



FOR SALE

# Victorian Oaks Apartments

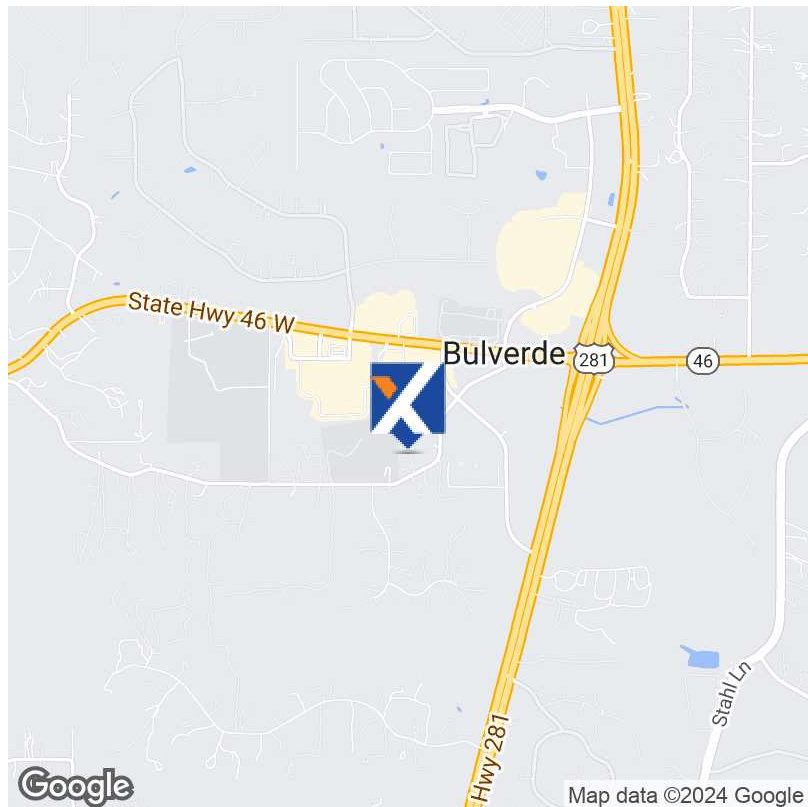
610 Old Boerne Rd, Bulverde, TX 78163

eXp Commercial | 9600 Great Hills Trl | Austin, TX 78759 |

**Tom Hackleman**

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# FOR SALE | 610 Old Boerne Rd, Bulverde



## OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	9,718 SF
Lot Size:	2.709 Acres
Number of Units:	9
Price / SF:	\$180.08
Cap Rate:	7.21%
NOI:	\$126,164
Year Built:	1994
Renovated:	2023
Zoning:	OCL
Market:	Bulverde

## PROPERTY OVERVIEW

The Victorian Oaks Apartments are located half a mile from Hwy 46 on Old Boerne Road, and next door to local private school. This quiet street has easy access to the main shopping district on Hwy 46, and less than a mile to the HEB Grocery store, Wal-Mart, and numerous local shopping options at Singing Hills. There are 5 long term apartment units and 3 apartment units that are set up as Short Term Rental. All units are fully furnished and stocked, ready for the next guest or the long term tenant. Bulverde is a fast growing community and this unique multifamily property is located in the heart of the City. San Antonio, New Braunfels, Boerne, and Blanco are all less than 30 minutes away making this a great central location in the heart of the Hill Country.

This multi-family investment opportunity is a rare find in Bulverde and has remained 100% leased over the past 3 years.

## PROPERTY HIGHLIGHTS

- 9 units
- Great Location in the Heart of Bulverde
- Easy Access to Bulverde, San Antonio, Boerne, Blanco, and New Braunfels
- Stable Income
- High Occupancy
- Rare Multi-Family Offering in Bulverde
- Value Add (room for three more units)

