MULTI-MARKET PORTFOLIO

VIRTUS REALTY GROUP
PASSION.PURPOSE.SELFLESS SERVICE

VETERAN-OWNED BUSINESS

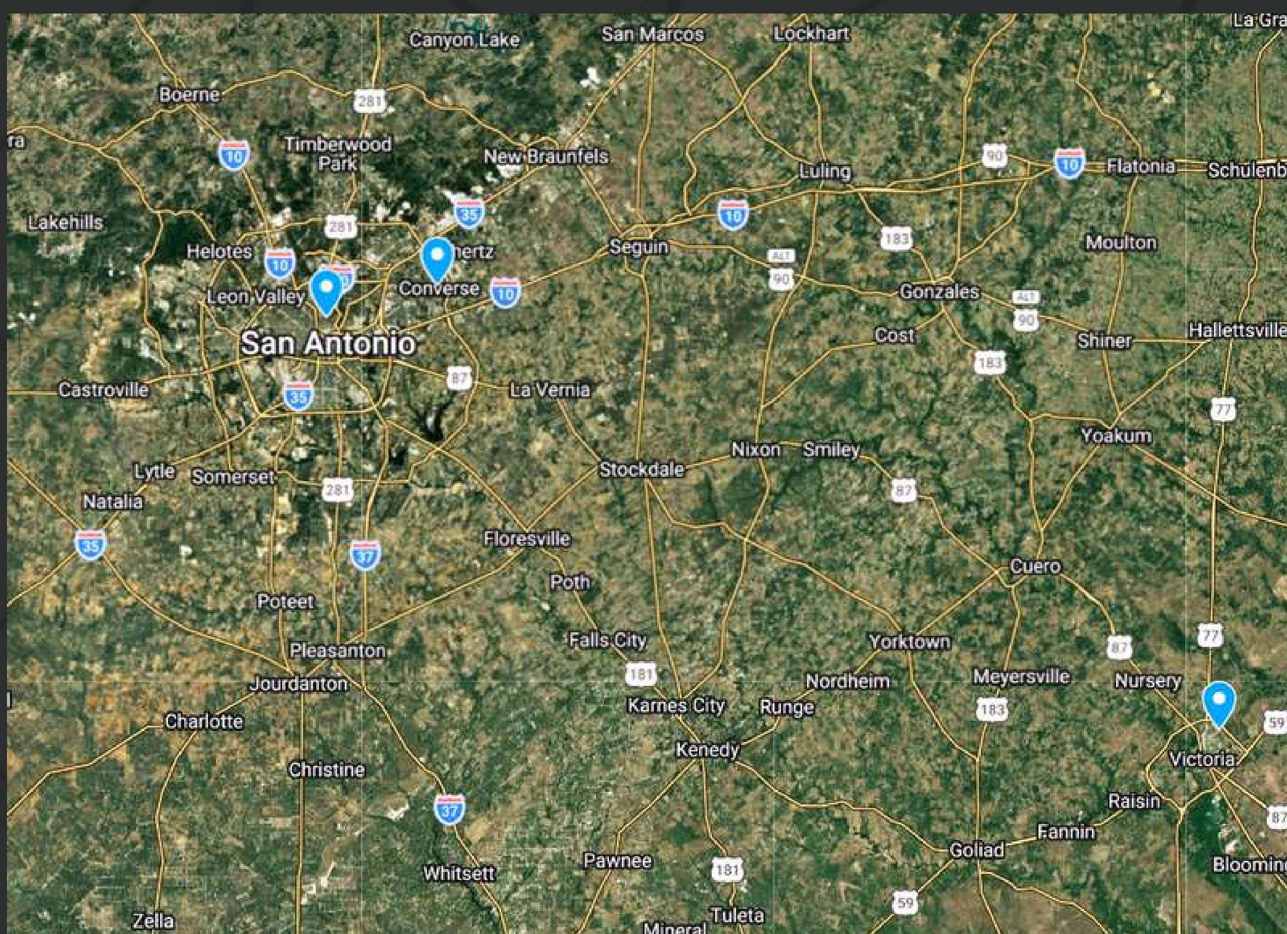
OFFERING MEMORANDUM

MULTIFAMILY PORTFOLIO

San Antonio, Victoria & Converse, Texas

This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

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.



