

4-Plex Investment

By Elite Developers




PRICE UPON REQUEST

EXPECTED RENTAL INCOME - \$7400 - \$8000

- Hill country views
- Potranco Road location
- 4 miles to H-E-B grocery
- Medina Valley ISD
- Water, Electric, Gas
- No City Taxes

 **Ravi Alguri**

 **9165291008**

 **algurirk@gmail.com**

Location:	San Antonio, TX
Lot Size:	1-1.5 acres homesites for one 4-plex building per lot
Utilities :	Yancey water (The Investor is responsible for acquiring and paying all necessary water fees) CPS electric and gas Septic system required
HOA:	\$700/lot annual HOA assessment; one time \$500 capital contribution & \$175 HOA transfer fee Two amenity centers: Pool, Basketball Court, 2 Pickleball Courts, Playground, Dog Park, Covered Pavilion w/ Picnic Tables, & Restrooms
Property Tax:	1.83% tax rate ('23)

4Plex Specifications

Plumbing

- 50 gallon electric water heater per unit
- Gas oven/range
- Moen fixtures throughout
- Tile shower surrounds
- Elongated toilets in master's
- Septic system tie in
- 4 separate water meter connections
- Landscaping/irrigation
- Zero scape in front of homes between driveways
- Sod and irrigation in back yards 10'x25' yards x4

C-tops

- granite tops throughout
- stainless steel sink at kitchen two sided
- undermount sinks in hall baths
- 4" kitchen backsplash

Low voltage

- pre wire for security at exterior door's and include security panel per unit

Roofing

- Synthetic underlayment with 3 tab shingles installed

Garage doors

- single car garage doors with openers and two remotes

Mirrors

- 1 mirror for each bathroom non framed glass over sinks

Trim carpentry

- 1x4 base and 1x2 trim throughout mdf shelves per plan
- Solid front and back doors no integrated blinds add peep holes to front doors
- Chrome bath fixtures throughout and door hardware
- Painted hinges for doors

Drywall

- Drywall per code/plan with drop Monterrey texture throughout to include installing hardy backer for tub surrounds

Fencing

- Yards will be separated into 18x20's with 1 gate for each unit leading to the back

Insulation

- Batt insulation in walls and blown insulation in ceiling with fire caulking at any hot wall penetrations

Windows

- All windows will be white vinyl windows per plan

Landscaping/irrigation

- Zero scape in front of home between driveways
- Sod and irrigation in back yards 10'x40' yards x4

Electrical

- Led disks throughout home
- Ceiling fans in master bedroom and living room
- Electric furnace
- Electric water heater
- 4 separate meters for each 4 plex (meter bank)
- include 2 tpoles per 4 plex
- disposal switch under sink

