

**FOR SALE**



## **32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO**

*27-HOME SFR + 5-UNIT MULTIFAMILY (816 RIVAS ST)*

Northeast San Antonio | Central San Antonio

**RAV SINGH CCIM DIRECTOR, BROKER ASSOCIATE**  
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**KW COMMERCIAL CITY VIEW**  
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



# SUMMARY

## 32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO

Northeast San Antonio | Central San Antonio

### LOCATION

SFR Portfolio (27 SFR)	<b>Northeast San Antonio</b>
Multifamily (5 Units)	<b>816 Rivas St, San Antonio</b>

### AVAILABLE

Asset types	<b>Single-Family Rental + Multifamily</b>
Total doors	<b>32</b>
SFR homes	<b>27 homes · ~34,900 SF aggregate</b>
Average home size	<b>~1,294 SF</b>
Multifamily units	<b>5 units</b>
MF rent / unit / month	<b>\$850 – \$875</b>
County	<b>Bexar</b>
Management	<b>Third Party &amp; Self Management</b>
Submarket	<b>Northeast San Antonio / I-35 corridor</b>

### PRICE

**Call Broker**

### OPERATING METRICS








2024 SFR REVENUE  
**~\$279,000**

MF ANNUAL GROSS RENT  
**~\$52,500**

SELLER FIN. DOWN PAYMENT  
**30%**

MF SELLER RATE / AMORT.  
**Prime + 1% · 25–30 yr**

### HIGHLIGHTS

-  **Seller Financing – 30% Down**  
No traditional lender required. Structured for a quick, clean close. Multifamily: Prime + 1%, 25–30-yr amortization. 1031 buyers benefit from compressed close-to-fund timeline.
-  **32 Doors – SFR + Multifamily (5 Units)**  
Diversification within a single transaction.
-  **Geographic Concentration Near I-35**  
27 SFR units clustered in Northeast San Antonio – supports operational efficiency and shared vendor relationships. Convenient I-35 / Loop 410 access.
-  **Professional & Self Management In Place**  
Multifamily managed by Real Property Management Alamo.
-  **Established Operating History**  
SFR portfolio produced approximately \$279,000 in 2024 trailing operating revenue. Full P&L and rent roll available under NDA.
-  **Strong San Antonio Market Fundamentals**  
Population growth, military and medical employment anchors (JBSA, Northeast Methodist), and continued in-migration to Northeast quadrant submarkets.
-  **816 Rivas – Rent-ready · ~\$52,500/yr Gross Potential**  
Decently renovated 5-unit. Recent MLS comps at \$850–\$875/unit/month.

# SFR - 27 HOME PORTFOLIO

## 32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO

Northeast San Antonio | Central San Antonio



**1** 8022 Winsford Drive



**2** 8019 Chipping



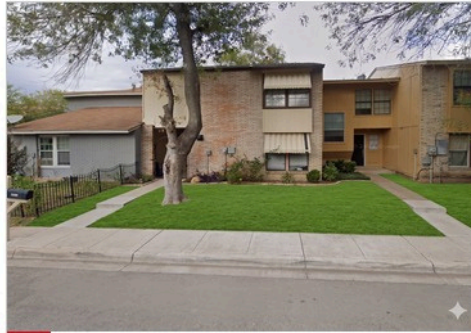
**3** 6938 Neston Drive



**4** 6816 Stockport



**5** 6816 Oldham



**6** 6815 Stockport



**7** 7237 Glen Bay



**8** 6921 Belforest



**9** 7042 Oldham



**10** 7806 Winsford



**11** 7809 Sarepto



**12** 6927 Neston Drive

Exterior photos have been digitally enhanced for presentation purposes. Landscaping, lighting, and minor cosmetic elements may have been edited. Images are intended to be representative of the property and do not constitute a warranty of current condition.

