

MULTI-FAMILY 7 UNITS

1110 W ASHBY PL
SAN ANTONIO, TX 78201



1110 W. ASHBY

FOR RENT
\$1,200



MULTI-FAMILY 7 UNITS FOR SALE \$645,000

A rare opportunity to acquire a cash-flowing 7-unit multifamily asset in the rapidly growing Alta Vista / Beacon Hill corridor. This property delivers both immediate income and long-term appreciation, making it an ideal acquisition for yield-focused investors. The asset produces approximately \$60,000 in net operating income, offering a 9.3% going-in cap rate and an 8.3% cap rate after tax reassessment—strong fundamentals by today's standards. Currently 5 of 7 units are occupied, providing built-in upside through lease-up and rent optimization. Strategically located just minutes from San Antonio College, The Pearl, and St. Mary's Strip, the property benefits from consistent rental demand driven by students, professionals, and urban renters seeking proximity to San Antonio's most active employment and lifestyle hubs.



RENT ROLL



Rent Roll Form 1110 W Ashby San Antonio TX

	Tenant Name	Suite/ Unit No.	Square Feet	Lease Start Date	Lease End Date	Base Rent	Expense Arrangements
1.	Rented	1	2/1			\$905	Tenant Pays Utilities
2.	Rented	2	1/1			\$905	Tenant Pays Utilities
3.	Vacant	3	1/1			\$850	Tenant Pays Utilities
4.	Rented	4	(Eff)			\$850	Tenant Pays Utilities
5.	Rented	5	1/1			\$985	All Bills Paid
6.	Rented	6	2/1			\$925	Tenant Pays Utilities
7.	Vacant	7	(Eff)			\$945	All Bills Paid
8.							
9.	Total Rent					\$6365	
10.	Monthly Expense (Tax, Insurance, Utilities)		Tax = \$496/month (\$1000 on reassessment)	Ins = (\$290/month)	Utilities = \$550 average	(\$1336)	Net = \$5029



