



VIRTUS REALTY GROUP
PASSION.PURPOSE.SELFLESS SERVICE



OFFERING MEMORANDUM

MULTIFAMILY PROPERTY

2,700 SF | 6 Units | 827 W Rosewood Ave, San Antonio, Texas, 78212

This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.



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.

Real Broker, LLC	9003138	support@therealbrokerage.com	(855) 450-0442
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Vasquez	719713	info@virtusrealtytx.com	(210) 255-1118
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

IABS 1-1

DEAL TEAM

All property tours, showings, and site visits must be coordinated through the listing broker or designated representative. Unauthorized access to the property is strictly prohibited. The information provided in this Offering Memorandum is for informational purposes only and does not constitute an offer or guarantee of availability. Prospective buyers and their teams are responsible for conducting their own inspections, due diligence, and verification of all information prior to any transaction.



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PROPERTY SUMMARY

PROPERTY DETAILS

- Address: 827 W Rosewood Ave, San Antonio, TX, 78212
- No. of Units: 6 Units
- Year Built/Renovated: 1925 / 2020
- Total Acreage: 0.14 -acre
- Building Size: 2,700 SF
- Zoning: R-6
- County: Bexar
- Tax Rate: 2.44%
- Utility Information: All bills paid
- **Sale Price: \$415,000**



PROPERTY OVERVIEW

Located in the heart of San Antonio's historic Beacon Hill neighborhood, 827 W Rosewood Ave presents a rare opportunity to own a renovated multifamily asset in the highly sought-after Roundabout District. Originally constructed in 1925 and thoughtfully updated in 2020, this 6-unit property offers 2,700 SF of rentable space on a 0.14-acre lot—ideal for investors seeking long-term income with potential value-add upside.

Positioned just steps from Chris Madrid's, a local landmark, and minutes to the Pearl, Downtown, Zoo, and St. Mary's Strip, this location balances neighborhood charm with central connectivity. The area's walkability, historic character, and steady demand make this property especially attractive for renters and investors alike. Whether you're growing your portfolio or entering the San Antonio multifamily space, this opportunity blends location, lifestyle, and strong fundamentals.



LOCATION OVERVIEW



- Prime Beacon Hill Location

Situated in the Roundabout District of Beacon Hill, just steps from the iconic Chris Madrid's, this property sits in one of San Antonio's most walkable and character-rich neighborhoods.

