



321 Blanks St,
Seguin, TX 78155

Offering Memorandum

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Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.



Information About Brokerage Services

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

11/2/2015

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.

Real Broker LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0491108 License No.	TXBroker@TheRealBrokerage.com Email	(512)960-3253 Phone
Michael Yarrito Designated Broker of Firm	491108 License No.	TXBroker@TheRealBrokerage.com Email	(512)960-3253 Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Michael Vasquez

Information available at www.trec.texas.gov

IABS 1-0 Date

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REAL Brokerage

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Table of Contents



4. Executive Summary

7. Property Photos

11. Map and Location

13. Financial Summary

EXECUTIVE SUMMARY





Investment Overview

Address: 321 Blanks St, Seguin, TX 78155

Sale Price: \$1,295,000

No. of Units: 12 units

Year Built/Renovated: 2000 / 2023

Total Acreage: 0.579-acre

Building Size: 8,520 SF

Zoning: MF-2

Occupancy: 100%

County: Guadalupe

Tax Rate: 1.95 %





Property Summary



- This 8,520 SF building with 12 units, located in the emerging Seguin area, boasts 100% occupancy and modern amenities, making it a prime investment.
- Built in 2000 and renovated in 2023, this well-maintained property is zoned MF and showcases strong potential in the vibrant San Antonio sub-market.
- Ideal for multifamily investments, this property offers significant value-add potential for investors looking to enhance their portfolio in a thriving market.

