

Multi-Family San Antonio, TX

For Sale

\$650,000



5,650 Sqft



1929 Year Built



Corner Lot

541 HAMMOND AVENUE

Highland Park - San Antonio, Texas 78210

Kelly Siegler

512-667-4214

Kelly@teamprice.com

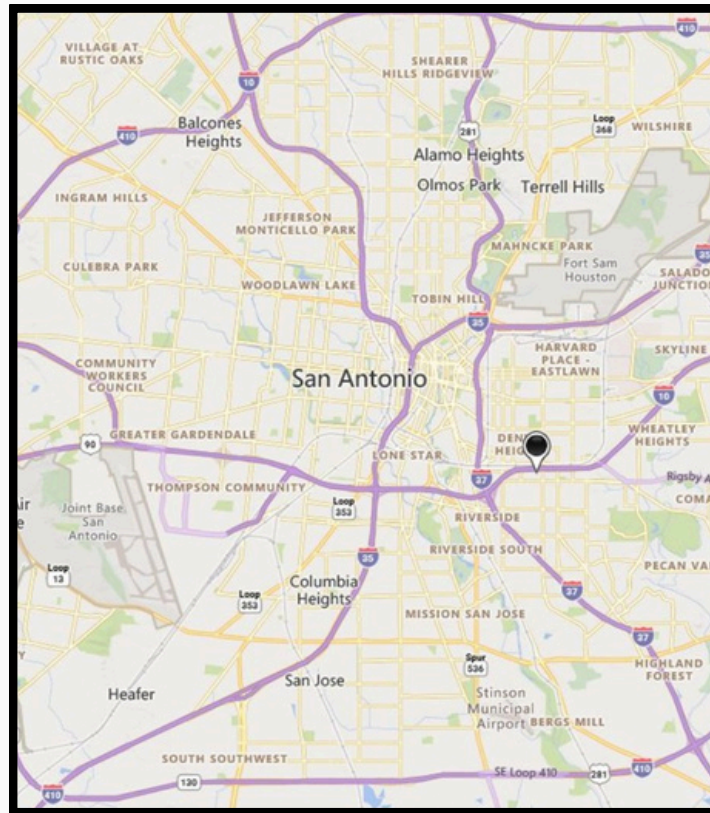
Tyler Goodson

512-968-2095

Tyler@teamprice.com

541 Hammond Avenue

Highland Park

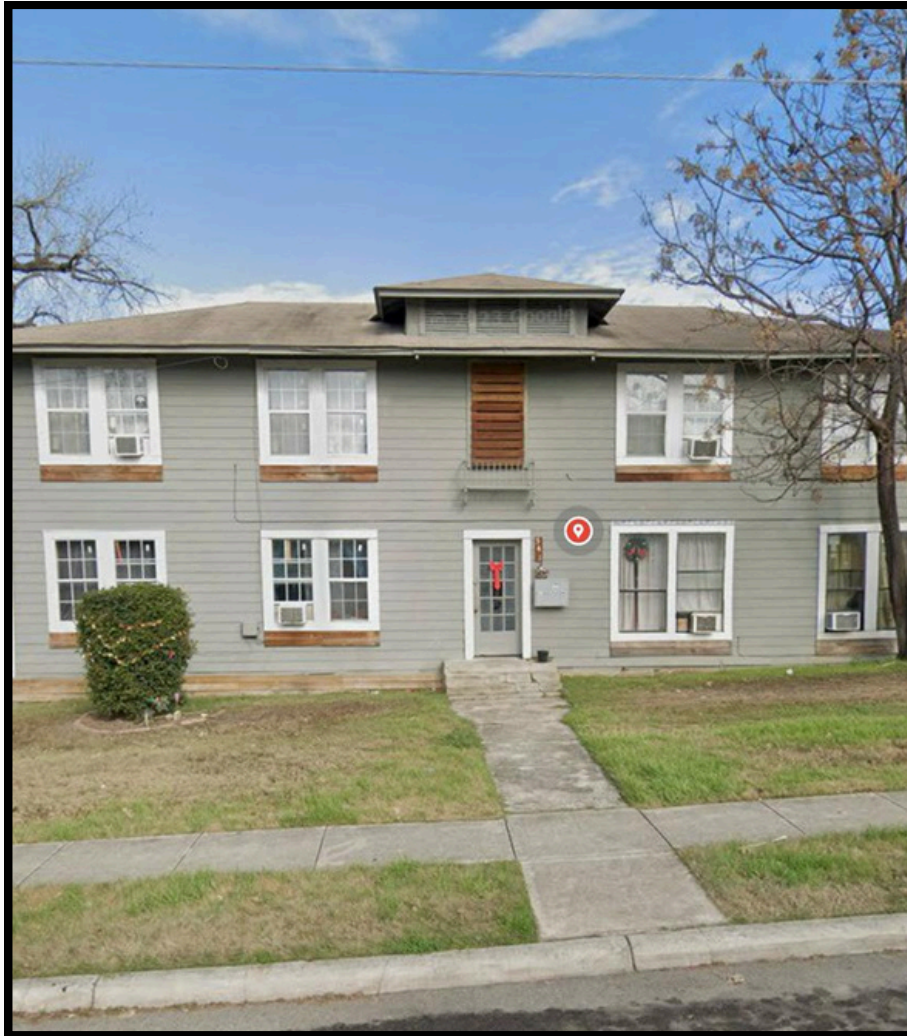


INVESTMENT OPPORTUNITY

Own a multifamily asset located in a desirable rental market. 541 Hammond Avenue is an 8-unit complex in the heart of Highland Park. Each unit is currently fully occupied and professionally managed. Tenants appreciate the available on-site parking and a shared common area courtyard for enjoyment. This investment property sits in the classic San Antonio neighborhood of Highland Park. Tenants are within walking distance of an elementary school, church, restaurants, and various amenities. Located just minutes away from downtown San Antonio and its vibrant attractions, makes this property an even more enticing investment. With the desirable location close to HWY 90 and 281 it is perfect for commuters and provides convenient transportation for tenants. Buy now, and own a generously sized lot, giving you plenty of potential for expansion, enabling you to increase your investment and rental income. An offering memorandum is available upon request, providing comprehensive financial information, lease agreements, security deposit ledger, and rent roll history. Contact Kelly Siegler today to take the next step toward expanding your real estate investment portfolio.

