

TEXAS HOMEOWNERSHIP GROUP

San Antonio Income Portfolio

Investment Opportunity Summary

Bexar County, Texas · 13 Income-Producing Properties · 17 Units · Now Accepting Offers

For all inquiries and offers contact Brandon Ramirez | Texas Homeownership Group | KW Heritage
512.409.8522 · b@txhomeownership.com

Executive Summary

This offering consists of a 13-property income portfolio in Bexar County, Texas, totaling 17 rentable units, together with five additional vacant land parcels available as an optional addition. The portfolio may be purchased with or without the vacant land parcels, at the buyer's option. The offering is presented by Texas Homeownership Group.

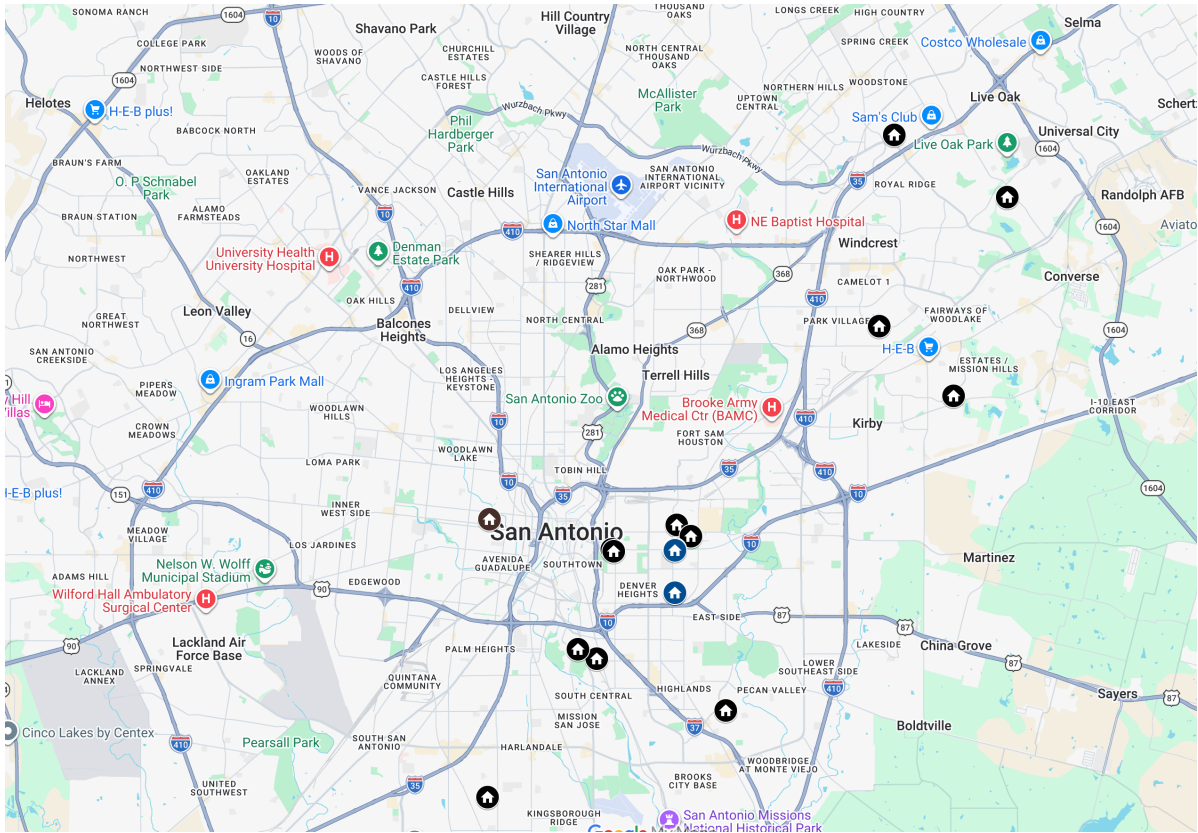
Based on current and most recent rent, the portfolio produces an estimated annual gross income of \$248,724 and NOI of \$178,587, calculated as gross rent less insurance and property taxes. The approximate aggregate sales value across the 13 properties is \$2,599,700; including the five vacant land parcels, the approximate aggregate sales value is \$2,879,700.