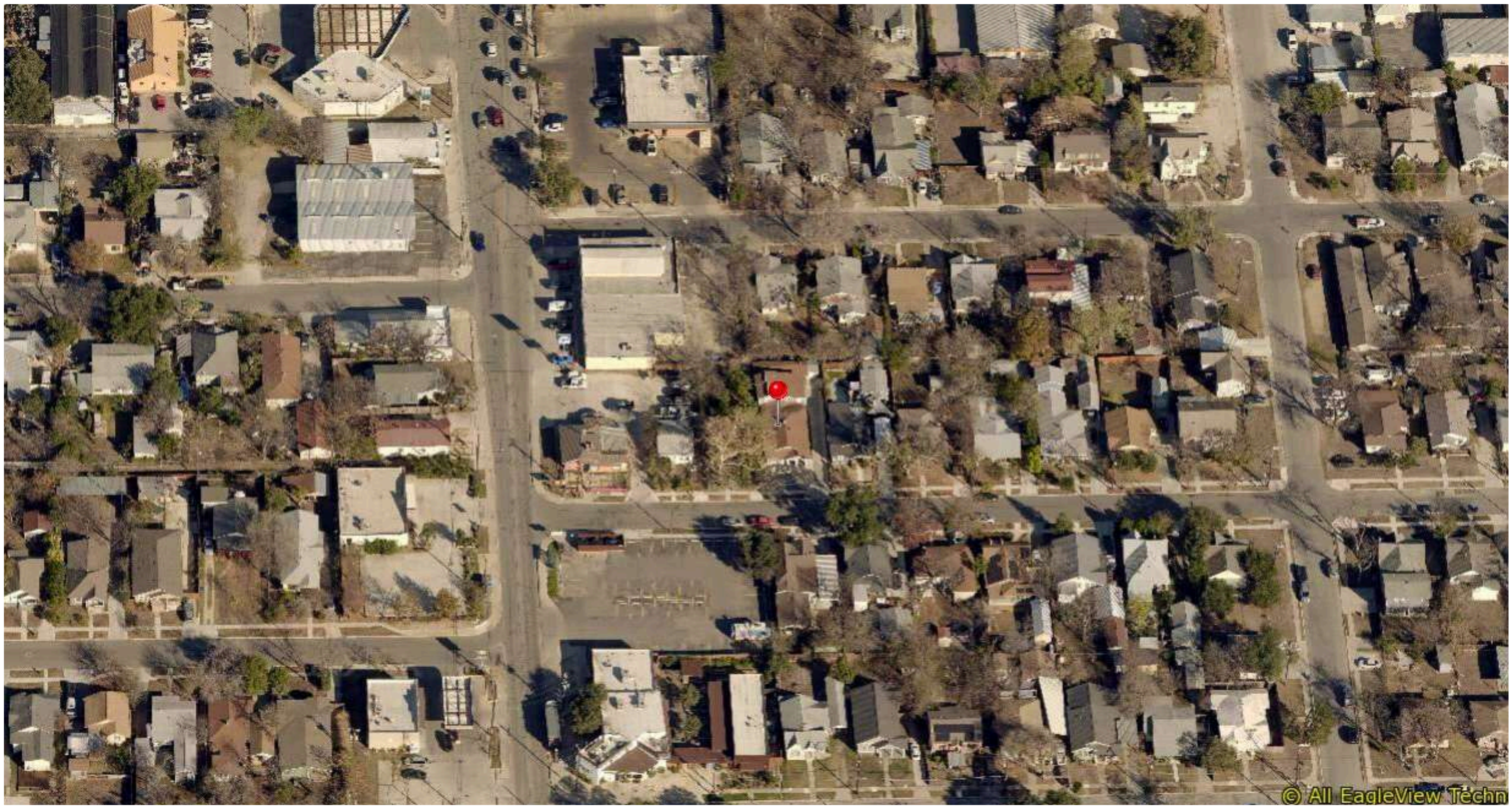
- Neighborhood on the Rise

Beacon Hill is seeing strong demand and steady revitalization, making it a hot spot for investors seeking long-term upside in a tight rental market.

- Central & Connected

Quick access to Downtown, St. Mary's Strip, and major highways keeps renters close to work, school, and entertainment.