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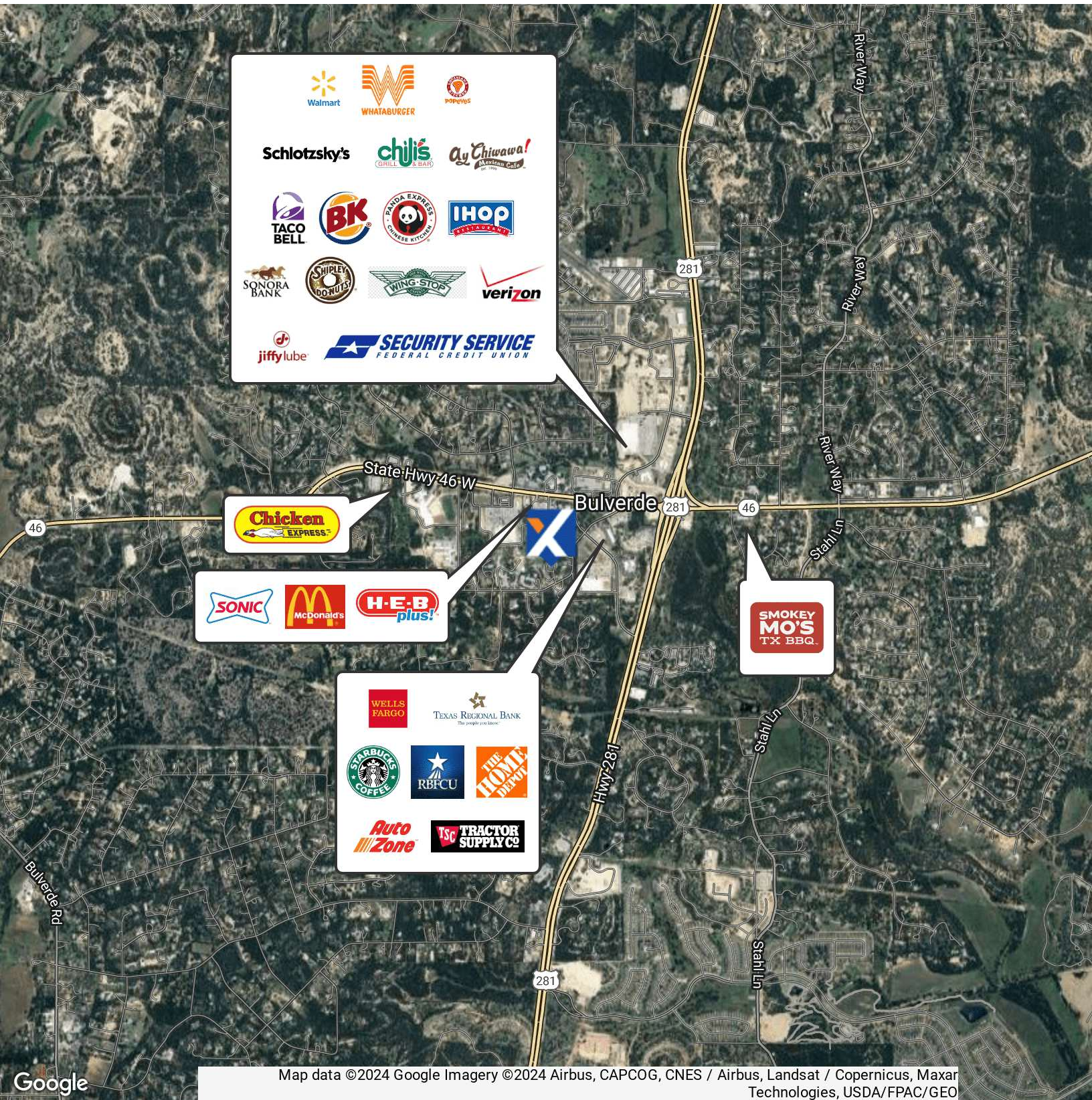
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# FOR SALE | HWY 46 & 281 Retail Map



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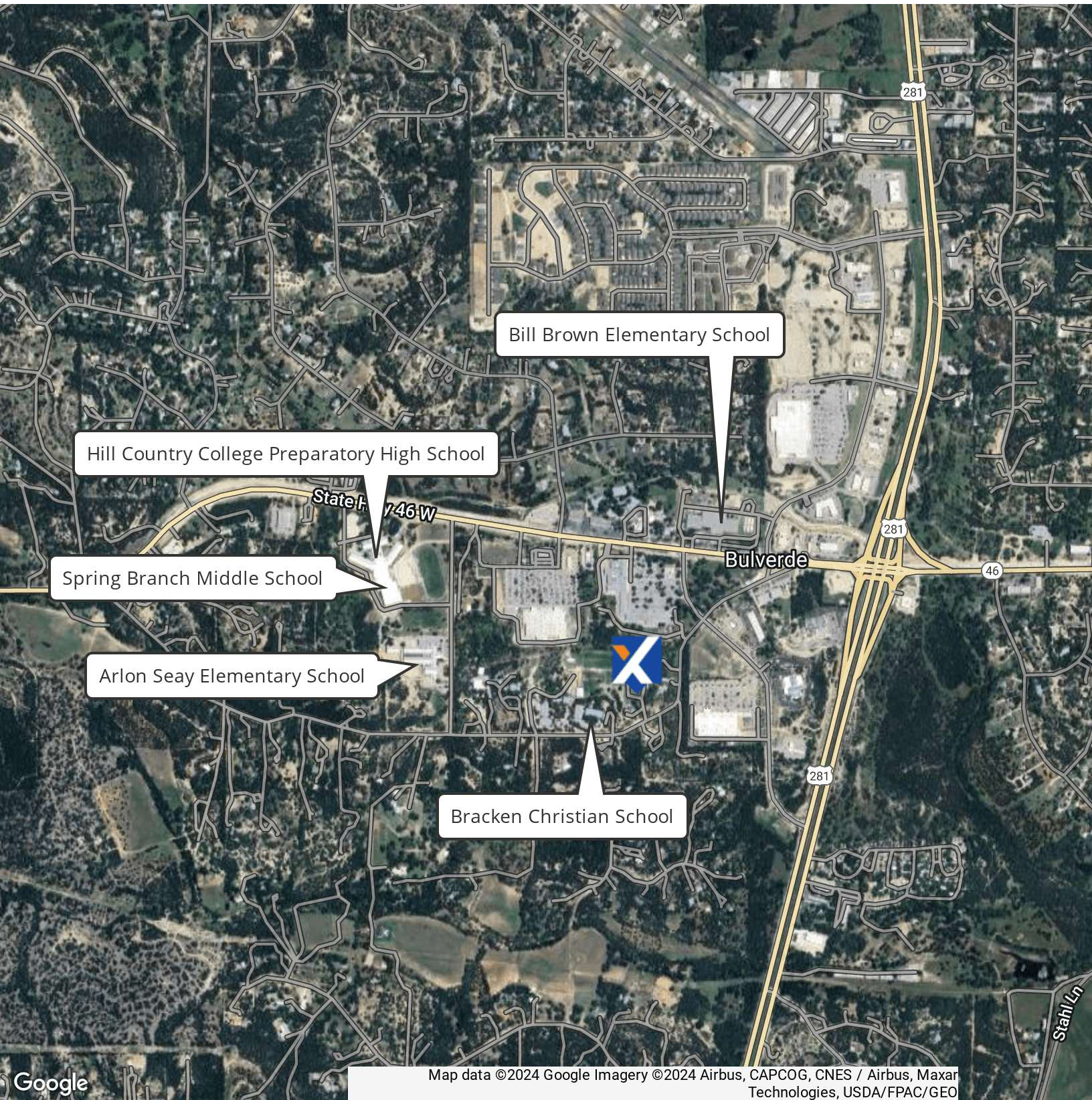
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# FOR SALE | Local School Map