PROPERTY PHOTOS





Aerial Photos



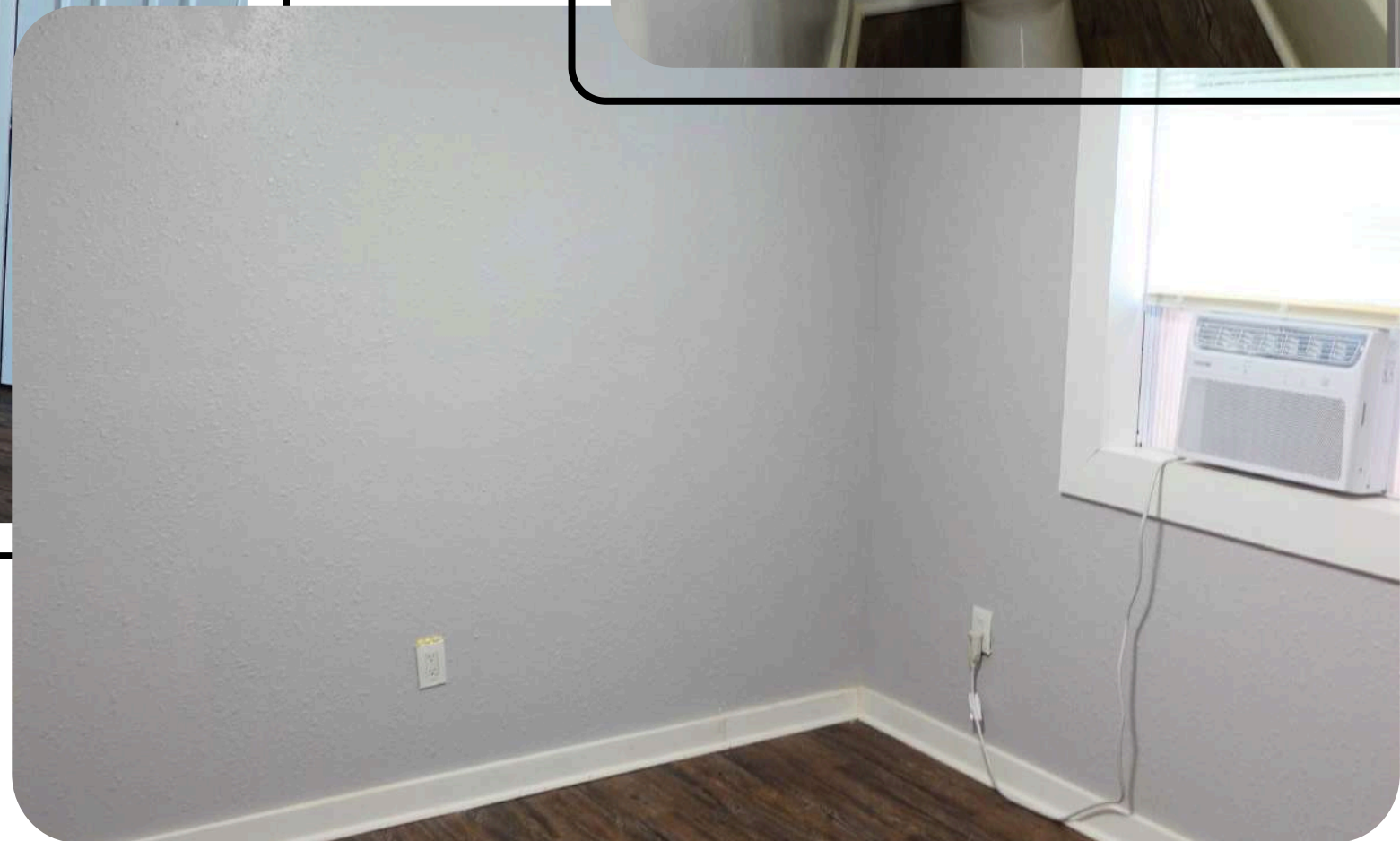
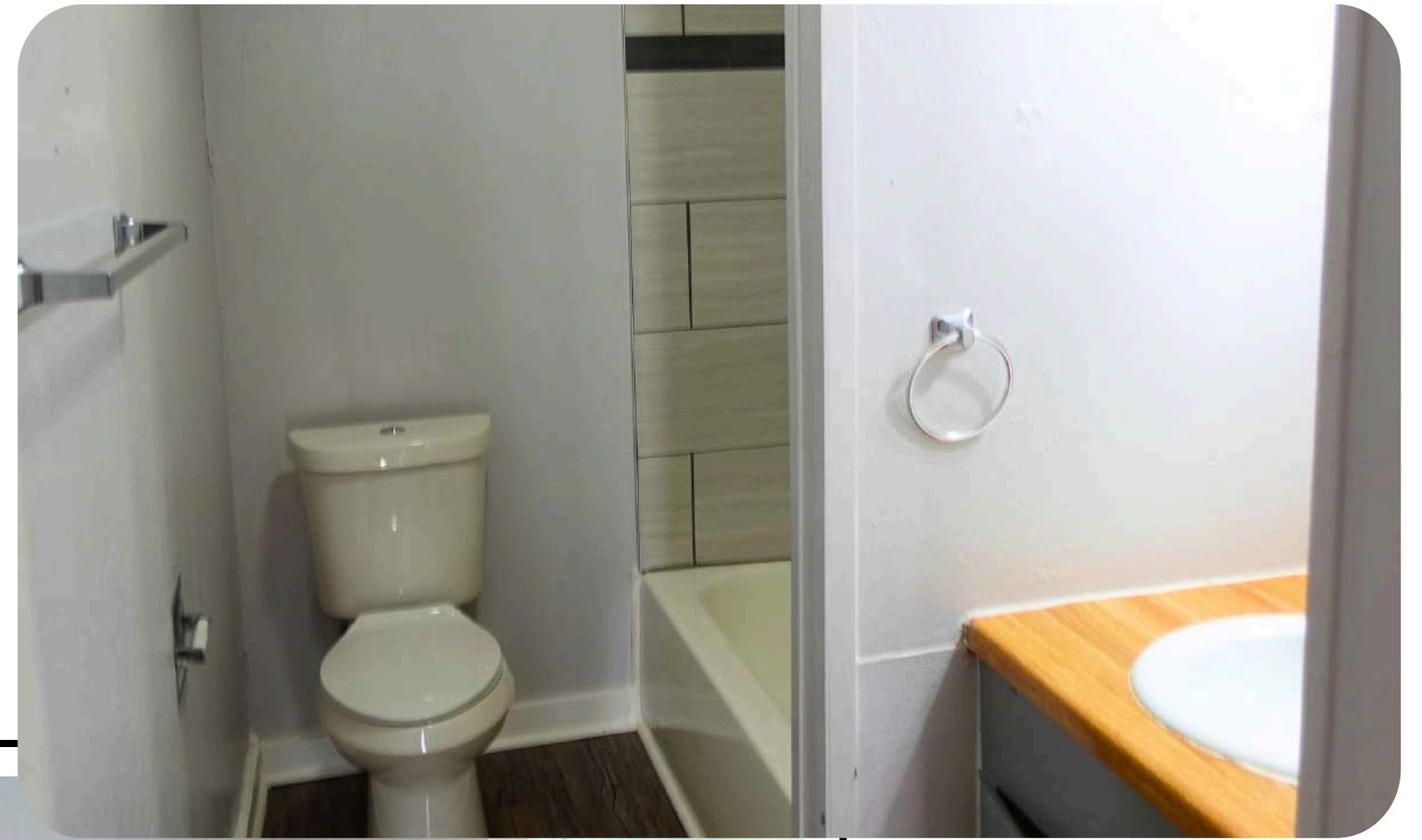
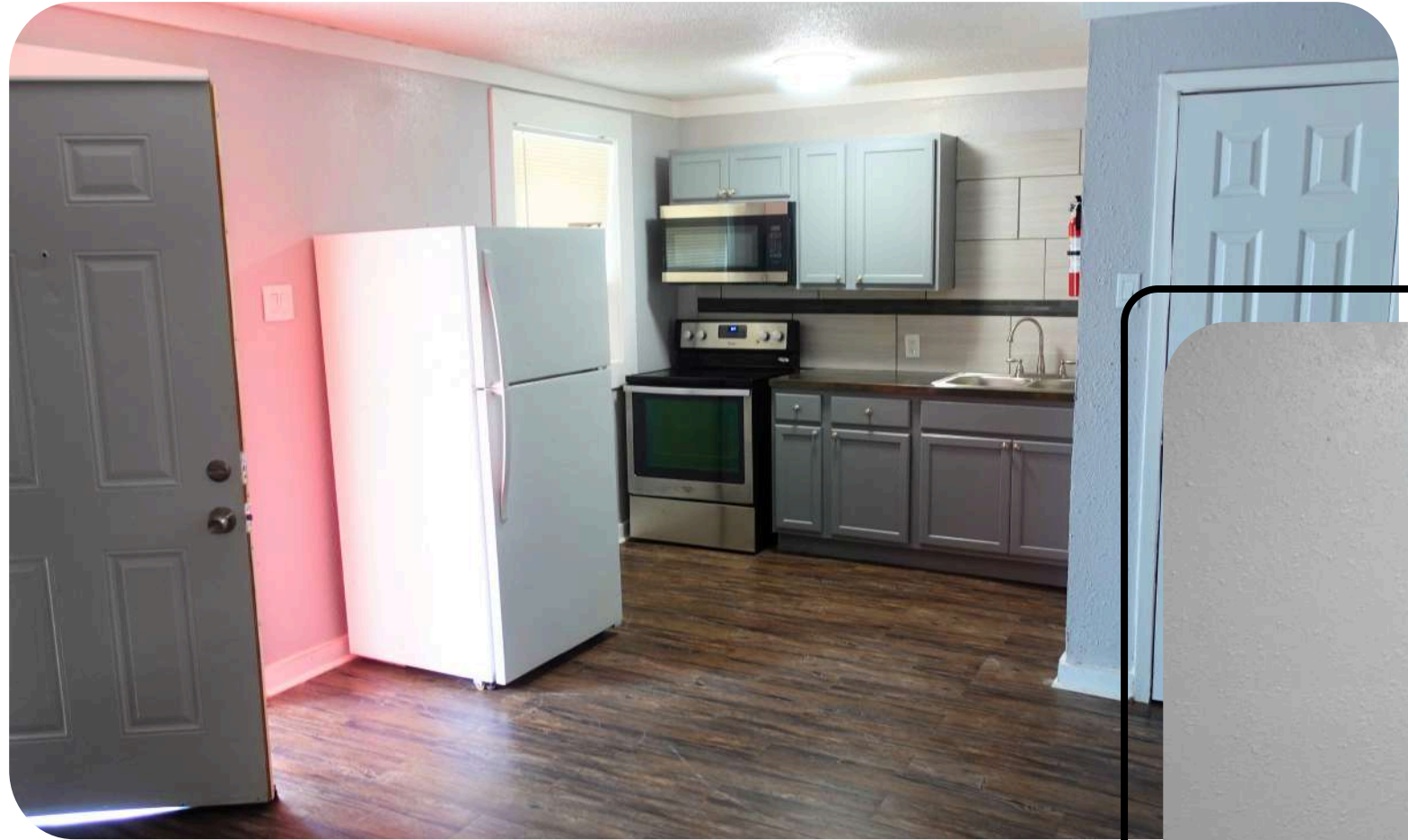


