FOR SALE

703 LOGWOOD AVE

SAN ANTONIO, TX

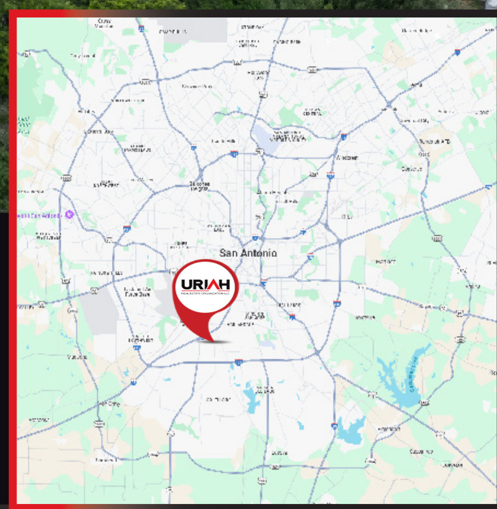
OFFERING MEMORANDUM

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



PROPERTY OVERVIEW - 703 LOGWOOD AVE

PROPERTY SUMMARY

703 Logwood Avenue presents the opportunity to acquire a value add 24-unit multifamily asset strategically located in San Antonio's established South Park submarket. Situated on approximately 0.466 acres, the property encompasses 14,534 square feet of rentable living area and features a well-balanced unit mix of fourteen (14) one-bedroom/one-bathroom units and ten (10) two-bedroom/one-bathroom units. The property offers investors immediate In-place cash flow while also presenting a compelling value-add opportunity. New ownership may increase revenues through strategic interior and exterior improvements, operational efficiencies, and continued rent optimization, creating the potential to further enhance returns while maintaining strong occupancy. Located in the heart of the South Park area, 703 Logwood benefits from exceptional accessibility to many of San Antonio's largest employment and economic drivers. The property is less than 15 minutes from Downtown San Antonio, Lackland Air Force Base, major universities, healthcare facilities, and numerous employment centers, providing a diverse and resilient tenant base. The property unit mix is well-positioned to serve workforce housing demand from military personnel, students, healthcare workers, and local professionals seeking affordable housing options in a centrally located submarket. In addition to its near-term value-add potential, the asset offers investors the opportunity to benefit from long-term appreciation driven by San Antonio's continued population growth, expanding employment base, and increasing demand for attainable rental housing. As investment activity and redevelopment continue throughout the city's south and central corridors, 703 Logwood is well-positioned to capitalize on both operational upside and future market appreciation. 703 Logwood Avenue represents a rare opportunity to acquire a stabilized, cash-flowing multifamily asset with value-add potential in a supply-constrained infill location. The combination of current income, upside through improved operations, and long-term appreciation prospects, makes this offer attractive to both yield-focused investors and 1031 exchange buyers seeking durable multifamily fundamentals in one of Texas' fastest-growing metropolitan areas.

PROPERTY INFORMATION

LOT SIZE

AC: 0.466 +/-
SQFT: 20,300 +/-

FRONTAGE

147 +/- FT ON LOGWOOD AVE

ZONING:

MF-33

BUILDING & UTILITIES

14,534 +/- SQFT TOTAL
SEPERATE ELECTRIC,
COMMON WATER METER,
COMMON GAS METER

PROPERTY HIGHLIGHTS

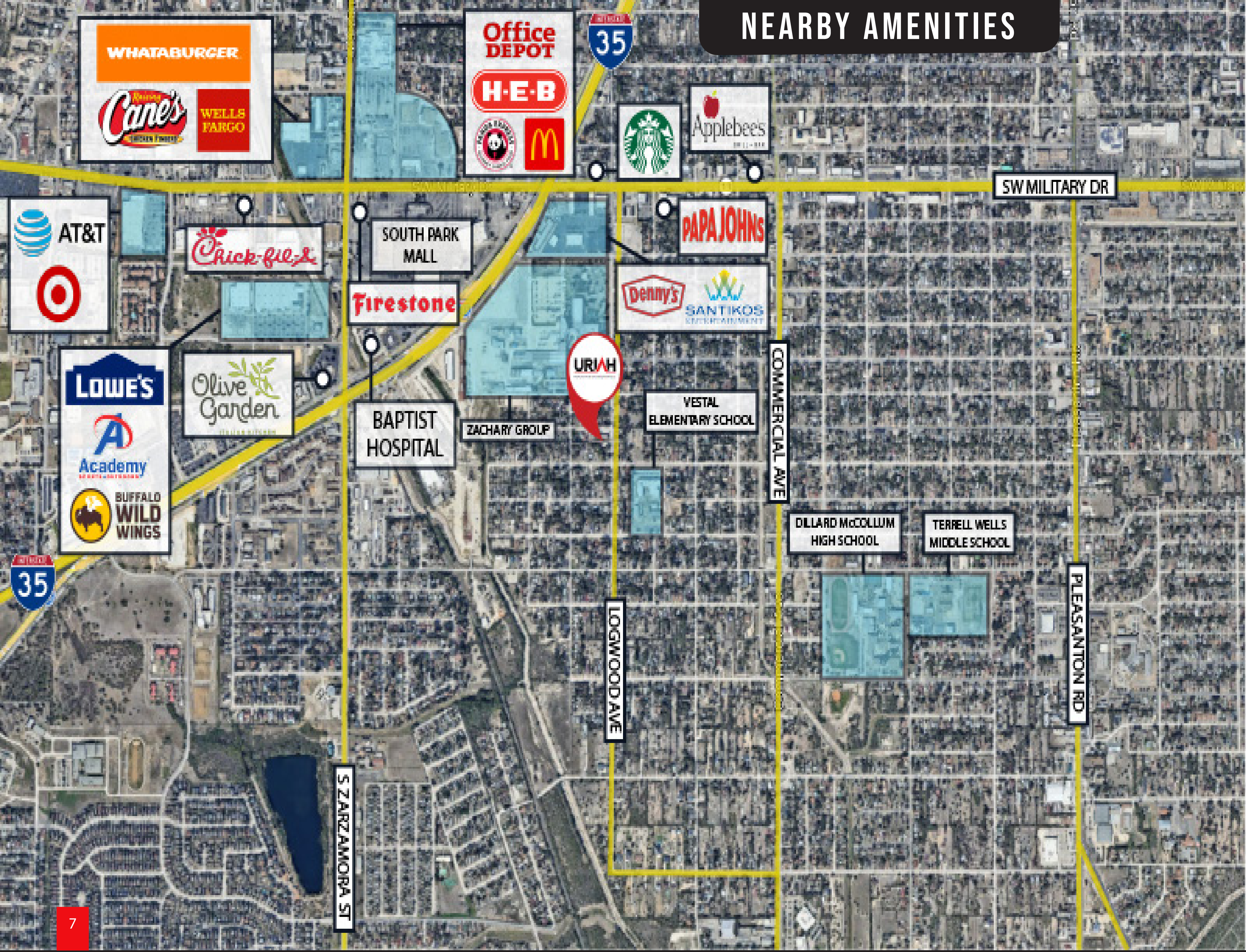
- CASH FLOWING ASSET- CONSISTENTLY OCCUPIED 24-UNIT APARTMENT COMMUNITY.
- EXCEPTIONAL ACCESSIBILTY TO MANY OF SAN ANTONIO'S LARGEST EMPLOY-MENT AND ECONOMIC DRIVERS.
- VALUE ADD OPPORTUNITIES THROUGH STRATEGIC RENOVATIONS.
- OFFERS IMMEDIATE CASH FLOW AND LONG-TERM UPSIDE POTENTIAL.

PROPERTY PHOTOS | 703 LOGWOOD AVE

PROPERTY PHOTOS | 703 LOGWOOD AVE

PROPERTY PHOTOS | 703 LOGWOOD AVE

NEARBY AMENITIES



703 LOGWOOD AVE

SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

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

URIAH
REAL ESTATE ORGANIZATION LLC

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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

Buyer/Tenant/Seller/Landlord Initials　　　　Date