2-10-2025

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.

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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	9003138	support@therealbrokerage.com	(855) 450-0442
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	(855) 450-0442
Designated Broker of Firm	License No.	Email	Phone
Michael Vasquez	719713	info@virtusrealtytx.com	(210) 255-1118
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Vasquez	719713	info@virtusrealtytx.com	(210) 255-1118
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   **Information available at www.trec.texas.gov**

IABS 1-1

DEAL TEAM

All property tours, showings, and site visits must be coordinated through the listing broker or designated representative. Unauthorized access to the property is strictly prohibited. The information provided in this Offering Memorandum is for informational purposes only and does not constitute an offer or guarantee of availability. Prospective buyers and their teams are responsible for conducting their own inspections, due diligence, and verification of all information prior to any transaction.

Mike Vasquez , CCIM
Managing Broker

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INVESTMENT SUMMARY

- Rare 3-asset multifamily portfolio across high-demand Texas submarkets
- Portfolio-only disposition strategy (not offered individually)
- Diverse geographic exposure across San Antonio MSA + Victoria
- Stabilized cash-flowing residential assets with operational upside
- Value-add potential through rent optimization and expense efficiency
- Strong long-term hold fundamentals with in-place tenancy base

Property	City	Units	Submarket
400 W Lynwood Ave	San Antonio	8 Units	Central SA
202 Fir Dale	Converse	4 Units	NE San Antonio
127 Regency Ave	Victoria	4 Units	Victoria MSA

PROPERTY SUMMARY

PROPERTY OVERVIEW

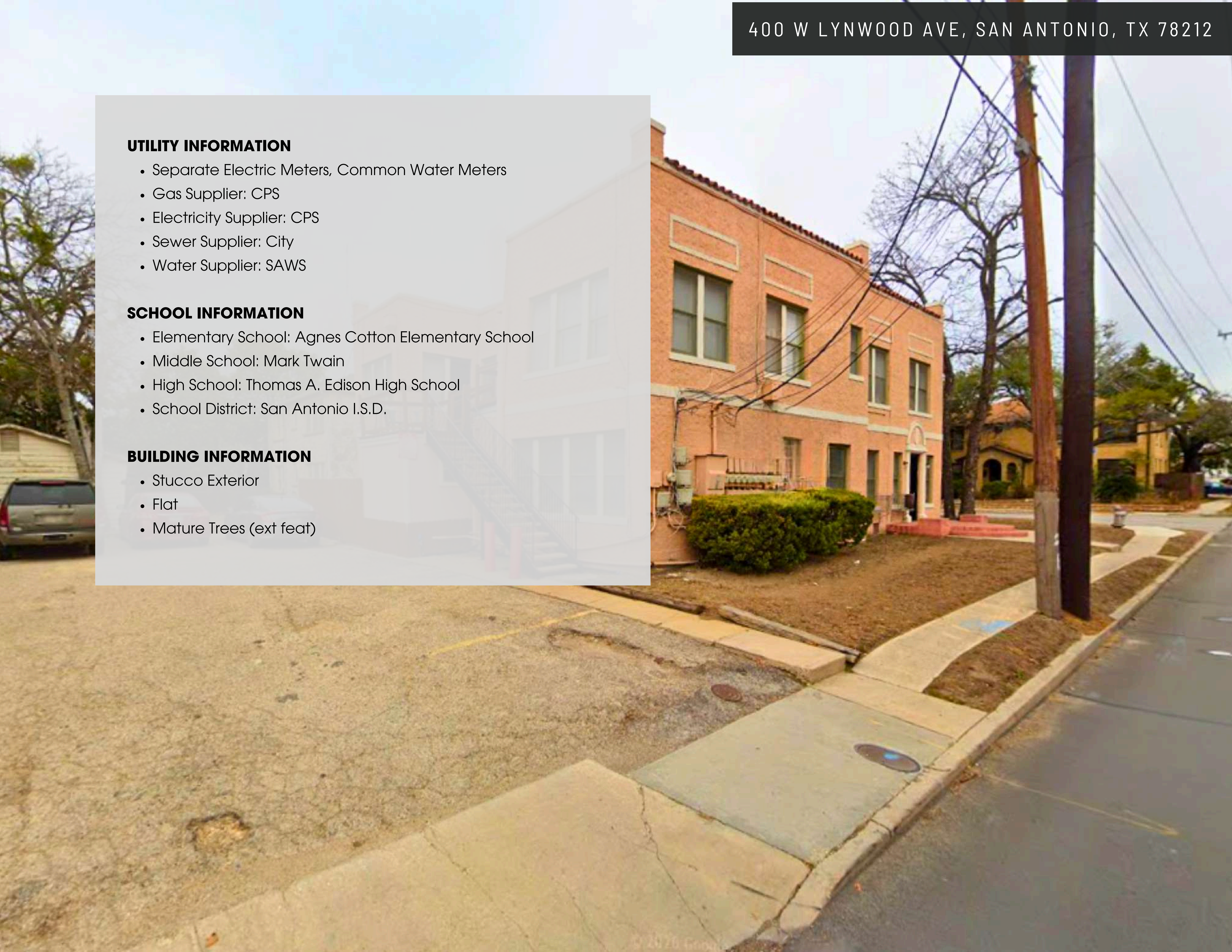
- Property Type: Multifamily
- # of Units: 8 Units
- Building Size: 4,640.7 SF
- Lot Size: 0.2118 Acre
- Year Built: 1934
- Zoning: MF-33 NCD-2
- Tenants pay utilities
- Subdivision: Alta Vista