Photos



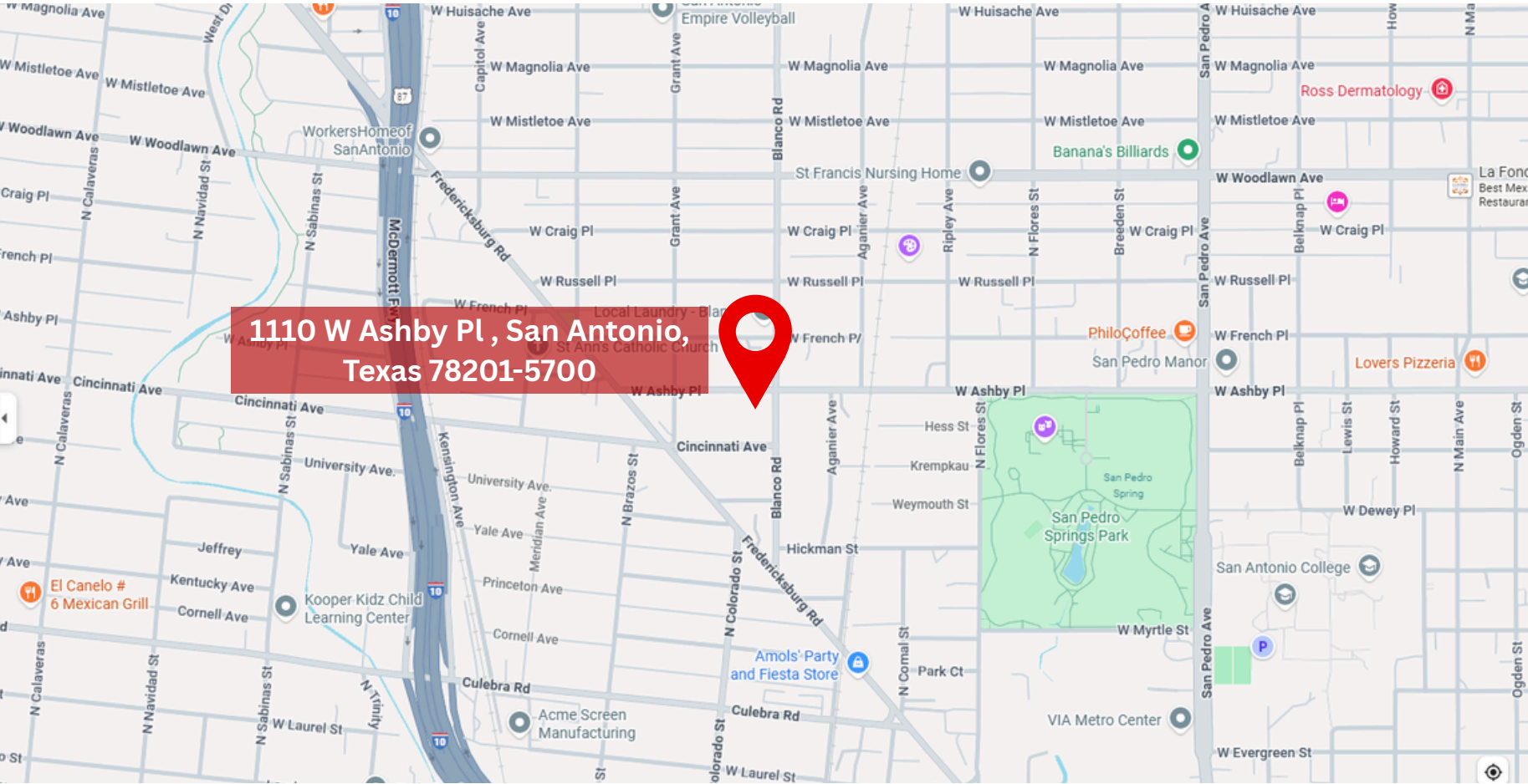
Photos



Photos



Location Maps



San Antonio Metropolitan Area



SAN ANTONIO STATISTICS

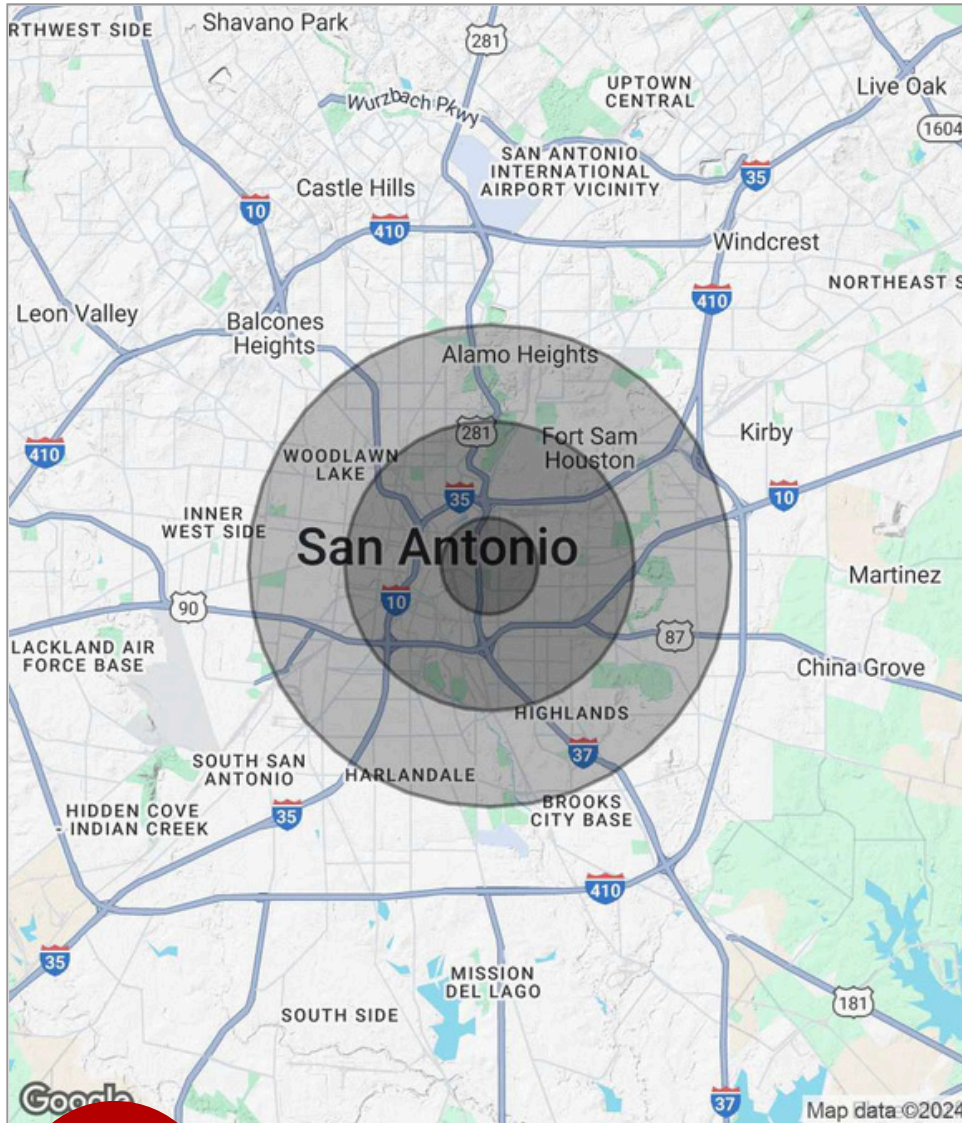
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

* Demographic data derived from 2020 ACS - US Census



Broker's Info



TIMOTHY WARLOW JR.

EMAIL: twarlow@kw.com

DIRECT LINE: (210) 818-9457

PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