	Portfolio Only	Portfolio + Vacant Lots
Properties	13	13 + 5 lots
Rentable Units	17	17
Annual Gross Income	\$248,724	\$248,724
Annual NOI	\$178,587	\$178,587
Approx. Aggregate Sales Value	\$2,599,700	\$2,879,700
Offered At	\$2,469,715	\$2,735,715

Portfolio Overview

The portfolio spans multiple San Antonio-area zip codes within Bexar County, with a mix of property types:

Property Type	Count	Units
Duplexes	2	4
House + Casita	2	4
Single-Family Houses	9	9
Total	13	17



Interactive Map

Featured Properties



306 Idaho St

Type	Duplex
Bed / Bath	1/1
Sqft	1,178
Current / Most Recent Rent	\$2,005
Sales Range	\$225,000
Lease	10/17/26 (Unit A) / MTM (Unit B)
Year Built	1915

LOCATION HIGHLIGHT

Walking distance to the Alamodome and a short drive or bike ride to downtown San Antonio. The Alamodome hosts UTSA Roadrunners football, the annual Valero Alamo Bowl, and major touring concerts throughout the year. It is also positioned near Project Marvel, the city's planned sports and entertainment district, which includes an Alamodome renovation and a planned land bridge reconnecting this stretch of the East Side to downtown.



120 Omaha St

Type	Duplex
Bed / Bath	1/1
Sqft	1,204
Current / Most Recent Rent	\$1,586
Sales Range	\$225,000
Lease	MTM (Unit 1) / 8/13/27 (Unit 2)
Year Built	1890

LOCATION HIGHLIGHT

Walking distance to the Alamodome and a short drive or bike ride to downtown San Antonio. The Alamodome hosts UTSA Roadrunners football, the annual Valero Alamo Bowl, and major touring concerts throughout the year. It is also positioned near Project Marvel, the city's planned sports and entertainment district, which includes an Alamodome renovation and a planned land bridge reconnecting this stretch of the East Side to downtown.



1507 Escalon Ave

Type	House+Casita
Bed / Bath	4/1.5
Sqft	1,296
Current / Most Recent Rent	\$1,495
Sales Range	\$175,000
Lease	8/31/27
Year Built	1959

LOCATION HIGHLIGHT

Near Texas A&M-San Antonio and Palo Alto College, giving it a steady student and staff rental base on the South Side.



2210 W Travis St

Type	House+Casita
Bed / Bath	3/2
Sqft	1,792
Current / Most Recent Rent	\$2,043
Sales Range	\$249,900
Lease	4/14/27 (Main) / 4/30/27 (Back)
Year Built	1946

LOCATION HIGHLIGHT

Near UTSA's growing Downtown Campus and walkable to Market Square, part of downtown's westward expansion.



12210 Valley Forge Ave

Type	House
Bed / Bath	5/2
Sqft	2,181
Current / Most Recent Rent	\$1,800
Sales Range	\$249,900
Lease	Vacant
Year Built	1973

LOCATION HIGHLIGHT

Located in the growing northeast corridor near the 1604/I-35 retail expansion, within commuting distance of Randolph AFB.



5023 Cabin Lake Dr

Type	House
Bed / Bath	4/2
Sqft	2,068
Current / Most Recent Rent	\$1,715
Sales Range	\$225,000
Lease	6/30/27
Year Built	1960

LOCATION HIGHLIGHT

Minutes from Randolph AFB's main gate and along the growing I-10 East logistics and employment corridor.



10227 Outlaw Bend

Type	House
Bed / Bath	3/2
Sqft	1,455
Current / Most Recent Rent	\$1,625
Sales Range	\$175,000
Lease	11/30/26
Year Built	1984

LOCATION HIGHLIGHT

Located in Converse, minutes from Randolph AFB's main gate and along the growing I-10 East logistics and employment corridor.



