING MEMORANDUM



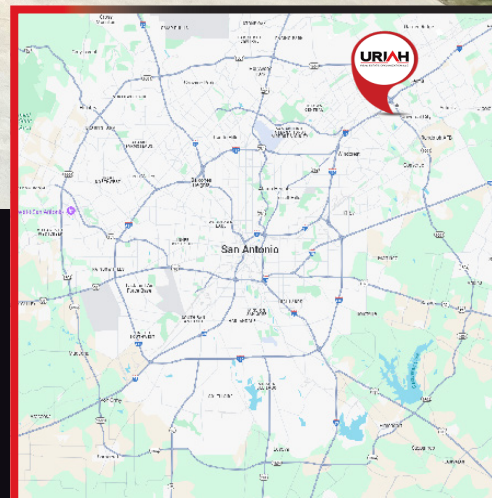


PRESENTED

URIAH
REAL ESTATE ORGANIZATION LLC

MICHAEL RAYOS
Investment Specialist
M: (210) 378.6955
Michael@UriahRealEstate.com

URI URIAH
Broker
M: (210) 315.8885
Uri@UriahRealEstate.com



The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 13109 REID MEADOWS

PROPERTY SUMMARY

This is an exceptional investment opportunity to acquire a proven, high-income producing asset with 100% occupancy. Built in 2022, the property consists of approximately 5,324 sqft situated on 0.2319 acres. The property features four spacious units, each configured as 3 bedroom, 2.5 bath layouts, a highly desirable unit mix that continues to command strong rental demand. The units incorporate modern finishes and functional upgrades, including smart thermostats, luxury carpet, washers and dryers, stainless appliances, tile kitchen backsplash, and cabinet hardware throughout. Strategically located in Live Oak surrounded by significant development, the property benefits from steady renter demand driven by proximity to Randolph Air Force Base, major employment centers, schools, and retail amenities. Convenient access to Interstate 35, Loop 1604, and FM 78 provides efficient connectivity throughout the San Antonio metro. This is a compelling opportunity for an investor seeking a high-quality multi-family asset with strong cash flow, long-term appreciation potential, and income-sheltering benefits.

PROPERTY INFORMATION

LOT SIZE

AC: 0.2319 +/-
SQFT: 10,099 +/-

OCCUPANCY

100%

BUILDING SIZE

SQFT: 5,324 +/-

UTILITIES:

INDIVIDUALLY METERED
AND TENANT PAYS

CAP RATE

6.65%

PROPERTY HIGHLIGHTS

100% OCCUPIED WITH LONG TERM TENANTS.

SIGNIFICANT CASH FLOW DUE TO LOW OPERATING COSTS AND MINIMAL MAINTENANCE.

SUPERIOR GROSS RENTS TO COMPETITORS AS A RESULT OF THE UPGRADED INTERIORS.

PRIME LOCATION IN LIVE OAK NEARBY RANDOLPH AIRFORCE BASE.

The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY PHOTOS | 13109 REID MEADOWS



PROPERTY PHOTOS | 13109 REID MEADOWS



NEARBY AMENITIES

BARNES & NOBLE **OfficeMax** **THE HOME DEPOT**
five BELOW
ROSS **ULTA** **TJ-maxx**
DRESS FOR LESS BEAUTY

COSTCO WHOLESALE
Academy
SPORTS & OUTDOORS

DICK'S **IKEA**
SPORTING GOODS
LONGHORN **BJ's** **Olive Garden**
STEAKHOUSE

Wendy's **Starbucks**
BEST BUY **Target**
HOBBY LOBBY
PET SMART
Chick-fil-A
OLD NAVY

McDonald's **Ram** **LOWE'S**
TOYOTA **CARMAX**



NORTH EAST
LAKEVIEW COLLEGE

LIVE OAK PARK

Walmart

13109 REID MEADOWS

SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

MICHAEL RAYOS

Investment Specialist

M: (210) 378.6955

Michael@UriahRealEstate.com



REAL ESTATE ORGANIZATION LLC



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>Uriah Real Estate Organization</u> | <u>9002555</u> | <u>uri@uriahrealestate.com</u> | <u>(800)600-5263</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Uri Uriah</u> | <u>604991</u> | <u>uri@uriahrealestate.com</u> | <u>(210)315-8885</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Uri Uriah</u> | <u>604991</u> | <u>uri@uriahrealestate.com</u> | <u>(210)315-8885</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Michael Rayos</u> | <u>836413</u> | <u>Michael@UriahRealEstate.com</u> | <u>(210)378-6955</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| _____ Buyer/Tenant/Seller/Landlord Initials | | _____ Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov