



DEVELOPER OPPORTUNITY - 12 UNITS SHORT/LONG TERM

94 Lewis St | San Antonio, TX 78212



Downtown San Antonio

LOCATION

Located in Five Points on the intersection of Euclid and Lewis, near Historic Tobin Hill.

DESCRIPTION

This is an excellent opportunity to own a 12-unit multifamily property or as a short-term rental property. Short Term Rental Permit Conveys. The foundation and metal roof have already been completed as well as the windows, framing, rough elec and plumbing, new siding, exterior paint, trim work, full demo and some HVAC ductwork. The architectural drawings convey. Ready for you to finish out! Zoned C-2 completed with IDZ zoning.

HIGHLIGHTS

- Located near Historic Tobin Hill & Five Points
- Just needs finish out
- Architectural drawings convey

BUILDING SIZE

±2,680 SF

LAND SIZE

±0.15 AC

ZONING

C-2

FLOOD PLAIN

Not located in the FEMA 100-year flood area.

SALE PRICE

\$434,000

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DRONE FOOTAGE

<https://youtu.be/6FkYLZ3nX5g>

360° PANORAMIC VIEW

<https://kuula.co/post/55Nh4>

SALE

Arisa Pedroza, TACS

720.234.2400

arissa@dhrp.us

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AERIAL PHOTOGRAPHY



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AERIAL MAP



POINTS OF INTEREST

- VIA
- Luby's
- Starbucks
- San Antonio Police Department
- San Antonio Fire Department
- San Antonio Public Library
- McDonald's
- Shell
- Wendy's
- The Beer Depot
- Best Western
- Camp Outpost
- The Guenther House
- The Liberty Bar
- La Tuna
- Dos Sirenos
- Habitat For Humanity
- Burgertexa
- Pizza Hut
- Quality Inn
- Rosario's
- The Alamo
- The Tower of America
- H-E-B
- Kindred Hospital
- The Tobin Center
- Double Tree Hotel
- Courtyard Marriott
- Pinkerton's BBQ
- The Majestic Theatre
- The Children's Hospital
- Double Tree

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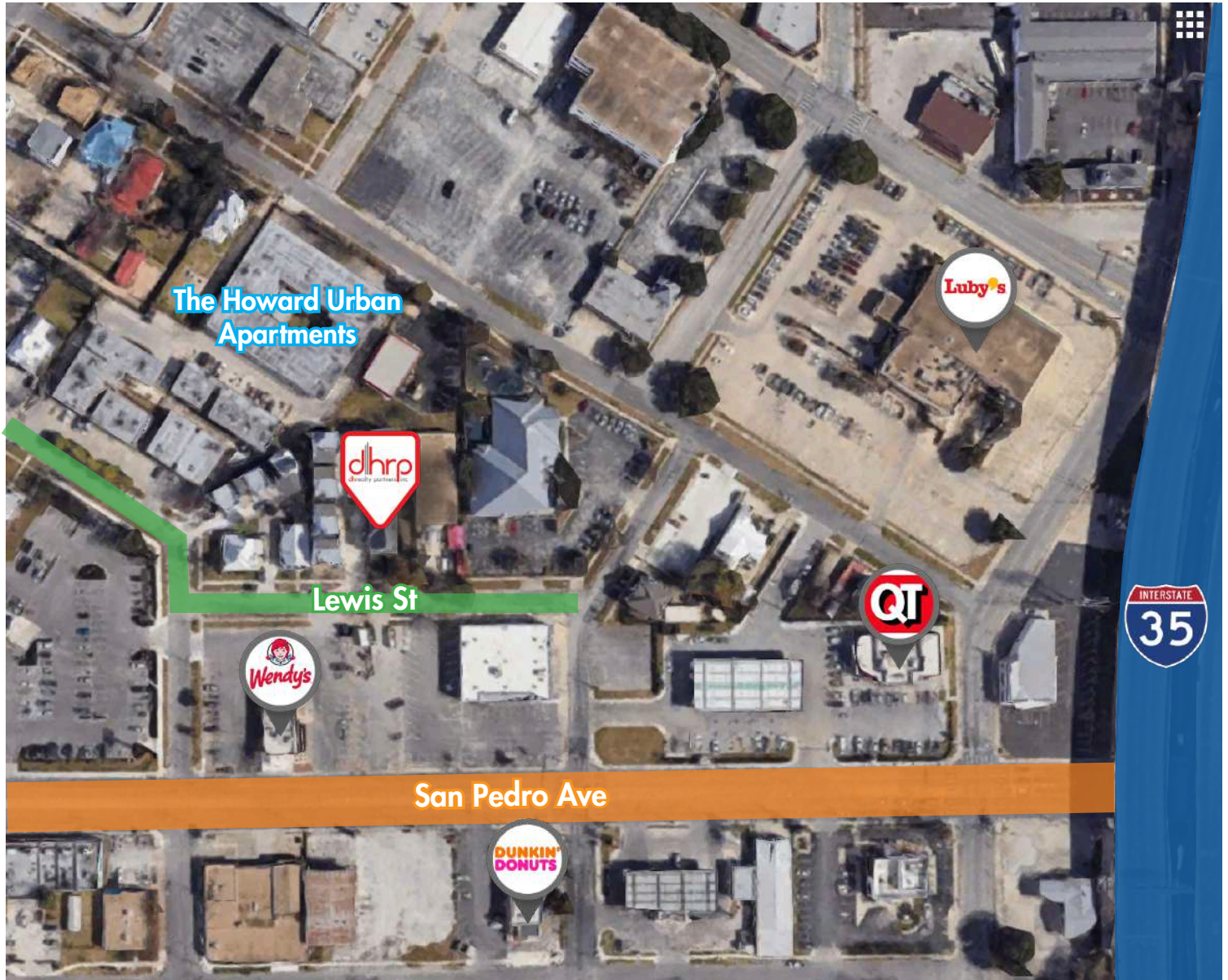
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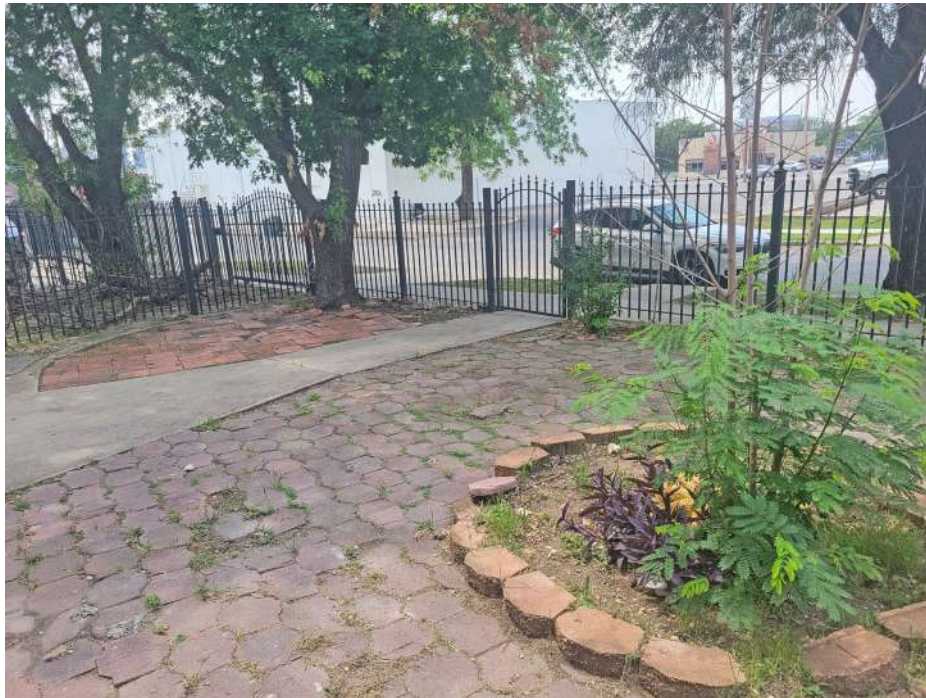
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ENGINEER'S FOUNDATION REPORT

Date: April 21, 2021

Ciro Di Constanzo
Alpha Hi-Tech Foundations
6336 Camp Bullis Rd. Suite 4
San Antonio, TX 78257

Referenced Project: 94 LEWIS ST..
SAN ANTONIO, TX 78212

Record Number: REP-MBRAPP21-35003632

To whom it may concern:

As requested by the contractor, I visited the site at the above address residence. The purpose was to make an inspection of the reinforcement of the existing pier and beam foundation directly under the new proposed bearing walls for the two story wood frame structure.

Ten inch diameter concrete posts were installed under the new and existing 6" x 6" treated wood beams. Contractor placed the approximately **Twenty two (22) new concrete posts** reinforced with three #4 rebar over the new concrete 24" by 24" concrete footing approximately four to six inch thick and reinforced with four number four rebar. The bottom of the footing was approximately twenty four inches from the natural ground.

Approximately **ninety (90) lineal feet of new 6" by 6" treated wood beam were installed** to reinforce / level the existing floor foundation. Steel rods / rebar were installed on the concrete posts next to the wood beams to prevent lateral movement. It is recommended that all debris and excavated material be removed.

The inspection was limited to check the repairs for quality assurance, verify concrete pier placement, and record the size / number of concrete piers. Drainage assessment and final repair floor elevation survey was performed by others.



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ENGINEER'S FOUNDATION REPORT

Because of the aforementioned I assume no responsibility for the overall effectiveness / performance of the foundation leveling work, nor warrant that future foundation differential movement cannot or will not occur.

The future performance, effectiveness and any and all warranties / agreements concerning the foundation repair work are entirely the responsibility of the foundation repair contractor /client performing the work. No other warranties are expressed or implied.

In my opinion, based on my experience, knowledge, information and belief, the stated construction that was observed is in general conformance with the **2018 International Residential Code** and generally accepted industry practices and believes that I have fulfilled my obligations as engineer under the Texas Engineering Practice Act as denoted by the engineering seal on this letter.

Sincerely,



JAGON, LLC
Jaime Gonzalez Serna, P.E.
4907 Belle Ellen Dr.
San Antonio, TX. 78229
210-632-0329



F - 13536

SPECIAL NOTE: The design for foundations is normally based upon proper surface drainage, away from the foundation, being maintained at all times. Ground slopes of six inches in the first five feet and one percent thereafter, are minimum acceptable.

All air conditioning condensation lines and roof gutter downspouts must discharge a minimum of three feet from the foundation and drain into a swale.

Uniform optimum moisture content should be maintained around the foundation.

All trees planted after placement of the foundation shall be planted no closer to the foundation than one-half their potential height.

The design should be intended to limit such movement to within the deflection tolerances set forth in the Uniform Building Code, edition in force at time of design. It is possible, however, that some sheetrock, tile, and and/or brick cracking may occur.

It is the responsibility of the Builder/Client/General Contractor to notify the owner of the importance of the above noted maintenance items.



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AIRBNB PRO FORMA

94 Lewis



AIRBNB ESTIMATOR

94 Lewis Street, San Antonio

Airbnb estimate for

94 Lewis Street, San Antonio, TX, USA

1 Bedroom • 1 Bath • 2 Guests

Estimated Revenue

NEW [Market Data](#) >

Annual Revenue ⓘ

\$19k

Avg. Daily Rate (ADR) ⓘ

\$71

Occupancy ⓘ

71.3%

Pro Forma	Suite	Rate	Occupancy	Monthly Total
	1	\$71	71.30%	\$1,519
	2	\$71	71.30%	\$1,519
	3	\$71	71.30%	\$1,519
	4	\$71	71.30%	\$1,519
	5	\$71	71.30%	\$1,519
	6	\$71	71.30%	\$1,519
	7	\$71	71.30%	\$1,519
	8	\$71	71.30%	\$1,519
	9	\$71	71.30%	\$1,519
	10	\$71	71.30%	\$1,519
	11	\$71	71.30%	\$1,519
	12	\$71	71.30%	\$1,519
				\$18,224
Yearly				\$218,691.36