5902 Wales St

Type	House
Bed / Bath	3/2
Sqft	1,656
Current / Most Recent Rent	\$1,620
Sales Range	\$189,900
Lease	Vacant
Year Built	1962

LOCATION HIGHLIGHT

Walkable to the Mission Reach hike-and-bike trail connecting the San Antonio Missions, a UNESCO World Heritage Site.



5755 Midcrown Dr

Type	House
Bed / Bath	3/2.5
Sqft	1,617
Current / Most Recent Rent	\$1,600
Sales Range	\$245,000
Lease	1/31/27
Year Built	2002

LOCATION HIGHLIGHT

Minutes from Fort Sam Houston (JBSA), one of San Antonio's largest employment hubs, spanning military, medical, and federal jobs and providing a steady source of rental demand.



1507 Gorman

Type	House
Bed / Bath	4/2
Sqft	1,645
Current / Most Recent Rent	\$1,443
Sales Range	\$215,000
Lease	2/23/27
Year Built	1930

LOCATION HIGHLIGHT

Close to St. Philip's College, part of the Alamo Colleges District, giving it a built-in student and staff rental base, and near the Hays Street corridor's ongoing East Side revitalization.



127 Eads Ave

Type	House
Bed / Bath	3/2
Sqft	1,290
Current / Most Recent Rent	\$1,365
Sales Range	\$175,000
Lease	4/30/27
Year Built	1920

LOCATION HIGHLIGHT

Walkable to the Mission Reach hike-and-bike trail connecting the San Antonio Missions, a UNESCO World Heritage Site, and situated in Denver Heights amid ongoing East Side neighborhood investment.



129 Palo Blanco St

Type	House
Bed / Bath	3/1
Sqft	1,122
Current / Most Recent Rent	\$1,250
Sales Range	\$165,000
Lease	4/30/27
Year Built	1922

LOCATION HIGHLIGHT

Close to the Frost Bank Center, home of the San Antonio Spurs and the annual San Antonio Stock Show & Rodeo (an 18-day event), along with major touring concerts throughout the year. Also near the I-10/I-35 interchange.



2239 E Crockett St

Type	House
Bed / Bath	3/1
Sqft	1,639
Current / Most Recent Rent	\$1,180
Sales Range	\$85,000
Lease	MTM
Year Built	1910

LOCATION HIGHLIGHT

Close to St. Philip's College, part of the Alamo Colleges District, giving it a built-in student and staff rental base, and near the Hays Street corridor's ongoing East Side revitalization.

Property Schedule

Address	Type	Bd/Ba	Sqft	Current / Most Recent Rent	Sales Range	Annual Taxes
306 Idaho St	Duplex	1/1	1,178	\$2,005	\$225,000	\$4,637
120 Omaha St	Duplex	1/1	1,204	\$1,586	\$225,000	\$5,003
1507 Escalon Ave	House+Casita	4/1.5	1,296	\$1,495	\$175,000	\$3,865
2210 W Travis St	House+Casita	3/2	1,792	\$2,043	\$249,900	\$4,743
12210 Valley Forge Ave	House	5/2	2,181	\$1,800	\$249,900	\$6,031
5023 Cabin Lake Dr	House	4/2	2,068	\$1,715	\$225,000	\$3,829
10227 Outlaw Bend	House	3/2	1,455	\$1,625	\$175,000	\$4,158
5902 Wales St	House	3/2	1,656	\$1,620	\$189,900	\$4,857
5755 Midcrown Dr	House	3/2.5	1,617	\$1,600	\$245,000	\$4,303
1507 Gorman	House	4/2	1,645	\$1,443	\$215,000	\$4,515
127 Eads Ave	House	3/2	1,290	\$1,365	\$175,000	\$4,271
129 Palo Blanco St	House	3/1	1,122	\$1,250	\$165,000	\$5,051
2239 E Crockett St	House	3/1	1,639	\$1,180	\$85,000	\$5,125
Total / Portfolio				\$20,727	\$2,599,700	\$60,387

Portfolio Valuation: Approximate Aggregate Sales Value

Each property in the portfolio carries a comparative market style sales range estimate. Summing these figures provides a sense of the portfolio's value as a collection of individual assets, independent of its rental income.