HVAC

- Electric furnaces
- Microwave/vent hood direct vent to exterior of home

Paint

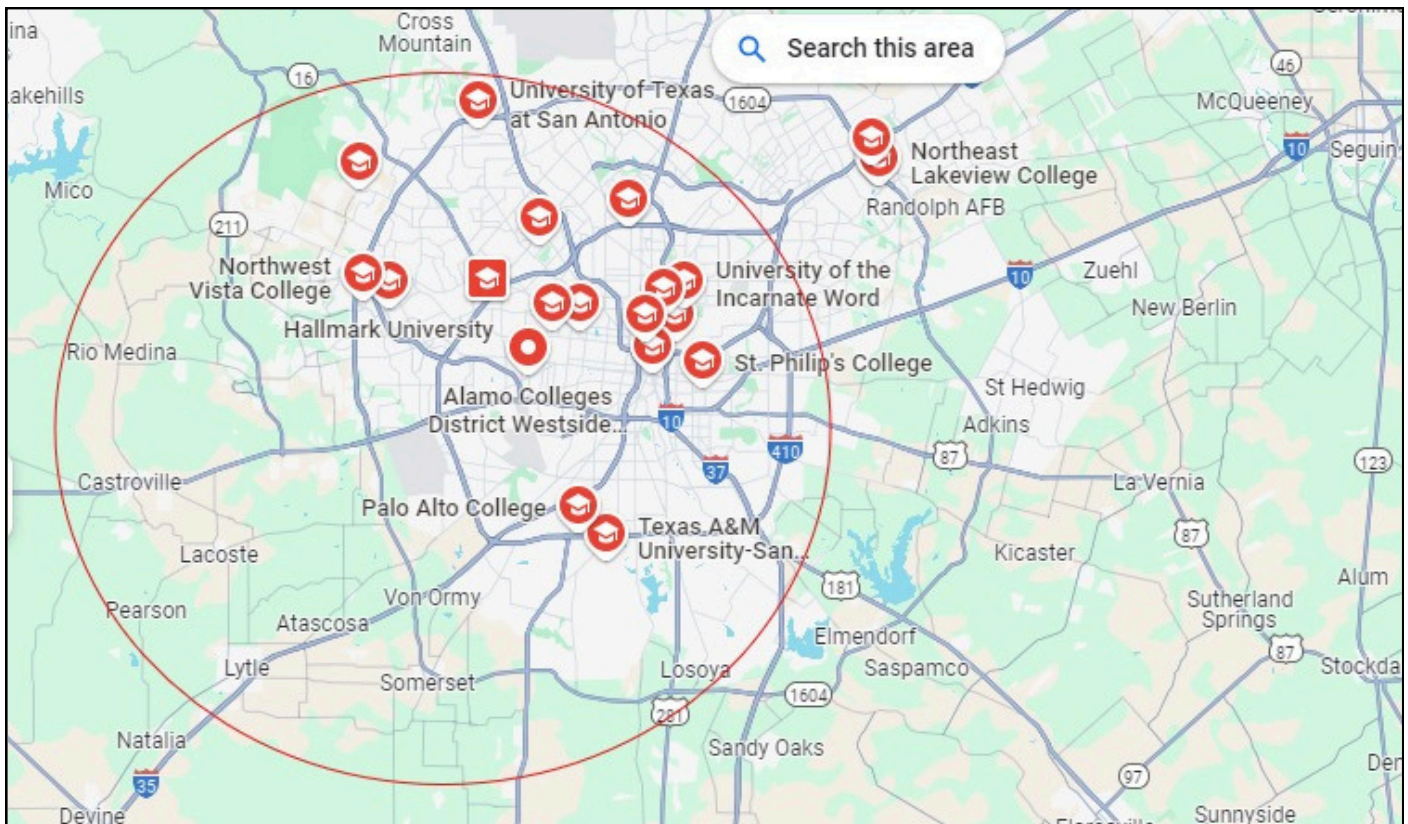
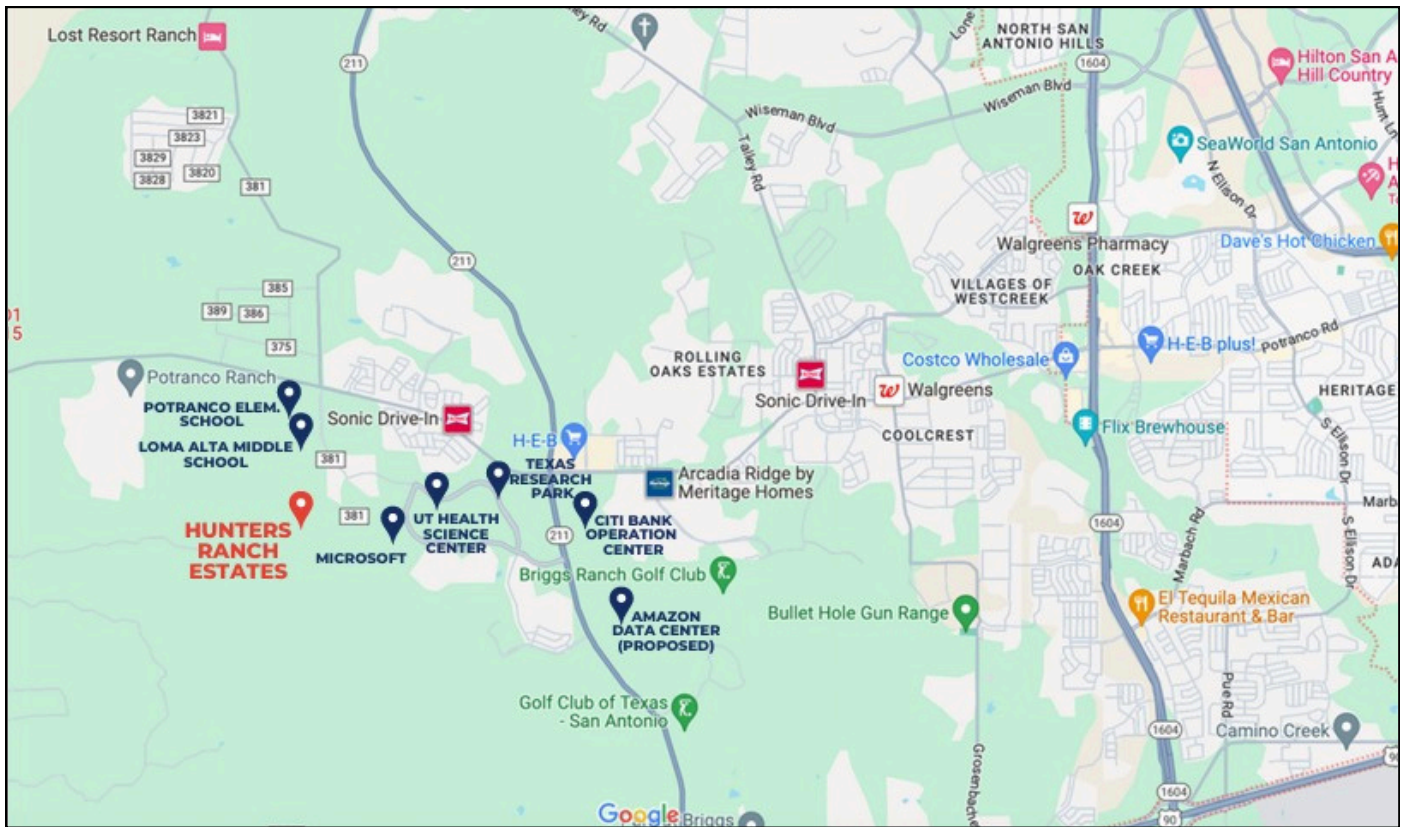
- We will have 6 different paint schemes to choose from
- Agreeable grey walls and ceilings
- White trim and base throughout and painted base

Flooring/tile

- Downstairs all glue down vinyl
- Stairs and upstairs hallways and bedrooms carpet
- Upstairs bathrooms glue down vinyl
- Tile bathtub surrounds 12x12 grey color tile

Appliances

- GE gas range/oven
- GE fridge with ice maker
- GE dishwashe



COMPS

<input type="checkbox"/>	#	Listing ID	St↓	Area↓	Address	Bd	FB	HB	Lvl	Prk	Yr Blt	SqFt	L Price↑	LP\$/SqFt	C\$/SqFt	Close Price	Close Date
	<input type="checkbox"/>	1	SA1765243	C		129 Marigold Place	3	2	1	2	2023		\$1,895			\$1,895	07/30/2024
	<input type="checkbox"/>	2	SA1767917	C		168 Stefan Estate	3	2	1	2	2024		\$1,895			\$1,895	07/26/2024
	<input type="checkbox"/>	3	SA1736855	C		258 Stefan Estate	3	2	1	2	2023		\$1,895			\$1,895	04/09/2024
	<input type="checkbox"/>	4	SA1748386	X		161 Stefan Estates	3	2	1	2	2024	1,243	\$1,595	\$1.28			
	<input type="checkbox"/>	5	SA1778873	X		300 Abigail Alley	3	2	1	2	2024	1,245	\$1,550	\$1.24			
	<input type="checkbox"/>	6	SA1774681	X		404 Abigail Alley	3	2	1	2	2024	1,243	\$1,550	\$1.25			

Sold Properties nearby:

S.No	Address	Link	Last sold Price
1	201 ,205,209,213 Stefan Ests, San Antonio, TX 78253	https://www.realtor.com/realestateandhomes-detail/201-205-209-213-Stefan-Est_San-Antonio_TX_78253_M90139-01085	\$1,050,000
2	271-275-279-283 Stefan Est, San Antonio, TX 78253	https://www.realtor.com/realestateandhomes-detail/271-275-279-283-Stefan-Est_San-Antonio_TX_78253_M92913-65395	\$1,050,000
3	239-243-247-251 Stefan Ests, San Antonio, TX 78253	https://www.realtor.com/realestateandhomes-detail/239-243-247-251-Stefan-Ests_San-Antonio_TX_78253_M90406-85468	\$1,050,000

Schools, colleges and businesses near Hunters Ranch

Nearby Schools

- Potranco Elementary School
- Loma Alta Middle School
- Medina Valley ISD High School #2

Nearby Biomedical Research Institutions

- University of Texas Health Science Center
- Center for Biology in Medicine
- Institute of Biotechnology
- Barshop Center for Longevity & Aging
- SBC Teleconference Center

Nearby Data Centers

- Data Centers
- Microsoft Data Center
- CyrusOne Data Center
- Size: 175,000 square feet
- CyrusOne San Antonio Data Center

Nearby Research Spaces

Research Plaza I

- Size: 19,000 square feet

Research Plaza II

- Size: 21,532 square feet

SiBerry Building

- Size: 17,180 square feet of office & research space

Nearby Lackland Air Force Base

- Over 46,000 people work at Lackland Air Force Base
- Sole location for basic training for entire Air Force

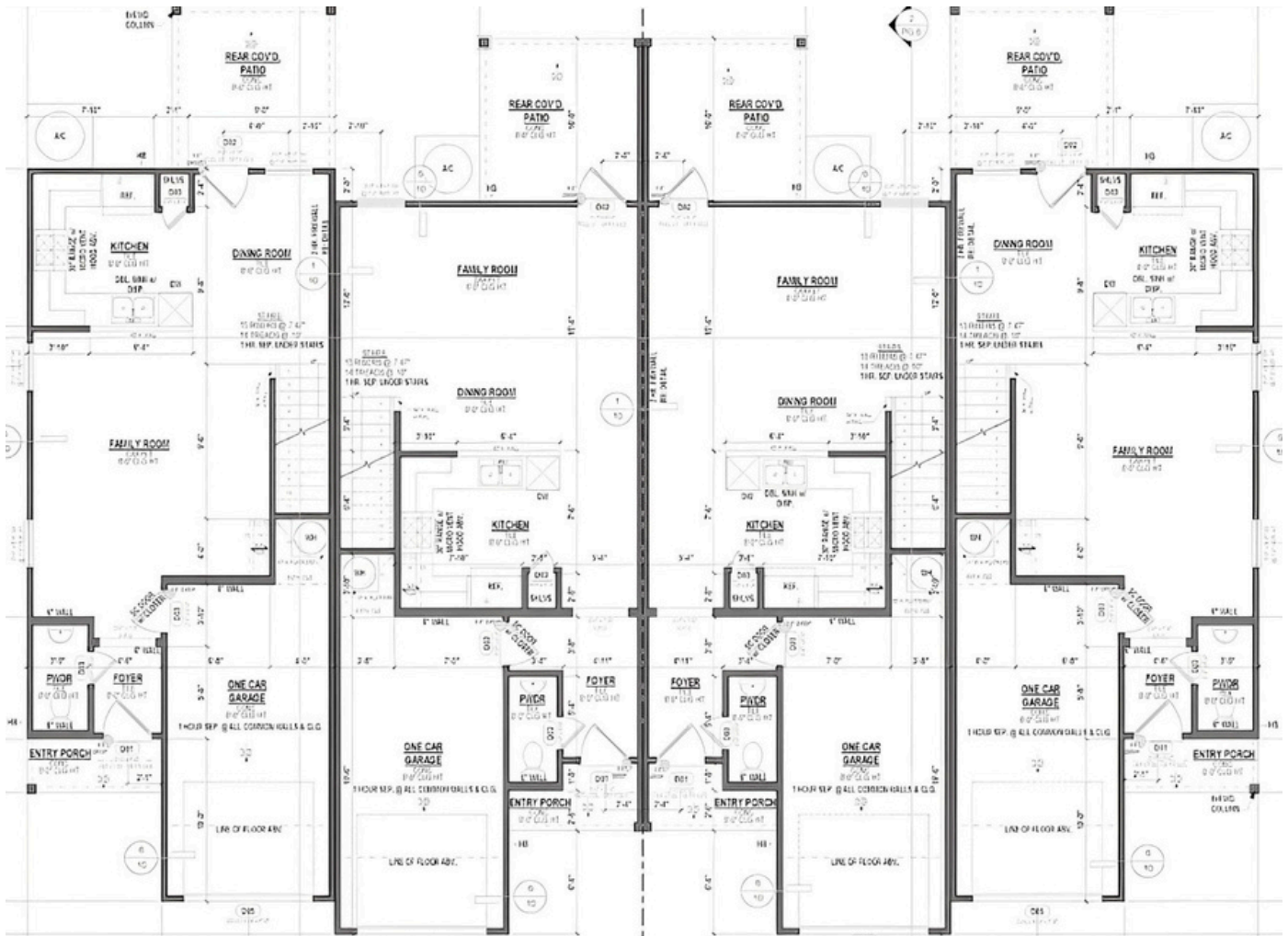
Nearby Port San Antonio

- Port San Antonio is 1900 acres and home to leading global industries:
- Aerospace, Defense, Global Logistics, Manufacturing, Cybersecurity and Education.
- Over 80 companies that employ over 18,000 people on their unique, air, rail and highway served property.
- Together these companies generate over \$5 billion in annual economic revenue.
- <https://www.portsanantonio.us/customer-directory>
- <https://greateratx.com/industries/cybersecurity/>

Apartment Rents are high in the Hunters Ranch Area which translates to strong rents for our product!

- Redbird Ridge Apartments starting at \$1,975 for 3 bedroom
- Esperanza Apartments starting at \$1,908 for 3 bedroom
- Villages of Briggs Ranch starting at \$1,978 for 3 bedroom
- Ranch @ West End starting at \$2,267 for 3 bedroom

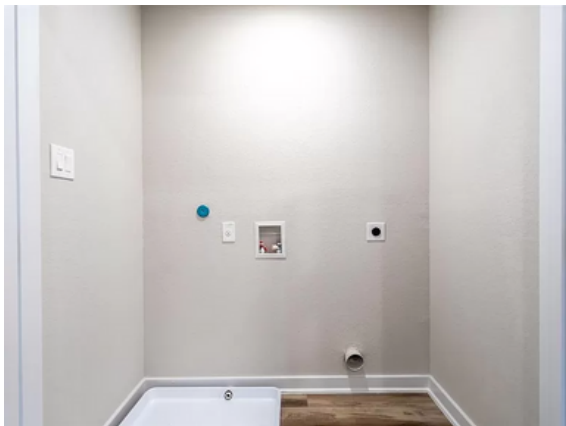
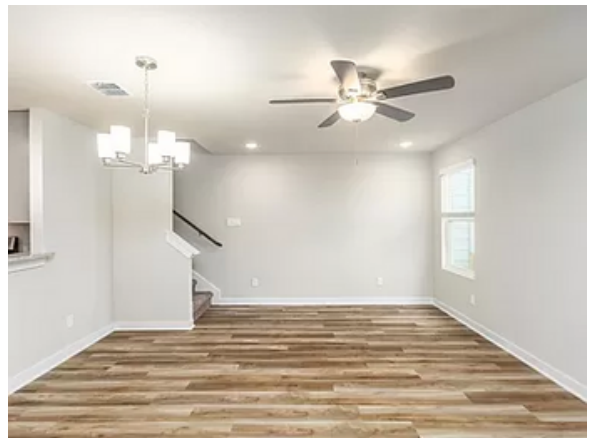
FLOOR PLAN



