

PARKLID CITY HOMES



BUILDING GSF
9,152 SF

**Park Avenue
and Euclid**

803 E. Park

San Antonio, TX

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INTRODUCTION

Built in 2017, Parklid City Homes, "PCH", is a boutique-style six-unit luxury townhome rental project located West of the nationally acclaimed Pearl re-development and San Antonio River. The interiors boast an expansive master suite, ample sized guest suite and loft area that creates privacy between the bedrooms.

The master en-suite includes a double vanity and deep soaker tub | shower connected to a large walk-in closet. The guest en-suite includes a single vanity and deep soaker tub | shower connected to a walk-in closet. The loft area creates a nice separation between the bedrooms and is where the utility room is located, which accommodates a stackable washer and dryer.

Each unit has a one-car garage with storage area long with ample street parking on Park Avenue and Euclid. The backyards are fenced with synthetic turf, which requires zero maintenance. All units are equipped with a fire alarm system, fire sprinkler system and Cat-5 wires in the wall.

The installation of the Myrtle Street bridge makes the distance connecting PCH less than 350 yards to The Pearl [3-minute walk]. The Pearl is a culinary and cultural destination and a place where people gather, share meals, work and live. Pearl offers 18 restaurants and cafes, 14 retailers, 18 resident businesses, a bi-weekly Farmer's Market and several annual events.

The development is under an active agreement with the Center City Housing Program, which entitles the development to Property Tax Rebates [City ad valorem taxes only]. The agreement is transferable with proper notification and written consent. Agreement available for review.

WEBSITE | www.parklid.com





PROPERTY OVERVIEW

THE PROPERTY

YEAR BUILT	2017
# OF UNITS	6
BUILDING GSF	9,152 SF
LAND SF	10,000 SF
ZONING	MF-33

THE OFFERING

LIST PRICE	\$3,500,000.00
CAP RATE	3.9%
PRICE PER UNIT	\$583,333.33
PRICE PSF	\$382.43

AMENITIES

GARAGE	6 [1 per unit]
TENANT METERS [electric]	6
OWNER/COMMON METERS [water/electric]	1 house meter/2 water meters
FLOORS	2

OPERATING DATA

ANNUAL INCOME	\$192,840.00
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ANNUAL EXPENSES

PROPERTY TAX [2023 under protest]	\$47,057.35
PROPERTY INSURANCE	\$5,040.00
ELECTRIC [house panel]	\$250.00
WATER SEWER	\$1,400.00
REPAIRS MAINTENANCE	\$2,500.00
	\$56,247.35

NET OPERATING INCOME	\$136,592.65
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CCHIP REIMBURSEMENT [not included in annual income]	+/- \$9,000.00
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\$145,592.65