# SFR - 27 HOME PORTFOLIO

## 32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO

Northeast San Antonio | Central San Antonio



**13** 6904 Oldham



**14** 6918 Stockport



**15** 7042 Glen Mist



**16** 7107 Oldham



**17** 7918 Broadwick



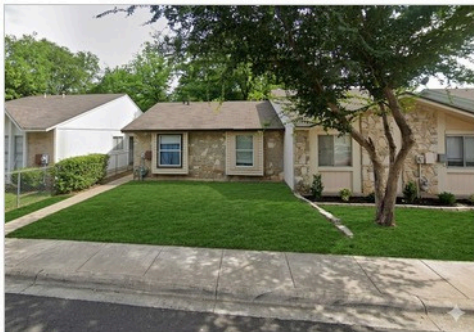
**18** 8105 Chipping



**19** 6929 Stockport



**20** 6820 Oldham



**21** 6812 Oldham



**22** 8036 Winsford Drive



**23** 8003 Chipping



**24** 6928 Stockport

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# SFR – 27 HOME PORTFOLIO

## 32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO

Northeast San Antonio | Central San Antonio



**25** 6924 Stockport



**26** 6919 Stockport



**27** 6825 Stockport

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# DEMOGRAPHICS

## 32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO

Northeast San Antonio | Central San Antonio

POPULATION — 1 MILE <b>17,959</b> ↑ 0.37%/yr → 2030	POPULATION — 3 MILES <b>130,063</b> ↑ 0.52%/yr → 2030	POPULATION — 5 MILES <b>267,485</b> ↑ 0.47%/yr → 2030	DAYTIME POP — 5 MILES <b>249,727</b> 118,517 workers in area
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METRIC	1 MILE	3 MILES	5 MILES
Avg household income (2025)	\$86,800	\$89,873	\$87,812
Median household income (2025)	\$70,331	\$74,201	\$70,677
Per capita income (2025)	\$29,539	\$31,961	\$32,780
Avg household size	2.94	2.81	2.66
Owner occupied (2025)	60.4%	63.0%	56.9%
Median home value (2025)	\$227,057	\$251,045	\$252,443
Median home value (2030)	\$308,326	\$318,266	\$317,885
Median age (2025)	35.3	35.8	35.6
Hispanic origin (2025)	55.2%	50.2%	50.4%
Employment rate (2025)	97.0%	96.5%	96.1%

### POPULATION GROWTH 2010–2030

	2010	2025	2030
1 mile	14,618	17,959	18,293
3 miles	102,465	130,063	133,469
5 miles	214,770	267,485	273,878

	1 MI/YR	3 MI/YR	5 MI/YR
	0.37%	0.52%	0.47%

### INCOME DISTRIBUTION — ALL RINGS

	1 mile	3 miles	5 miles
<\$35K	18.6%	17.7%	19.5%
\$35K–\$75K	34.7%	32.9%	33.5%
\$75K–\$150K	32.7%	36.5%	34.6%
\$150K+	14.0%	13.0%	12.4%

	Avg (1 mi)	Avg (3 mi)	Avg (5 mi)
	\$86,800	\$89,873	\$87,812

### HOUSING SNAPSHOT

	1 MI	3 MI	5 MI
Owner occupied	60.4%	63.0%	56.9%
Renter occupied	32.9%	31.3%	36.7%
Vacant units	6.7%	5.8%	6.4%
Total HH (2025)	6,082	46,078	99,593

#### MEDIAN HOME VALUE 2025 → 2030

	1 mile	3 miles	5 miles
	\$227K → \$308K	\$251K → \$318K	\$252K → \$318K

### AGE & EMPLOYMENT (5 MI)

#### AGE DISTRIBUTION — 2025

Under 18	26.6%
18–34	29.2%
35–54	25.8%
55–74	19.1%
75+	6.1%

#### TOP INDUSTRIES — 5 MI (2025)

Services	49.2%
Retail trade	13.8%
Construction	7.2%
Transport/util	7.0%
Finance/RE	7.1%