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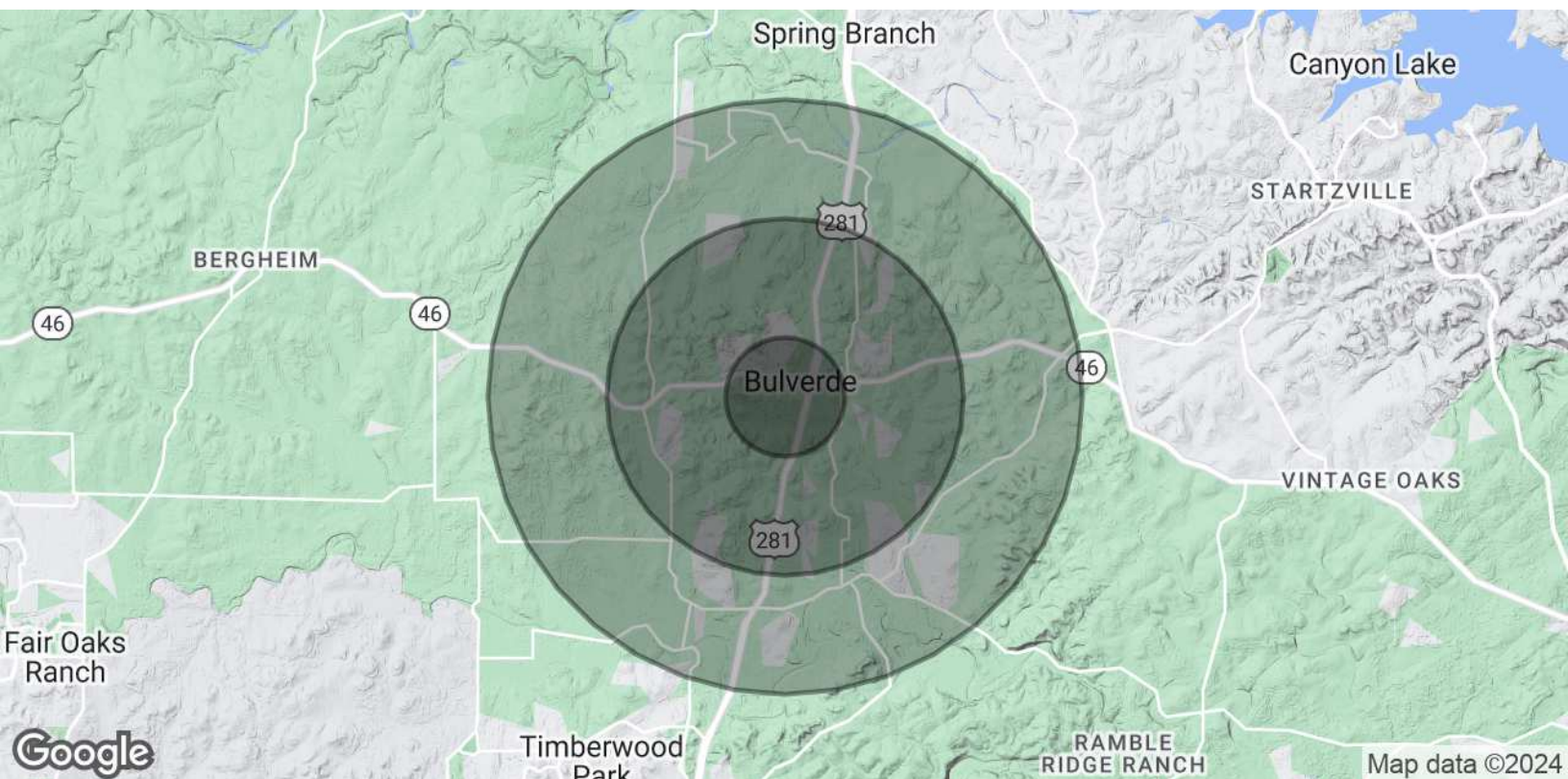
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	947	8,344	17,542
Average Age	45.1	46.2	47.4
Average Age (Male)	41.8	45.3	47.3
Average Age (Female)	46.5	45.9	47.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	304	2,846	6,252
# of Persons per HH	3.1	2.9	2.8
Average HH Income	\$140,315	\$140,236	\$130,599
Average House Value	\$355,702	\$390,400	\$375,514

2020 American Community Survey (ACS)

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## 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.

Broker Firm Name:	eXp Commercial, LLC	9010212	<a href="mailto:TX.Broker@eXpCommercial.com">TX.Broker@eXpCommercial.com</a>	855-450-0324
Designated Broker of Firm:	Clifford Bogart	313043	<a href="mailto:TX.Broker@eXpCommercial.com">TX.Broker@eXpCommercial.com</a>	855-450-0324
Licensed Supervisor of Sales Agent:	Clifford Bogart	313043	<a href="mailto:TX.Broker@eXpCommercial.com">TX.Broker@eXpCommercial.com</a>	855-450-0324
Sales Agent:	Tom Hackleman	615018	<a href="mailto:Tom@210CRE.com">Tom@210CRE.com</a>	210-549-6728 x 100

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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