Exterior Photos





Interior Photos

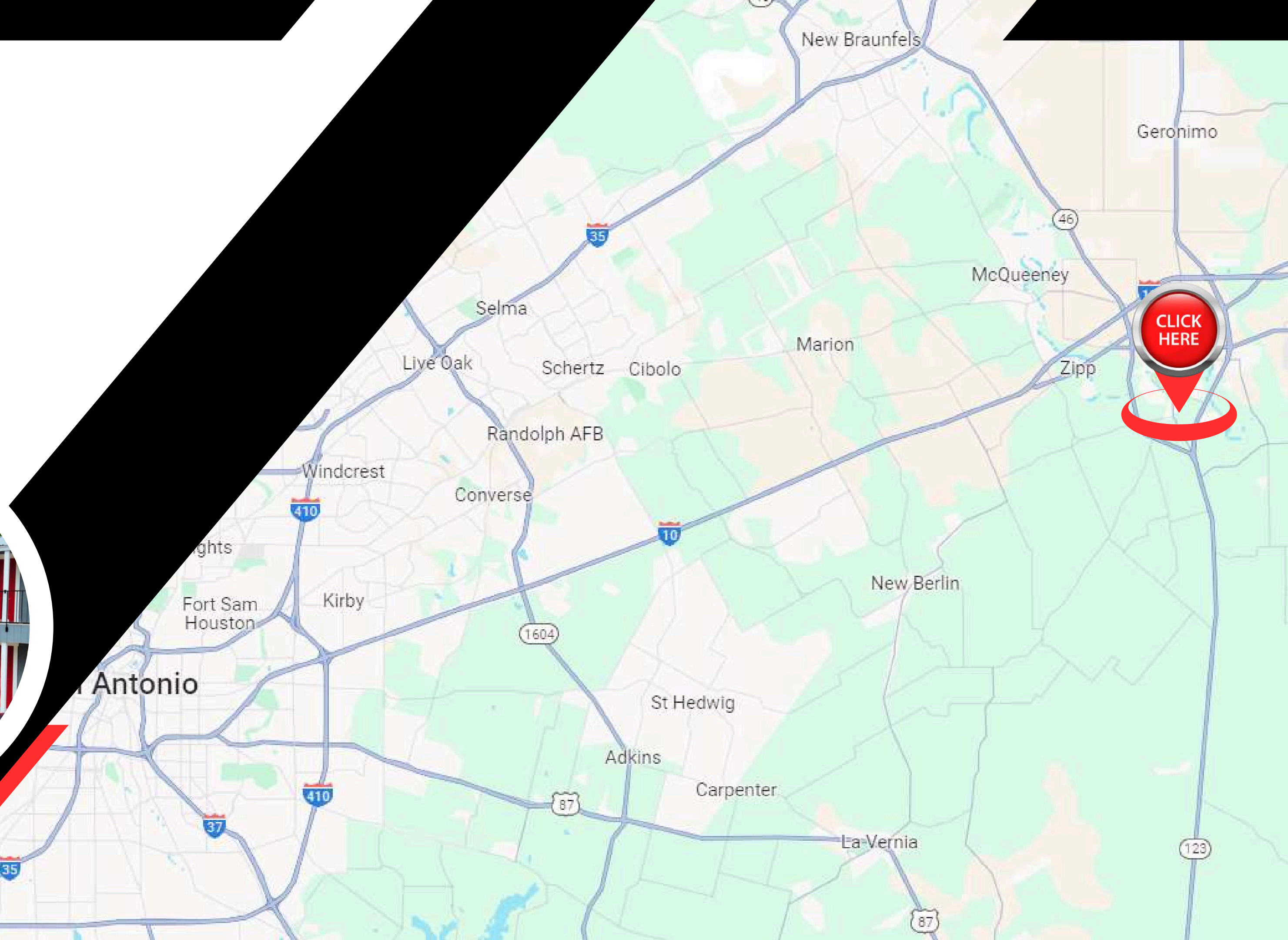


MAP & LOCATION





Area Map



FINANCIAL SUMMARY





Rental Summary

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	3	1	900 SF	\$1,175	\$1,300	\$1.44	\$300	7/13/23	3/31/24
2	3	1	900 SF	\$1,175	\$1,300	\$1.44	\$300	3/02/24	8/31/24
3	3	1	900 SF	\$900	\$1,300	\$1.44	\$360	8/2/22	7/30/23
4	3	1	900 SF	\$1,260	\$1,300	\$1.44	\$300	3/21/23	3/31/24
5	3	1	900 SF	\$900	\$1,300	\$1.44	\$360	5/1/22	5/31/22
6	2	1	890 SF	\$1,175	\$1,200	\$1.35	\$300	8/18/23	8/17/24
7	3	1	900 SF	\$1,175	\$1,300	\$1.44	\$300	5/1/23	6/30/24
8	3	1	900 SF	\$1,215	\$1,300	\$1.44	\$300	9/3/23	9/29/24
9	2	1	890 SF	\$1,175	\$1,200	\$1.35	\$300	8/26/23	8/25/24
10	2	1	890 SF	\$1,075	\$1,200	\$1.35	\$320	2/1/23	7/30/23
11	2	1	890 SF	\$1,170	\$1,200	\$1.35	\$300	3/9/23	2/25/24
12	2	1	890 SF	\$1,140	\$1,200	\$1.35	\$300	11/1/23	10/27/24
TOTALS			10,750 SF	\$13,535	\$15,100	\$16.83	\$3,740		



Income Statement

INCOME SUMMARY	
GROSS INCOME	\$163,620
EXPENSES SUMMARY	
Taxes	\$10,371
Water + Sewer	\$4,800
Maintenance	\$7,200
Insurance	\$5,027
Management Fee (5%)	\$8,121
Vacancy (5%)	\$8,121
OPERATING EXPENSES	\$43,640
NET OPERATING INCOME	\$119,980



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Contact Us



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