



# 3 Separate Units Multi-Family Property

**Prime Investment Opportunity** by Woodlawn Lake in San Antonio. Live Mortgage-Free or Own a Turnkey Investment

**\$600,000**

1246 Waverly, San Antonio



Woodlawn Lake



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Unit 1



Unit 3

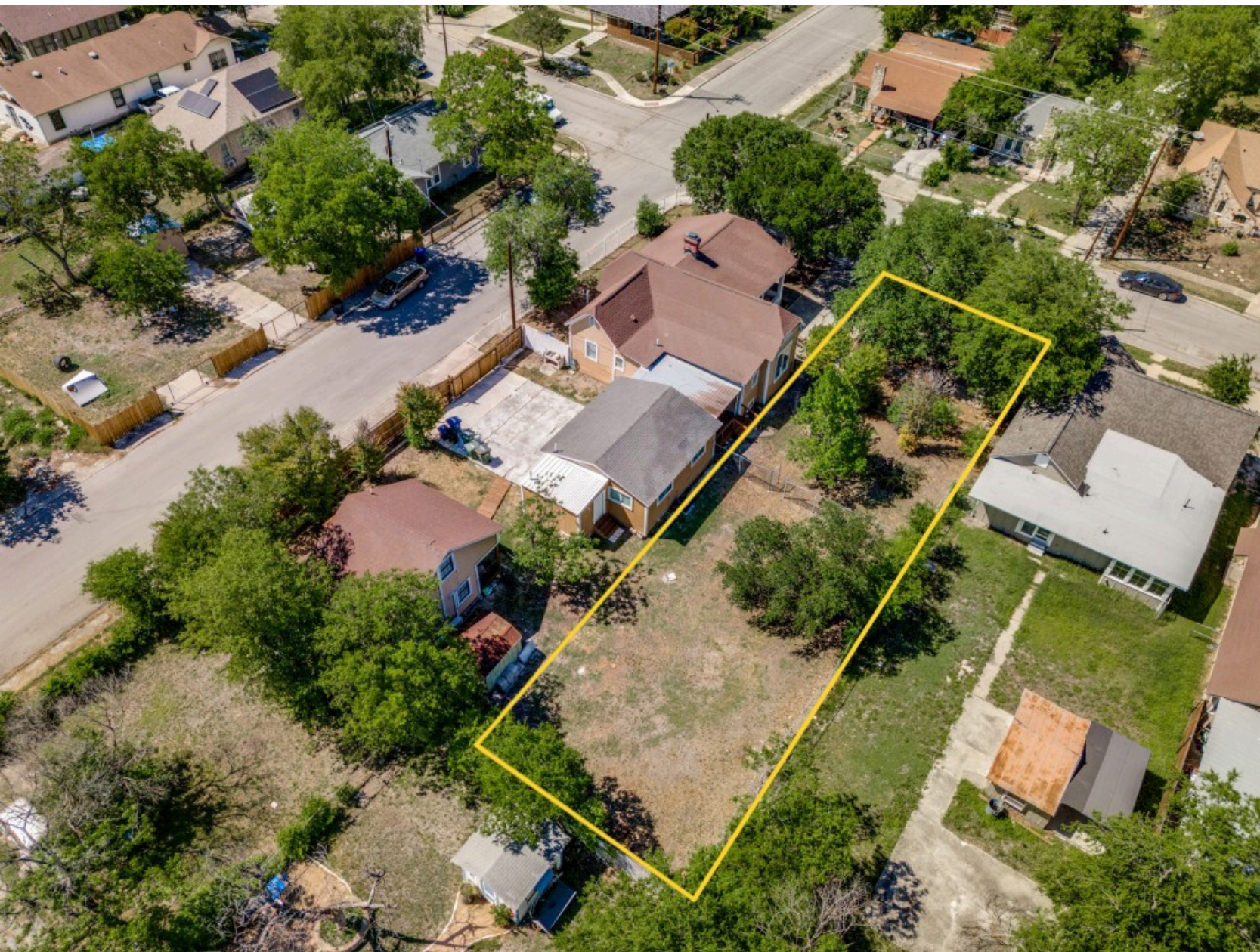


Unit 2





**Adjacent Lot Available  
\$89,000**



Live Mortgage-Free or Own a Turnkey Investment - 3 Private Units Near Woodlawn Lake Completely remodeled property features three separate, private units (all rehabbed in 2022), each with its own space and fencing. Ideal for an owner-occupant or an investor. Live in the front unit (~1,250 SF) and rent the two rear units (~800 SF each) to offset or fully cover your mortgage, or operate all three as income-producing rentals. Strong performance with ~87% occupancy and approximately \$85K gross annual income. Two units are leased; the front unit is ready for short- or mid-term rental or owner occupancy. Zoned RM-4 (rare for the area), offering flexibility and future upside. No HOA. Prime location just 1 block from Woodlawn Lake and minutes from the Riverwalk and Pearl. Owner open to creative financing options. The adjacent lot is also available for expansion for \$89,000 or buy everything together for \$650,000.

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## 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**

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**Unit 3  
is a 1/1**

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**Unit 2  
is a 1/1**

# 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

	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
<b>Income:</b>													
Unit 101	\$2,106	\$1,141	\$3,328	\$3,722	\$3,384	\$3,124	\$3,247	\$4,034	\$3,703	\$1,913	\$2,884	\$3,622	\$36,206.40
Unit 201	\$1,700	\$1,600	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$2,033	\$20,632.88