AERIAL PHOTO



© All EagleView Techn

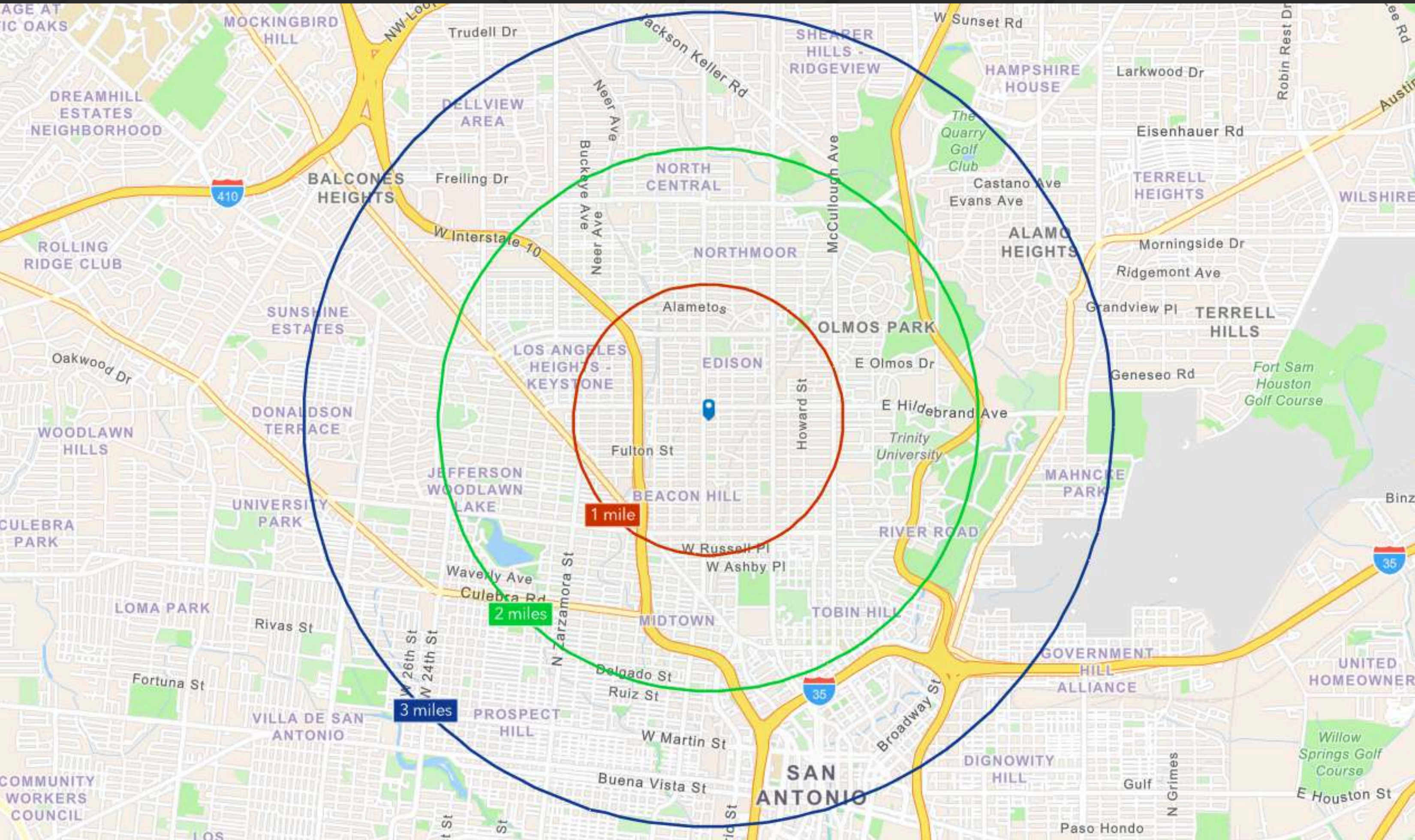
EXTERIOR PHOTOS



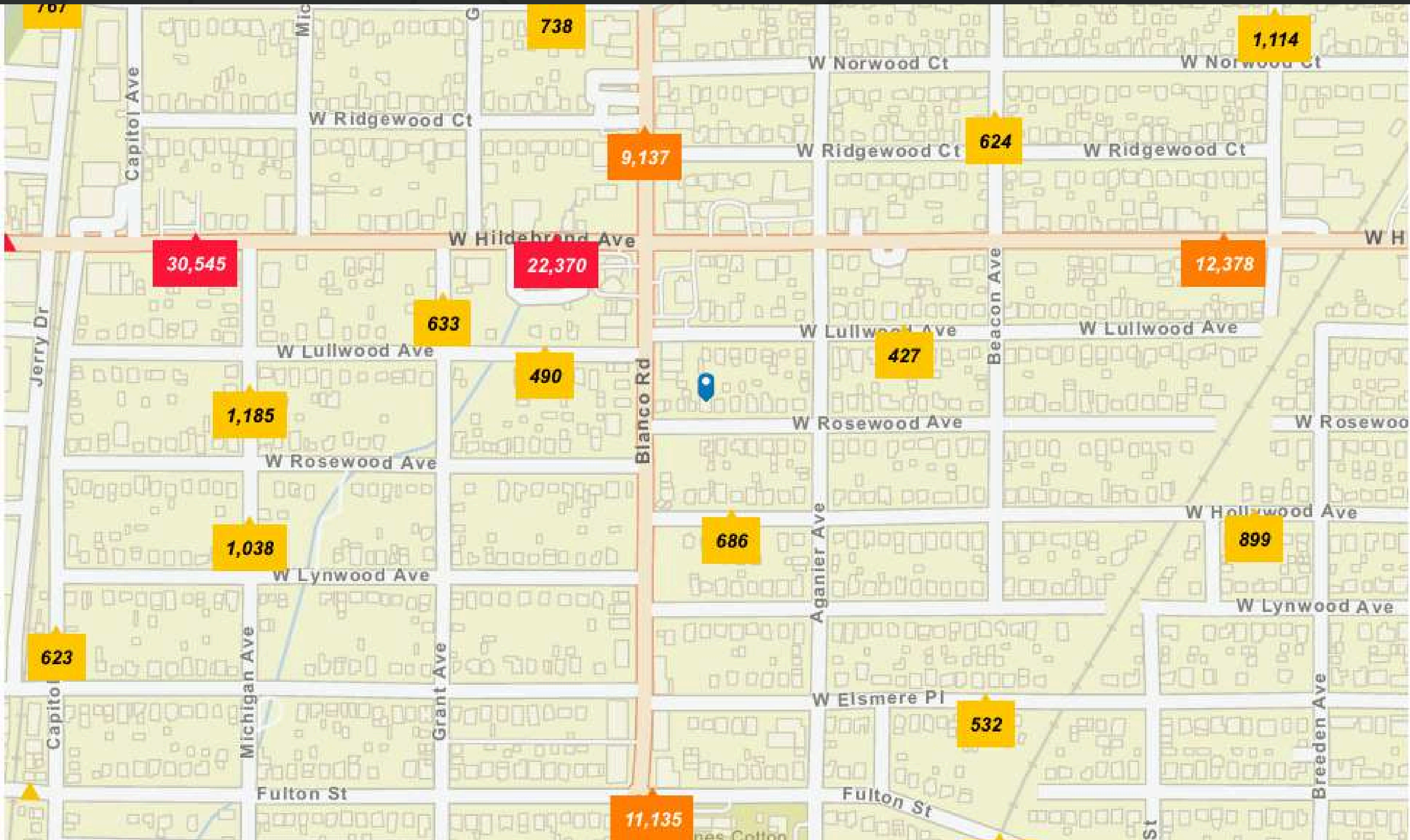
INTERIOR PHOTOS



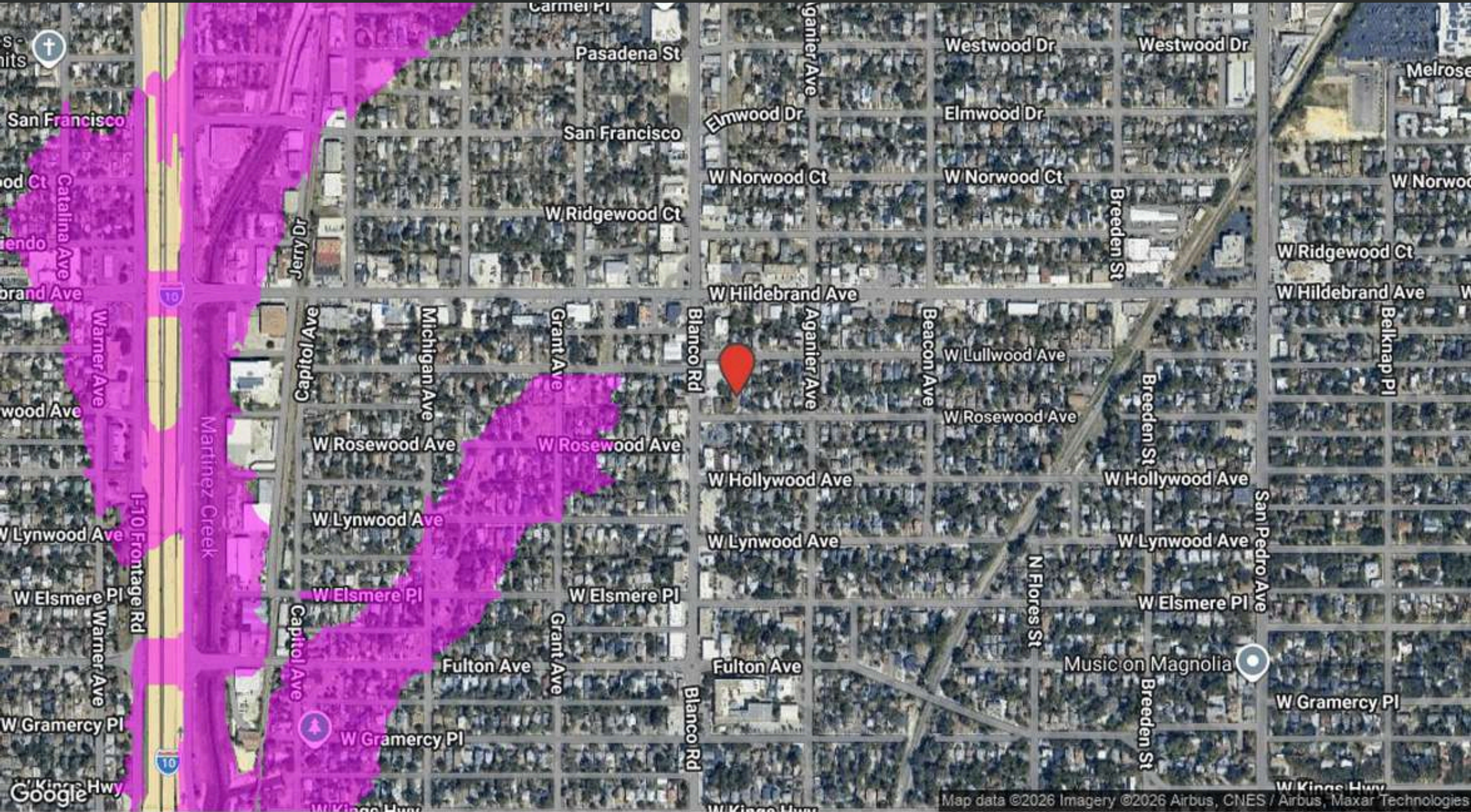