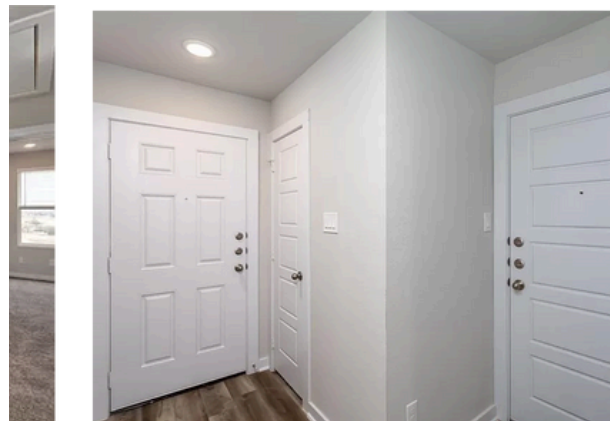
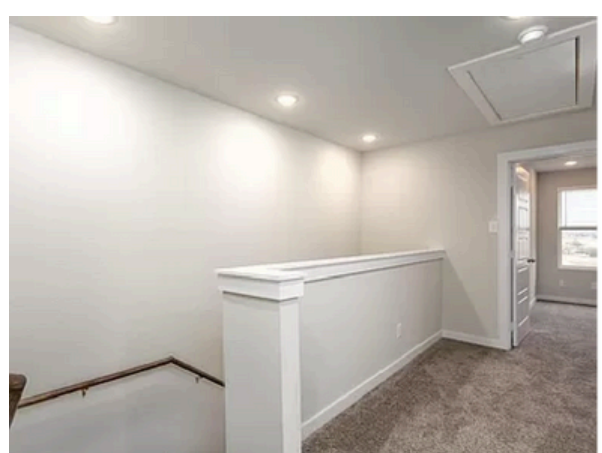
FIRST FLOOR