CHROME HARDWARE

10'+ CEILINGS AND 8' DOORS

STAINLESS STEEL APPLIANCES

DESIGNER LIGHTING &
PLUMBING FIXTURES



**SOLID HARDWOOD FLOORS ON
STAIRCASE AND UPPER LEVELS**

DUAL-ZONE HVAC



**SOAKER TUB | SHOWER
COMBO**

SOLID-SURFACE COUNTERTOPS



DIAMOND-POLISHED
CONCRETE FLOORS ON LOWER
LEVELS

CROWN MOLDING

STUCCO EXTERIOR

INDIVIDUAL BACKYARDS WITH
SYNTHETIC TURF



MAHOGANY WOOD FRONT
DOORS

HIGH-SPEED INTERNET



PRIVATE ONE-CAR GARAGES

ALARM AND FIRE SUPPRESSION
SYSTEMS

AREA ATTRACTIONS | RESTAURANTS | RETAIL



west elm



niche



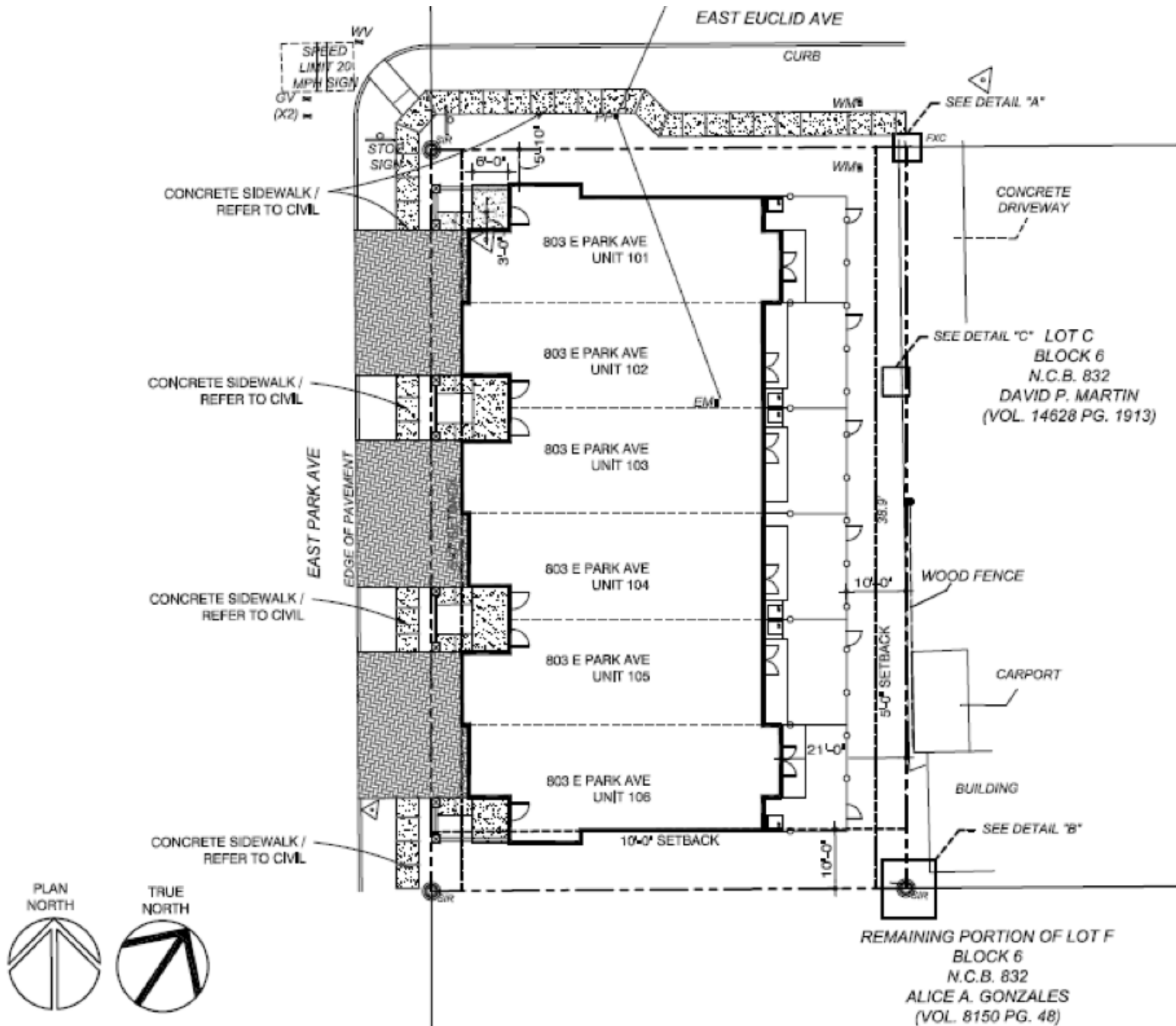
PAPERBOY

HIGH ST
WINE CO

ZOOM AERIAL

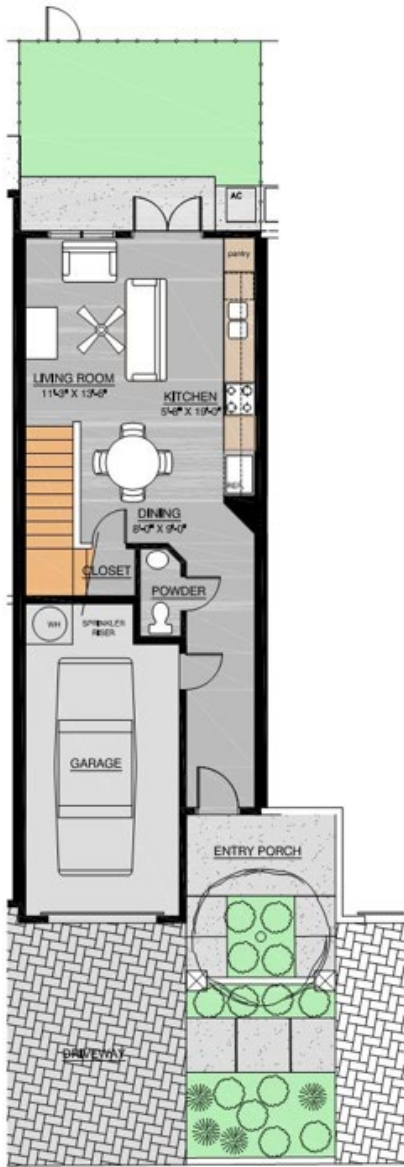


SITE PLAN



FLOOR PLANS

LOWER LIVING



UPPER LIVING



TYPICAL UNIT

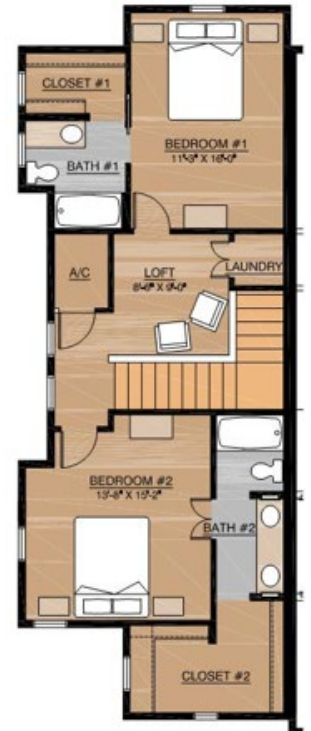
SQUARE FOOTAGE

LOWER LIVING	615 S.F.
UPPER LIVING	865 S.F.
TOTAL	1,480 S.F.
GARAGE	250 S.F.

LOWER LIVING



UPPER LIVING



CORNER UNIT

SQUARE FOOTAGE

LOWER LIVING	677 S.F.
UPPER LIVING	939 S.F.
TOTAL	1,616 S.F.
GARAGE	238 S.F.

PARKLID CITY HOMES



for more information, please contact:

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