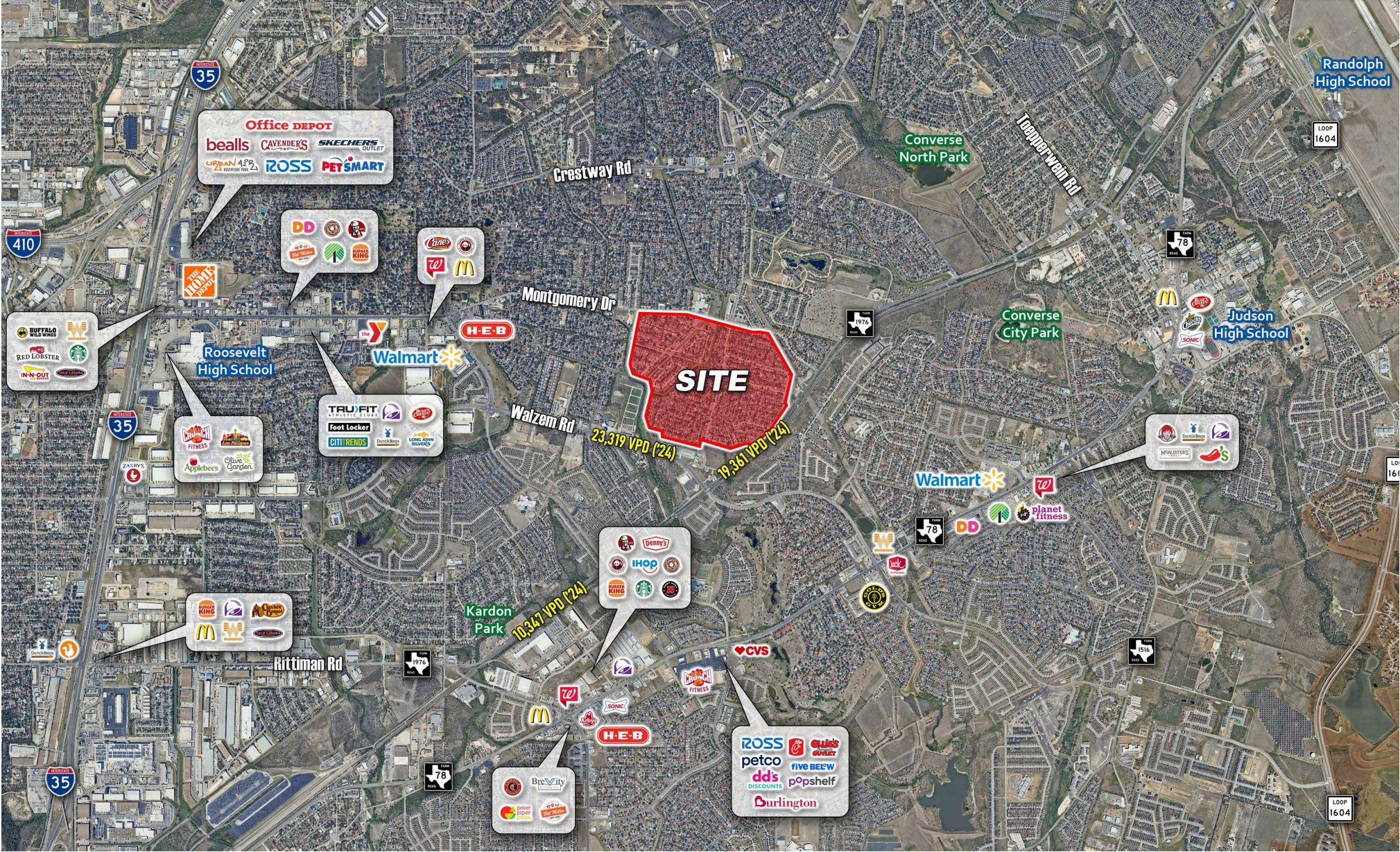
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau data. KW Commercial City View.



# REGIONAL AERIAL

## 32-DOOR SAN ANTONIO RESIDENTIAL INVESTMENT PORTFOLIO

Northeast San Antonio | 816 Rivas St





**RAV SINGH**  
**CCIM DIRECTOR**  
**BROKER ASSOCIATE**

Rav@singhcommercialgroup.com

C: 210.849.2175  
0560351, Texas

### PROFESSIONAL BACKGROUND

Mr. Singh is a hotel and investment specialist focused on midscale and select-service hotels on the chain scale. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality and commercial land investments throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's PowerBroker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the United States.

### AFFILIATIONS

**CCIM:** Certified Commercial Investment Member

**NAR:** National Association of Realtors

**CIPS:** Certified International Property Specialist

### EDUCATION

**Iowa State University**



**DONNIE WALKER**  
**DIRECTOR**  
**BROKER ASSOCIATE**

donnie@walkertexasre.com

**O:** 210.759.4550  
**C:** 210.378.0878  
0697847, Texas

### PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

### AFFILIATIONS

**RLI:** Realtors Land Institute

**NAR:** National Association of Realtors

**TAR:** Texas Association of Realtors

### EDUCATION

**Texas A&M Mays Business School**

BBA in Finance



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Heather Elizondo</u>	<u>680541</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Rav Singh / Donnie Walker</u>	<u>560351 / 697847</u>	<u>rav@singhcommercialgroup.com/donnie@walkertexasre.com</u>	<u>210.849.2175 / 210.378.0878</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](http://www.trec.texas.gov)