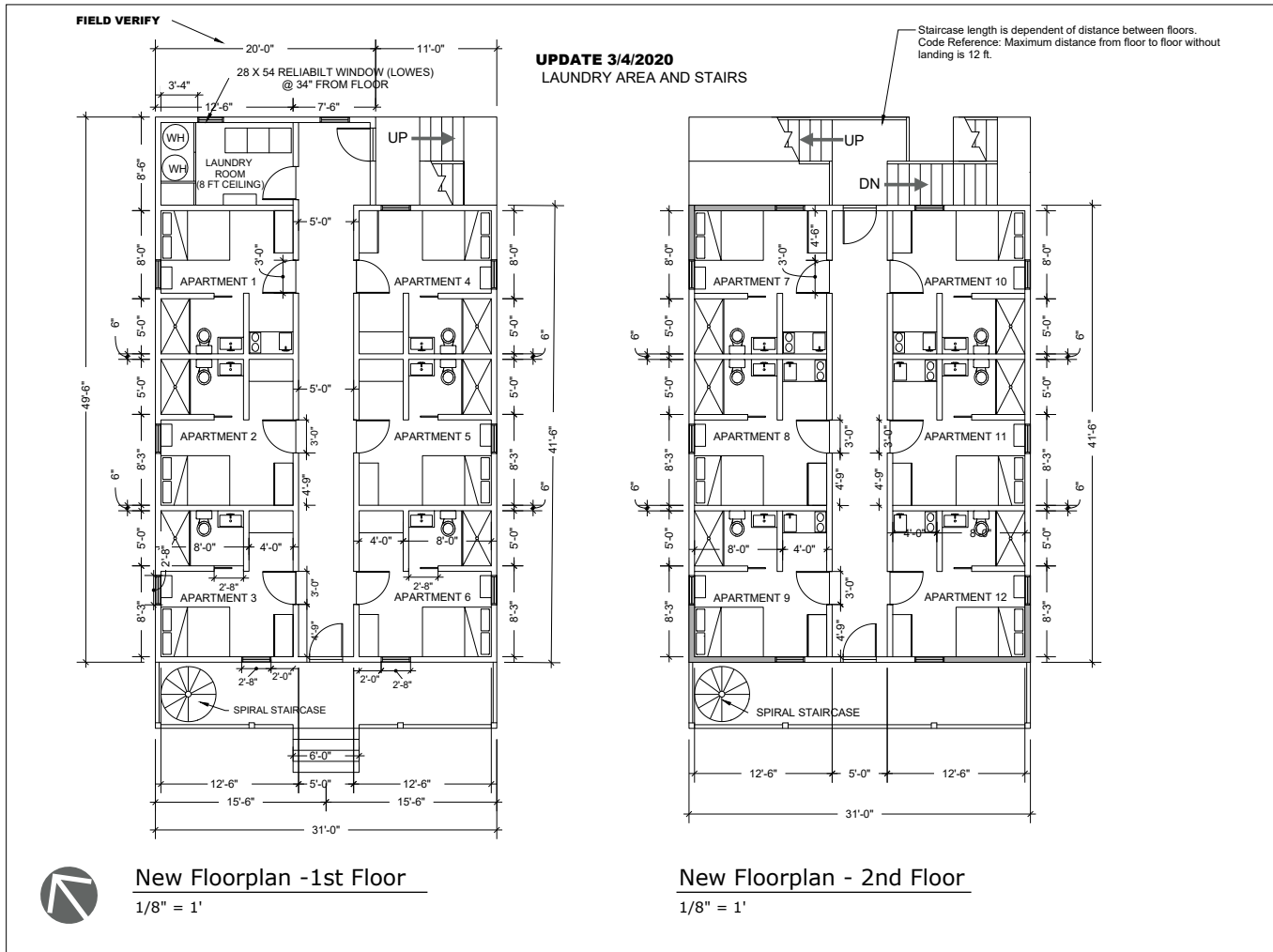
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FLOOR PLAN