SITE MAP



TRAFFIC COUNT MAP



FLOOD ZONE MAP



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

827 W Rosewood Ave, San Antonio, Texas, 78212

Ring of 5 miles

KEY FACTS

340,489

Population



136,398

Households

37.5

Median Age

\$46,973

Median Disposable Income

EDUCATION

19.4%

No High School Diploma



27.9%

High School Graduate



24.6%

Some College/
Associate's Degree



28.1%

Bachelor's/Grad/ Prof Degree

INCOME



\$54,458

Median Household Income



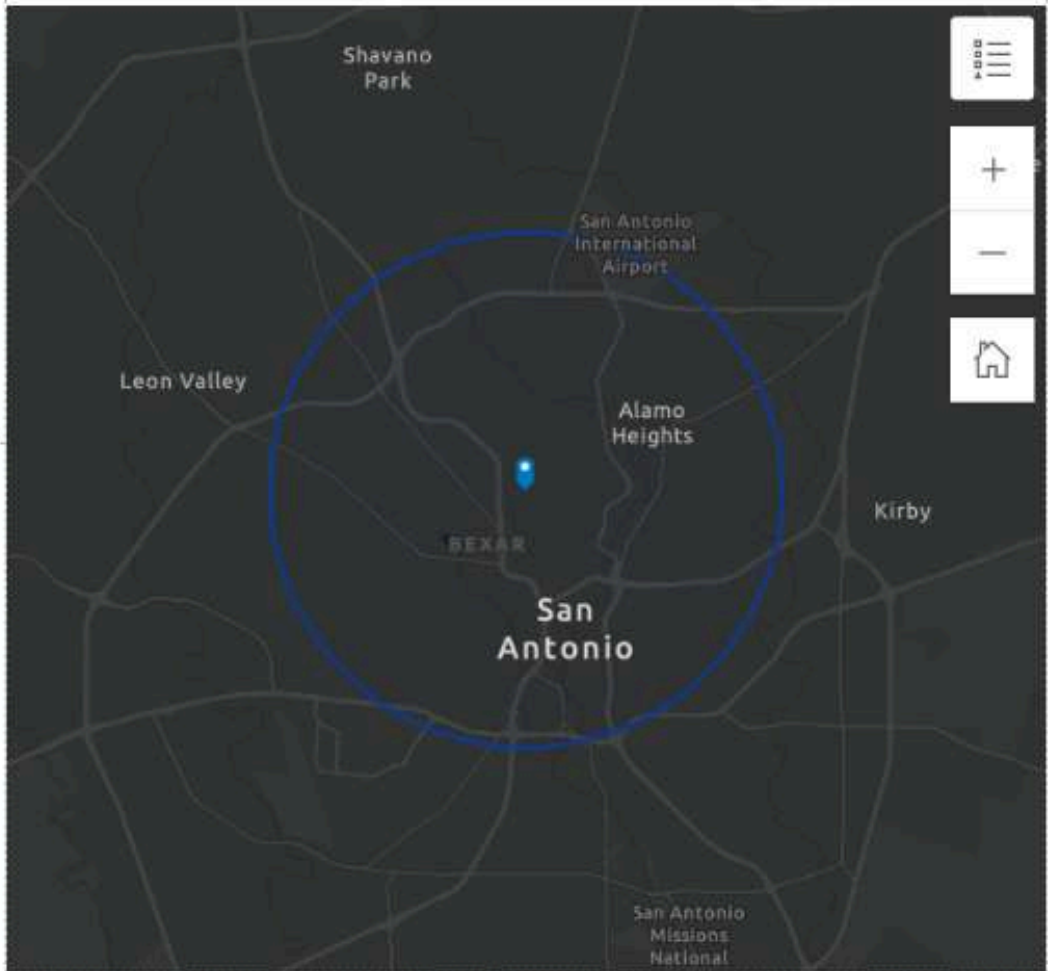
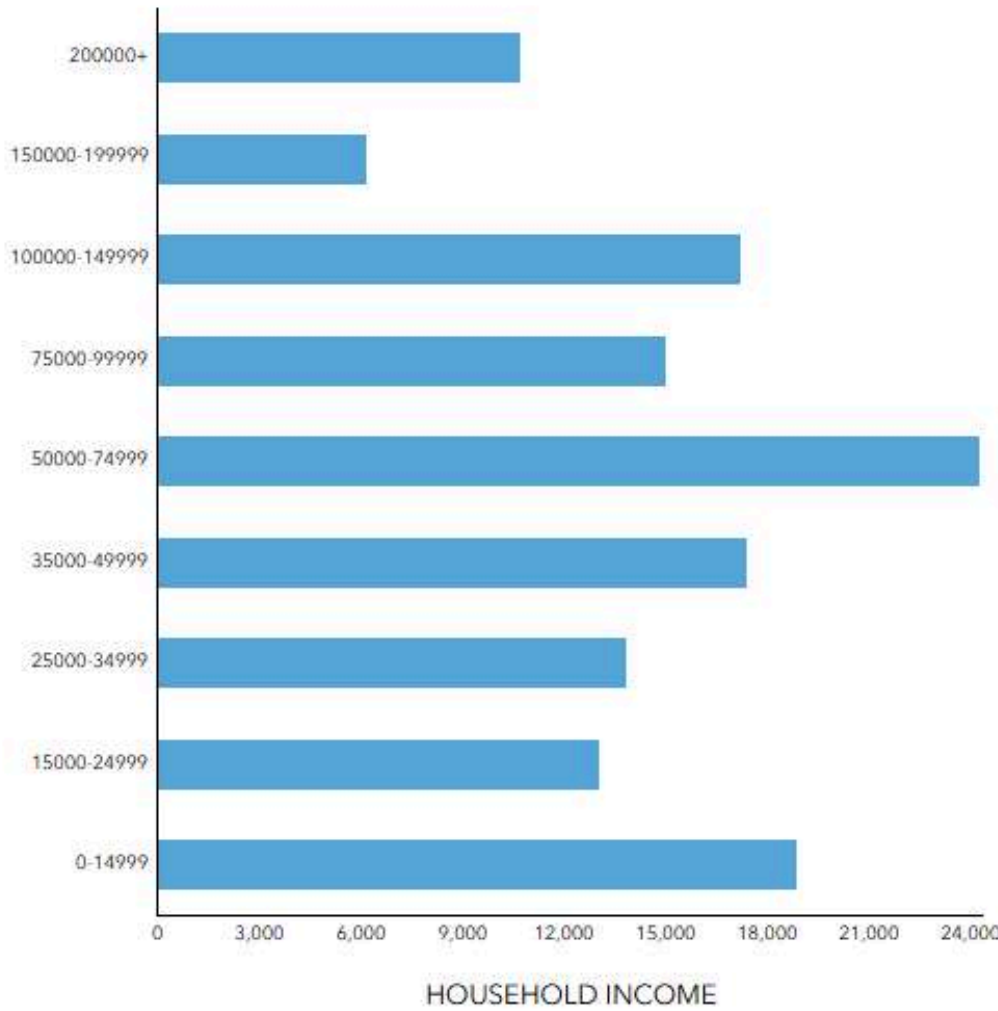
\$34,642