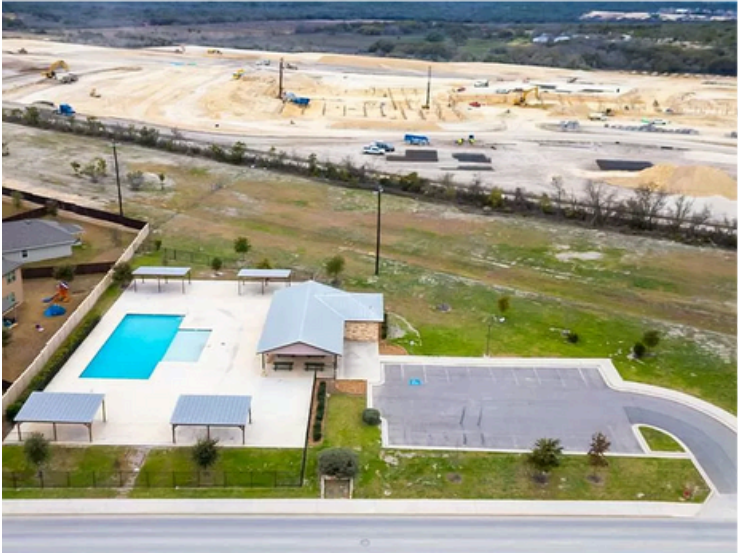
OUR PREVIOUS 4PLEX CONSTRUCTION



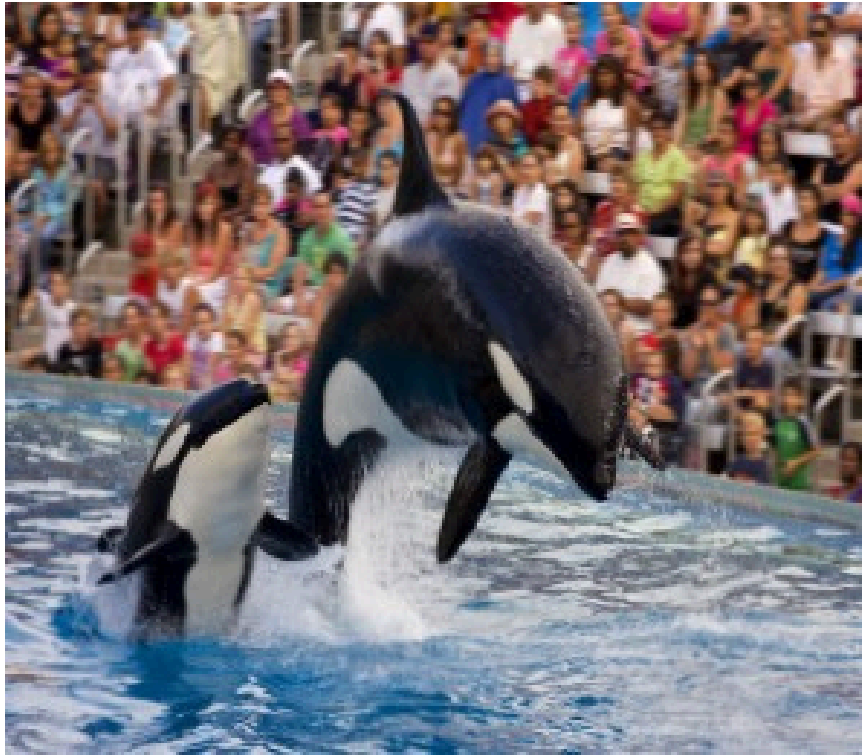








TOURIST ATTRACTIONS NEARBY



SEA WORLD

On exhilarating rides, you may get up close to animals and explore the world beneath the waters. Enjoy awe-inspiring performances or laugh along with the hilarious entertainment starring locally rescued animals.

Don't miss the all-new Discovery Point, where you can get nose-to-nose with dolphins. Sea World provides exceptional education, entertainment, and adventure, as well as a one-of-a-kind opportunity to interact with aquatic life.



SIX FLAGS FIESTA TEXAS

Enjoy rides, cuisine, family activities, and have fun! Don't miss Six Flags Fiesta Texas, San Antonio's largest and most popular amusement park, which is located on the city's northwest side. Six Flags Fiesta Texas, located in the center of a thriving shopping, restaurant, and entertainment district, provides guests with a range of thrilling coasters, exciting park rides, splash zones, and wave pools. Enjoy live entertainment, including everyone's favorite nighttime fireworks displays, as well as fair food, alcoholic beverages, and much more.



THE ALAMO

The Alamo Mission in San Antonio, also known as the Alamo, is a UNESCO World Heritage site. It was founded in the 18th century as a Roman Catholic mission and stronghold, and it was the scene of the 1836 Battle of the Alamo. Today, the Alamo is a museum located in the Alamo Plaza Historic District. It receives more than four million visitors each year, making it one of the most popular historic sites in the United States.



RIVER WALK

The San Antonio River Walk is a network of walkways along the San Antonio River that runs one floor beneath the streets of downtown San Antonio, Texas. The River Walk, which is lined with pubs, shops, and restaurants, is an important feature of the city's urban landscape as well as a popular tourist destination.

During the annual springtime Fiesta San Antonio, the River Parade features beautiful floats that glide elegantly along the river.