Yesenia Flores
Drafting and Design
(210) 723-3607
Yesenia1227@hotmail.com

Project:
94 Lewis St.
San Antonio, TX 78212

ISSUE
3/4/2020
DRAWN BY
Yesenia Flores

Floorplan

A1.0

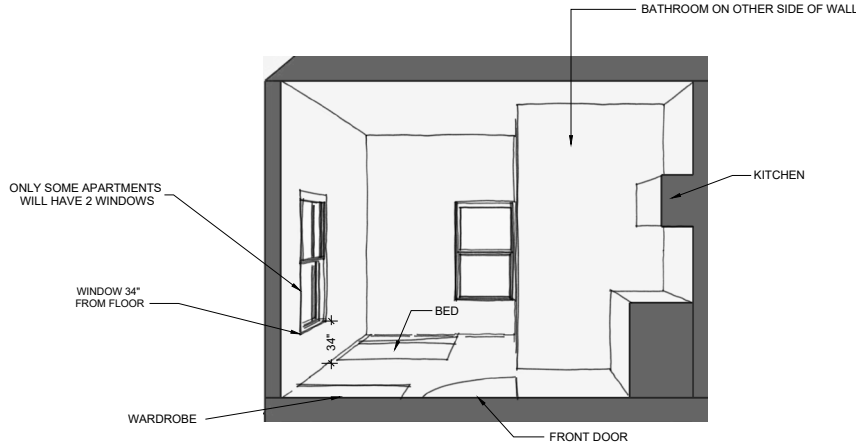
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INTERIOR ELEVATIONS



Yesenia Flores
Drafting and Design
(210) 723-3607
Yesenia1227@hotmail.com

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San Antonio, TX 78212

ISSUE
3/4/2020
DRAWN BY
Yesenia Flores

**Interior
Elevations**

A2.2

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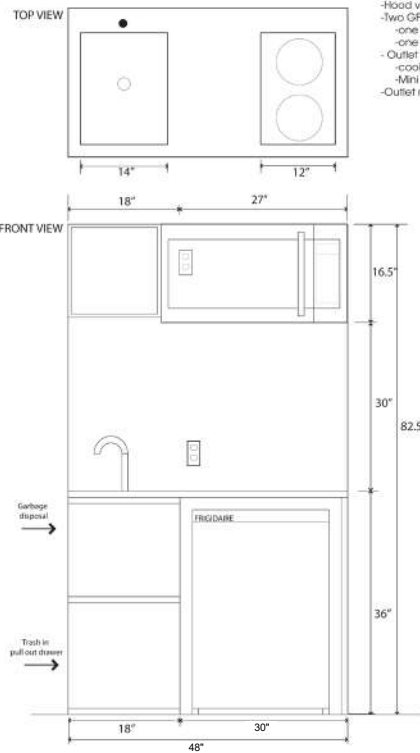


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KITCHEN

Kitchen Detail



NOTES:

- Hood vented to outside
- Two GFCI Outlets needed
 - one in backsplash area
 - one in top cabinet area (for microwave)
- Outlet needed in bottom for:
 - cooktop
 - Mini fridge
- Outlet needed under sink for garbage disposal

Kitchen Materials Used



Yesenia Flores
Drafting and Design
(210) 733-3607
Yesenia1227@hotmail.com

Project:
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San Antonio, TX 78212

ISSUE
3/4/2020
DRAWN BY
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Kitchen