Metric	Amount
Approximate Aggregate Sales Value: 13 Properties Only	\$2,599,700
Approximate Aggregate Sales Value: 13 Properties + 5 Vacant Lots	\$2,879,700

Income & Expense Pro Forma

Pro forma is shown using each rental asset's current or most recent rent, less insurance and property taxes only. The five vacant land parcels are not reflected below, as they do not currently produce rental income; NOI is identical whether the portfolio is purchased with or without the vacant lots.

	Amount
Annual Gross Rent (Current / Most Recent)	\$248,724
Less: Insurance	(\$9,750)
Less: Property Taxes	(\$60,387)
Net Operating Income	\$178,587

Vacant Lots: Development Opportunity

Five additional vacant land parcels are available and may be purchased together with the 13-property income portfolio, or the portfolio may be purchased on its own without these parcels.

Address	Est. Market Value	Zoning
1000 Porter St	\$35,000	RM-4
1006 Porter St	\$35,000	RM-4
2611 E Commerce St	\$70,000	AE-2
2615 E Commerce St	\$70,000	AE-2
2618 E Commerce St	\$70,000	AE-2
Total	\$280,000	

Porter St Parcels [additional zoning information](#)

1000 Porter St and 1006 Porter St are contiguous lots, both zoned RM-4. RM-4 is a mixed residential district that allows medium to high density housing, up to four dwelling units per lot, supporting a mix of single-family, two-family, and multi-family development. Being contiguous, the two parcels can be developed or marketed as a single, larger site.

E Commerce St Parcels [additional zoning information](#)

All three E Commerce St parcels, 2611, 2615, and 2618, are zoned AE-2, San Antonio's Arts and Entertainment District. This designation is applied in areas near existing arts and entertainment venues to encourage infill development and redevelopment. AE-2 is the smaller-scale tier of the city's Arts and Entertainment districts, supporting venues and complementary commercial uses such as galleries, studios, restaurants, and bars, alongside neighborhood-serving retail like cafes, bakeries, and salons on corner lots. Permitted uses also include residential and multiple unit development. The district is designed to blend with adjacent residential areas, making it well suited to walkable, mixed-use infill development. 2611 E Commerce St and 2615 E Commerce St are contiguous lots and carry combined highest-and-best-use potential as a package; 2618 E Commerce St is a standalone parcel nearby.

Value-Add Opportunities

Several properties in the portfolio carry upside beyond their current in-place rent, summarized below.

- 1507 Escalon Ave: Current rent represents a single party renting both units. Renting the units separately would likely allow for higher total rent in the future.
- 2210 W Travis St: Current rent represents a single party renting both units. Renting the units separately would likely allow for higher total rent in the future.
- 5023 Cabin Lake Dr: Long term tenant; likely that market rent is higher.
- 2239 E Crockett St: Light renovation would allow for moderate to significant increase in market rent.
- 12210 Valley Forge Ave: Most recent rent of \$1,800 was prior to recent renovations.
- A more aggressive annual property tax protest plan could help to lower yearly tax expense.

Considerations

- All potential buyers are responsible for their own due diligence.
- Projected rates of return can vary based on each buyer's underwriting metrics, internal management or contracting resources, and analysis methodology. Buyers are encouraged to further evaluate depreciation, appreciation, value-add, and resale opportunities to maximize return and individualized value.
- In order to maintain tenant privacy, showings of occupied units can be scheduled after a contract has been executed.

Offers & Additional Information

This report includes clickable links with additional media, information, zoning and more. For any additional information, questions and submitting offers please contact Brandon Ramirez directly at b@txhomeownership.com, 512.409.8522.

For all inquiries and offers contact
Brandon Ramirez | Texas Homeownership Group | KW Heritage
512.409.8522
b@txhomeownership.com