



Properties for Sale

1 14310 Nacogdoches Rd, San Antonio, TX 78247



Price	Price Not Disclosed
Building Size	174,352 SF
No. Spaces	136
Cap Rate	6.75%
Property Sub-type	Apartments
Status	Active

Property Notes

Sale Notes

JLL is pleased to offer the opportunity to acquire The Grand Apartments (the Property), a newly renovated asset with 136 total units. The Property' s location in San Antonio places it in one of the most economically stable and consistent cities in the nation. The offering represents the perfect opportunity to invest in a multifamily asset with a desirable sub-urban lifestyle due to its immediate access to a multitude of dynamic employers, quality retail services and variety of eateries,lifestyle due to its immediate access to a multitude of dynamic employers, quality retail services and variety of eateries, entertainment and recreational amenities.

In addition to the extensive renovation, The Grand is strategically located in the North East Submarket of San Antonio, with proximate access to Loop 410 as well as Interstate 35. The 410 Loop encircles all of San Antonio, giving residents of the Property convenient and quick access to all that San Antonio has to offer, including the Central Business District, Randolph Airforce Base, San Antonio International Airport, Lackland Air Force Base and many more.

2 1431 Cable Ranch Rd, San Antonio, TX 78245



Price	Price Not Disclosed
Building Size	264,132 SF
No. Spaces	336
Property Sub-type	Apartments
Status	Active

Property Notes

3 Braun Rd, San Antonio, TX 78254



Price	\$21,001,500
Building Size	203,550 SF
No. Spaces	117
Property Sub-type	Apartments
Status	Active

Property Notes

Sale Notes

HOMES ARE BETTER INVESTMENT THAN MULTI UNIT PROPERTIES 117 single family residences located between Loop 1604 and Braun Road in San Antonio, Texas for sale at \$21,001,500. All newer homes within a 2 mile radius of one another. 3-4 bedrooms, 2 - 2/1/2 bathrooms, 2 car garages, average 1,750 sq. feet, average age 9.5 years. Average gross monthly income is \$135,000. Three ways you make money. Cash flow, value goes up every year, principal portion or equity. Single family investment outpaces multifamily apartments. If you buy these homes you will have immediate additional equity of between \$500,000 to \$1,000,000 because values are considerably higher than asking price. LATEST NEWS: If you buy all 117 homes we will pay you \$500,000.

Property Description

Portfolio of 117 newer houses in subdivisions built by national builders Centex and DR Horton., all within 2 mile radius. These homes were bought for average price of \$133,000 each 8 years ago. Present estimated value per home is \$180,000. Package sale price is \$174,950 per home. Required down payment of 25% is \$5,031,000. Cash on cash return on your down payment is approximately 24%!! Selling broker commission is \$500,000 on closing.

4 7458 Louis Pasteur Dr, San Antonio, TX 78229



Price	Price Not Disclosed
Building Size	123,376 SF
No. Spaces	3
Property Sub-type	Apartments
Status	Active

Property Notes

Property Description

The San Antonio Station Apartments are a 172-unit residential community located at 7458 Louis Pasteur Drive in San Antonio, Texas. Developed in 1980, San Antonio Station is situated directly across from the renowned South Texas Medical Center. The property offers 4 different floor plans comprised of one and two bedroom units contained in 17 two-story buildings spread over 6.24 acres. San Antonio Station offers a tremendous value add investment opportunity by completing the renovation program implemented by existing ownership. 73 units (42%) at the property have received full interior renovations and command rental premiums ranging from \$75 to \$200. With the renovation blue print in place, a new owner has the opportunity to complete the interior renovation on the remaining 99 units (58%). Additionally, updating the property's common areas will further enhance the identity of the property in the rental market.

5 2167 NE Loop 410, San Antonio, TX 78217



Price	Price Not Disclosed
Building Size	187,829 SF
No. Spaces	244
Property Sub-type	Apartments
Status	Active

Property Notes

6 3903 Barrington St, San Antonio, TX 78217



Price	Price Not Disclosed
Building Size	324,902 SF
No. Spaces	319
Property Sub-type	Apartments
Status	Active

Property Notes