541 Hammond Avenue

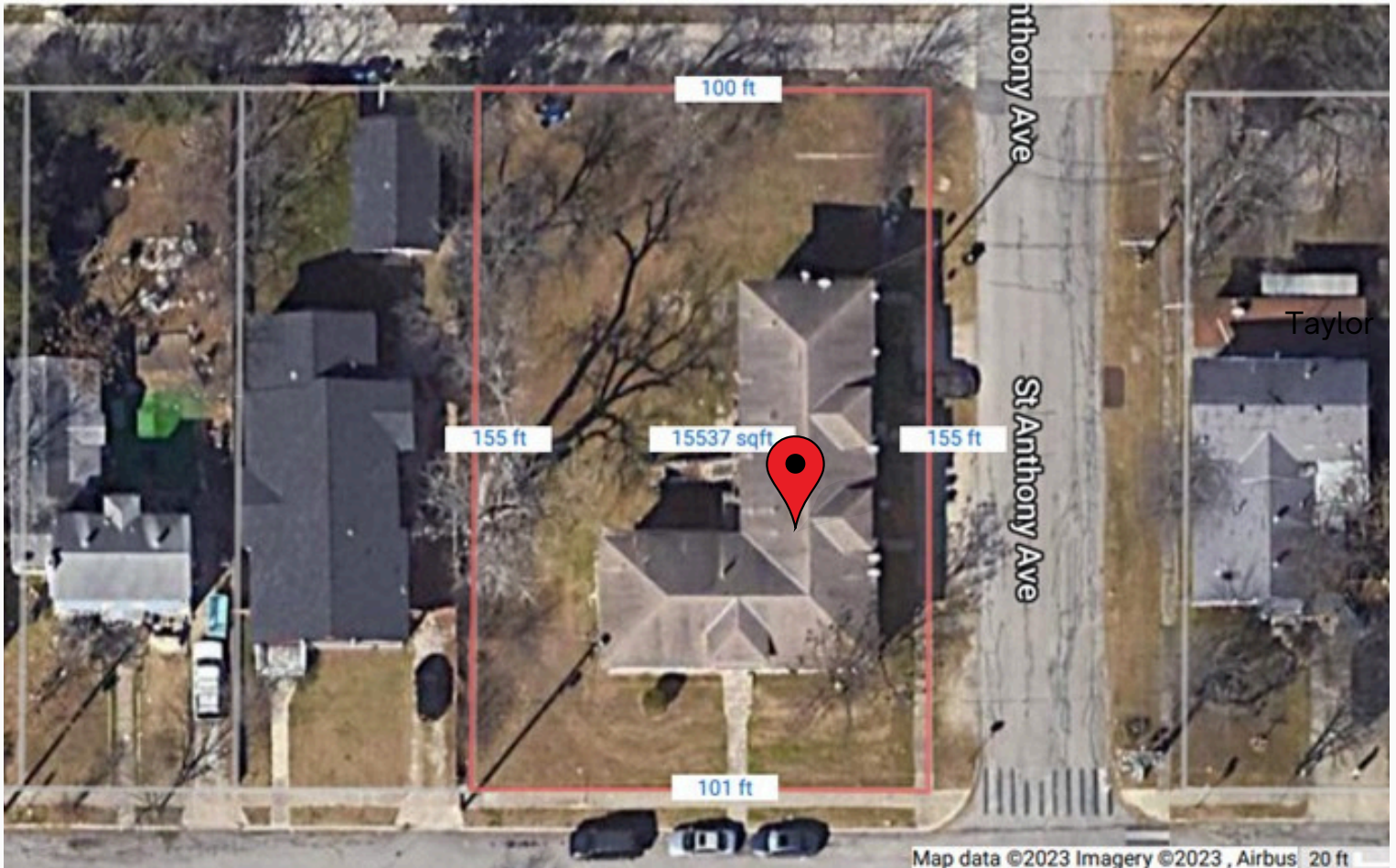
Highland Park



8 UNIT MULTI FAMILY

Unit #	Beds	Bath	Occupied
1	1	1	Yes
2	1	1	Yes
3	1	1	Yes
4	1	1	Yes
5	2	1	Yes
6	1	1	Yes
7	2	1	Yes
8	2	1	Yes

San Antonio, Texas 78210



LOT DIMENSIONS

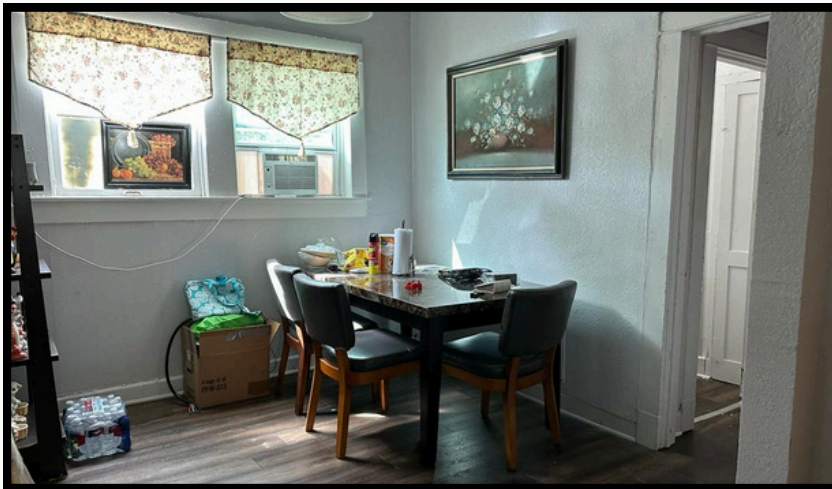
Current Monthly Rent Income
\$5,495

541 Hammond Ave, San Antonio Texas 78210



Back of lot

15,521 Sqft Lot





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Staude Price</u>	<u>0525062</u>	<u>dan@teamprice.com</u>	<u>512-963-3768</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Daniel Staude Price</u>	<u>0525062</u>	<u>dan@teamprice.com</u>	<u>512-963-3768</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kelly Siegler</u>	<u>0621910</u>	<u>kelly@teamprice.com</u>	<u>512-667-4214</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date