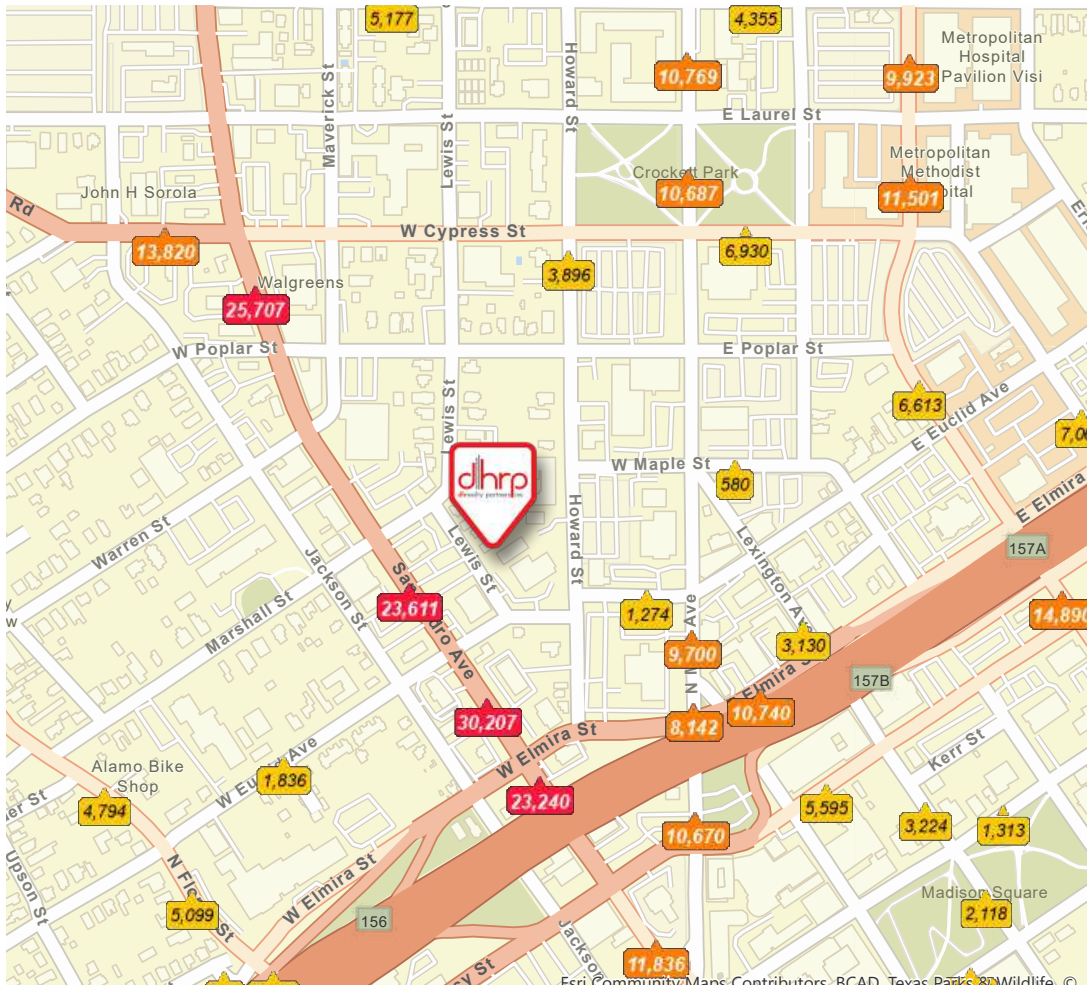
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TRAFFIC COUNTS & DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	16,210	134,652	355,080
Median Age	40.0	35.8	35.7
Avg Household Size	1.6	2.4	2.6
Median Household Income	\$50,204	\$50,345	\$49,742
Avg Household Income	\$78,344	\$82,341	\$81,186

Source: ESRI, 2023

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DISCLOSURE INFORMATION

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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INFORMATION ABOUT BROKERAGE SERVICES

11/2/2015



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.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Arisa Pedroza	638208	arissa@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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John Cannon CCIM

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