

VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY

 SAN ANTONIO, TX

FOR SALE



PROPERTY OVERVIEW

Well-positioned 2-story duplex situated on an oversized RM-4 zoned lot offering both immediate cash flow and future development potential. The property is fully occupied with stable long-term tenancy and benefits from a low operating structure with tenants responsible for utilities and yard maintenance.

The oversized 12,675 SF lot creates a compelling opportunity for investors seeking both stable in-place income and future multifamily expansion potential.



INVESTMENT HIGHLIGHTS

- ✓ In-place cash-flowing duplex generating immediate income from day one
- ✓ 2-story duplex configuration with strong rental demand
- ✓ RM-4 zoning allowing potential additional duplex development
- ✓ Oversized 12,675 SF lot providing expansion flexibility
- ✓ Long-term stable tenancy with multi-year occupancy history
- ✓ Month-to-month tenancy structure
- ✓ Low operating structure with tenants paying utilities and yard maintenance
- ✓ Owner self-managed operations
- ✓ Opportunity to increase revenue through future rent repositioning and development upside
- ✓ Strong central location near major employment corridors



VALUE-ADD COMPONENT

The property presents a compelling opportunity for investors seeking both current income and future upside. Existing in-place operations provide stable cash flow while the oversized RM-4 zoned lot creates potential for future multifamily expansion or additional duplex development.

Seller has commissioned a conceptual development schematic through a professional engineering firm, providing investors with preliminary site planning insight. A conceptual schematic is available upon request.



FINANCIAL SNAPSHOT

ASKING PRICE	\$285,000
GROSS ANNUAL INCOME	\$33,360
NOI	\$23,252.28
GRM	8.54
IN-PLACE CAP RATE	8.16%



PROPERTY DETAILS

Property Type	Duplex / Multifamily
Configuration	2-Story Duplex
Zoning	RM-4
Lot Size	12,675 SF
Occupancy	Fully Occupied
Tenancy	Month-to-Month
Utilities	Tenant Paid
Yard Maintenance	Tenant Maintained



LOCATION ATTRIBUTES

- Central San Antonio location
- Strong rental demand corridor
- Convenient access to major employment centers
- Established residential neighborhood
- Proximity to transportation corridors, retail, and services



SHOWING INSTRUCTIONS

Property is fully occupied.
No same-day appointments.



FOR ADDITIONAL INFORMATION AND
TO SCHEDULE A TOUR:

210-831-2688



CONCEPTUAL
DEVELOPMENT
SCHEMATIC
AVAILABLE UPON
REQUEST