

2118 Wilson Blvd, San Antonio, TX 78228

RM-4 Value-Add 2-Story Duplex | Multifamily Investment Opportunity

Key Metrics

Metric	Value
Asking Price	\$285,000
Gross Income	\$33,360
NOI	\$23,252
Cap Rate	8.16%
GRM	8.54
Lot Size	12,675 SF

Investment Highlights

- In-place cash flowing duplex from day one
- 2-story duplex with strong rental demand
- RM-4 zoning with additional development potential
- Oversized 12,675 SF lot supports expansion strategy
- Long-term occupancy history (month-to-month current)
- Tenant-paid utilities and yard maintenance
- Value-add through rent optimization + redevelopment upside
- Central San Antonio location near employment corridors

Property Details

- 2 Units (3BR / 1BA each)
- 2-Story Duplex
- RM-4 Zoning
- 100% Occupied
- Separate electric meter
- Roof replaced (2014)
- Water heater (2021)

This information has been obtained from sources believed to be reliable; however, Owner and Seller make no guarantees, warranties, or representations, expressed or implied, as to the completeness or accuracy thereof. Prospective buyers should conduct their own independent due diligence regarding all aspects of the property, including but not limited to zoning, permitting, financial performance, and physical condition. Property is offered subject to change or withdrawal without notice.