Per Capita Income



\$64,415

Median Net Worth



EMPLOYMENT

59.1%

White Collar



23.3%

Blue Collar



22.4%

Services

4.6%

Unemployment Rate

Source: This information is based on data provided by Esri (2025-2030). © 2024 Esri

INDUSTRY PROFILE

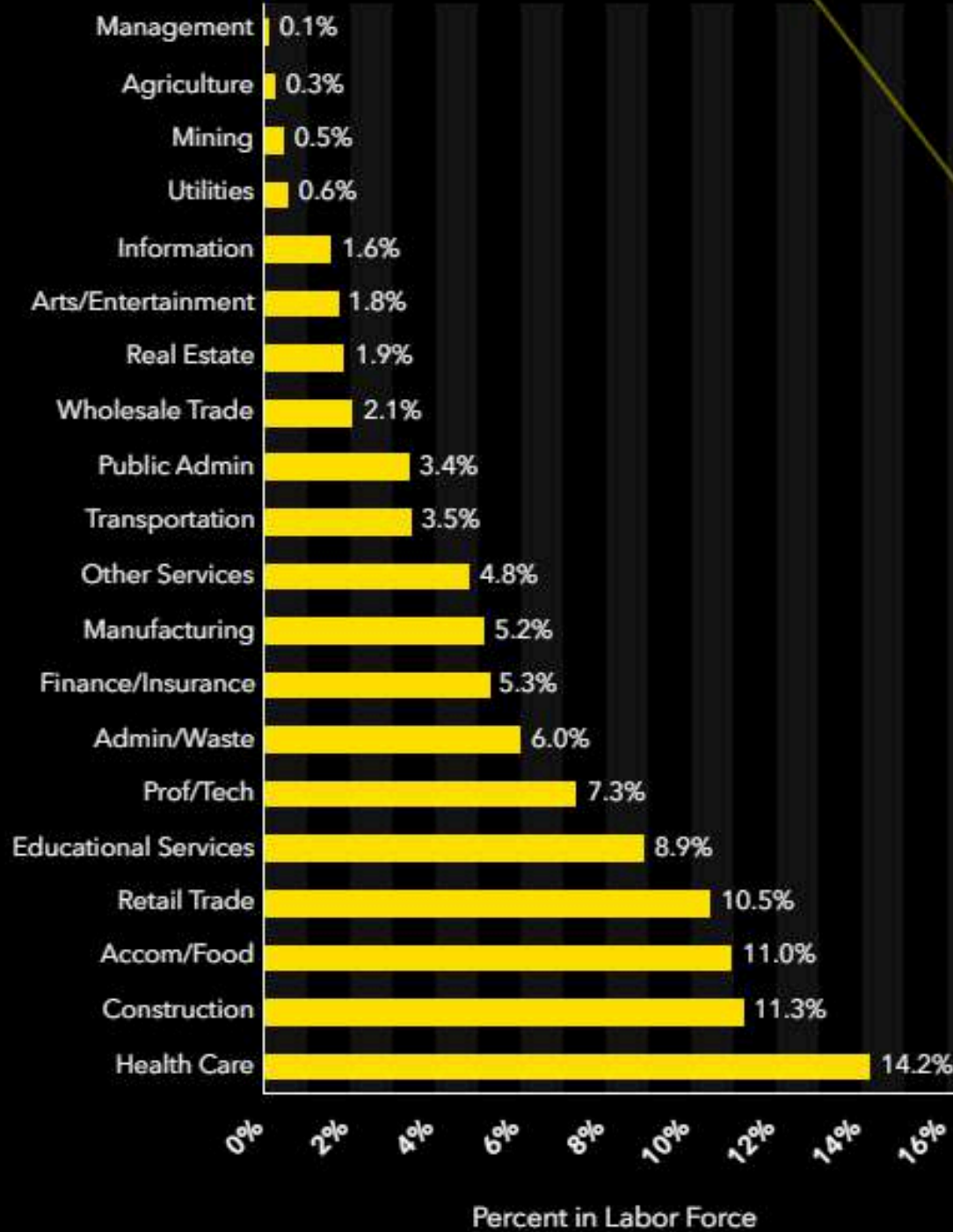
Economic Development Profile

827 W Rosewood Ave, San Antonio, Texas, 78212

Ring of 5 miles

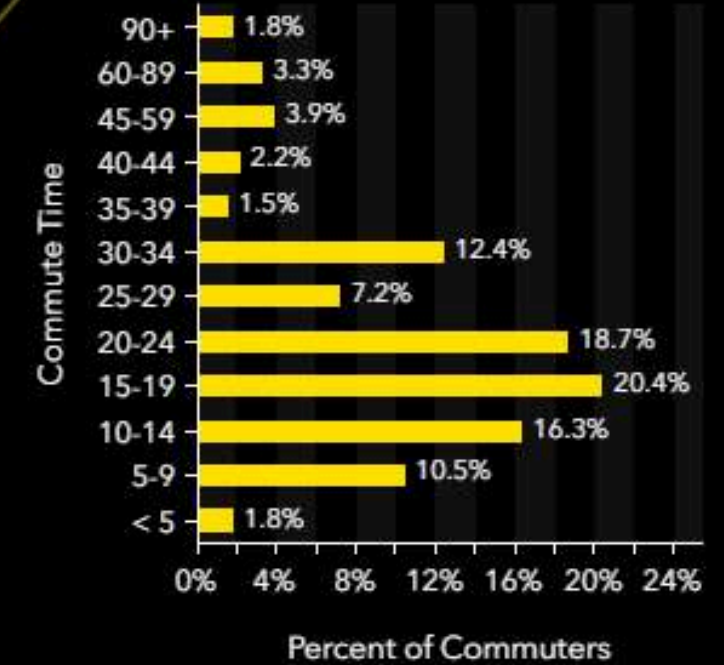


Labor Force by Industry



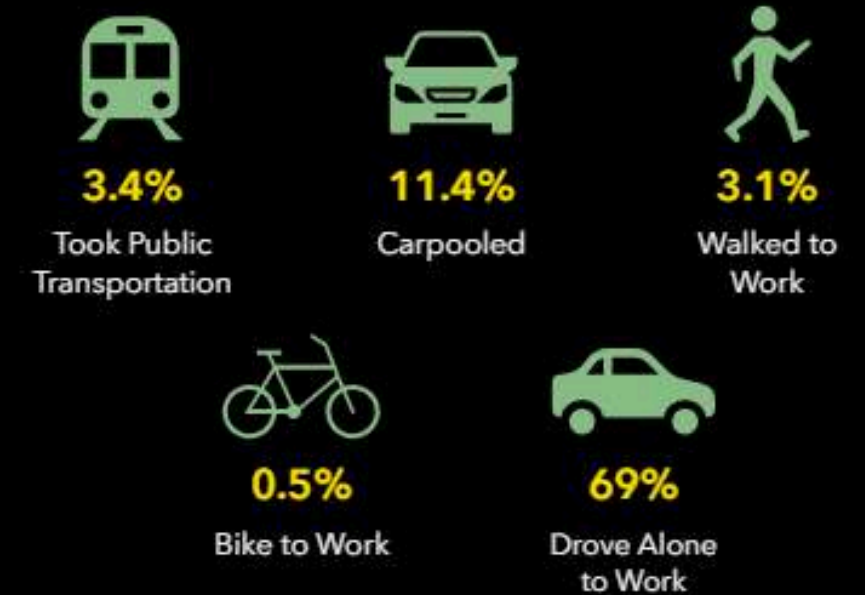
Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Businesses



Source: This infographic contains data provided by ACS (2019-2023), Esri (2025), Esri-Data Axle (2025), Esri-U.S. BLS (2025), AGS (2025).



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BROKERED BY



COMMERCIAL

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[Information about our Brokerage](#)

WE ARE HERE FOR YOU!

We are committed to setting the standard for excellence and leadership in commercial real estate. Our primary goal is to deliver the highest level of service to our clients with unwavering integrity.