Unit 301	\$1,576	\$2,308	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$2,210	\$1,686	\$2,440	\$3,246	\$23,066.37
<b>Sum of Income</b>	<b>\$5,382.00</b>	<b>\$5,049.11</b>	<b>\$6,627.75</b>	<b>\$7,021.54</b>	<b>\$6,684.26</b>	<b>\$6,423.78</b>	<b>\$6,546.75</b>	<b>\$7,333.54</b>	<b>\$7,613.56</b>	<b>\$5,299.00</b>	<b>\$7,024.00</b>	<b>\$8,900.36</b>	<b>\$49,140.99</b>

**Avg Gross: \$6,658.80**

<b>Rental Expenses</b>	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	
Cleaning	270	360	600	600	495	525	450	525	900	495	915	690	\$6,825.00
Gardening / Landscape	100								100		100	100	\$400.00
City Fees	254	174	292	339	342	273	314	92	114	99	93	115	\$2,500.51
Pest Control	48	48	48	48	48	48	48	48	48	48	48	48	\$573.24
Taxes	401	401	401	401	401	401	401	401	401	401	401	401	\$4,810.00
Insurance	375	375	375	375	375	375	375	375	375	375	375	375	\$4,500.00
Repairs					145			100		150			\$395.00
Supplies			50			50		75		80		50	\$305.00
Utilities - Water, Electric	698	667	463	536	474	563	660	784	559	607	682	814	\$7,507.86
Internet	71	71	71	76	76	76	76	67	67	71	71	71	\$868.95

<b>Total expenses:</b>	<b>\$2,216.55</b>	<b>\$2,096.08</b>	<b>\$2,299.35</b>	<b>\$2,375.20</b>	<b>\$2,356.45</b>	<b>\$2,311.23</b>	<b>\$2,324.02</b>	<b>\$2,466.91</b>	<b>\$2,564.29</b>	<b>\$2,326.11</b>	<b>\$2,685.10</b>	<b>\$2,664.23</b>	<b>\$28,685.56</b>
<b>Total Income</b>	<b>\$5,382</b>	<b>\$5,049</b>	<b>\$6,628</b>	<b>\$7,022</b>	<b>\$6,684</b>	<b>\$6,424</b>	<b>\$6,547</b>	<b>\$7,334</b>	<b>\$7,614</b>	<b>\$5,299</b>	<b>\$7,024</b>	<b>\$8,900</b>	<b>\$49,141</b>
<b>Sum of Profit:</b>	<b>\$3,165.45</b>	<b>\$2,953.03</b>	<b>\$4,328.40</b>	<b>\$4,646.34</b>	<b>\$4,327.81</b>	<b>\$4,112.55</b>	<b>\$4,222.73</b>	<b>\$4,866.63</b>	<b>\$5,049.27</b>	<b>\$2,972.89</b>	<b>\$4,338.90</b>	<b>\$6,236.13</b>	<b>\$20,455.43</b>

**Avg NOI: \$4,268.34**

100% Occupancy \$4,926.57

**Tons of Room for More Growth!**

**WOODLAWN LAKE**

**CONTACT US FOR  
MORE INFORMATION**



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**redKorr**