SITE FEATURES

- Corner lot location (higher visibility from surrounding streets)
- Has sidewalks, good parking, and a community feel with local resident-reported walkability and neighborhood friendliness.

LOCATION HIGHLIGHTS

- Easy access to major roads and highways, making it convenient for commuting and connections throughout the city.
- Short drive to shopping, dining, and grocery options.



UTILITY INFORMATION

- Separate Electric Meters, Common Water Meters
- Gas Supplier: CPS
- Electricity Supplier: CPS
- Sewer Supplier: City
- Water Supplier: SAWS

SCHOOL INFORMATION

- Elementary School: Agnes Cotton Elementary School
- Middle School: Mark Twain
- High School: Thomas A. Edison High School
- School District: San Antonio I.S.D.

BUILDING INFORMATION

- Stucco Exterior
- Flat
- Mature Trees (ext feat)

FINANCIALS

Unit	Beds / Baths	Size	Rent	Deposits
Unit #1	1bd/1ba	575	$895.00	$895.00
Unit #2	1bd/1ba	575	$895.00	$625.00
Unit #3	1bd/1ba	575	$895.00	$895.00
Unit #4	1bd/1ba	575	$975.00	$900.00
Unit #5	1bd/1ba	575	$1,015.00	$1,285.00
Unit #6	1bd/1ba	575	$895.00	$895.00
Unit #7	1bd/1ba	575	$975.00	$865.00
Unit #8	1bd/1ba	575	$970.00	$575.00
8 Units			**$7,515.00**	**$6,935.00**

Category	Expenses	Annualized
Rent		$90,180.00
Propery Tax	$21,228.00	
Home Insurance	$4,085.00	
Repairs	$2,291.00	
San Antonio Water System	$2,050.00	
CPS (Electric & Gas)	$783.00	
Tiger Sanitation (trash services)	$2,919.00	
Management Fee	$5,600.00	
TOTAL	**$38,956.00**	**$51,224.00**

PROPERTY SUMMARY

PROPERTY OVERVIEW

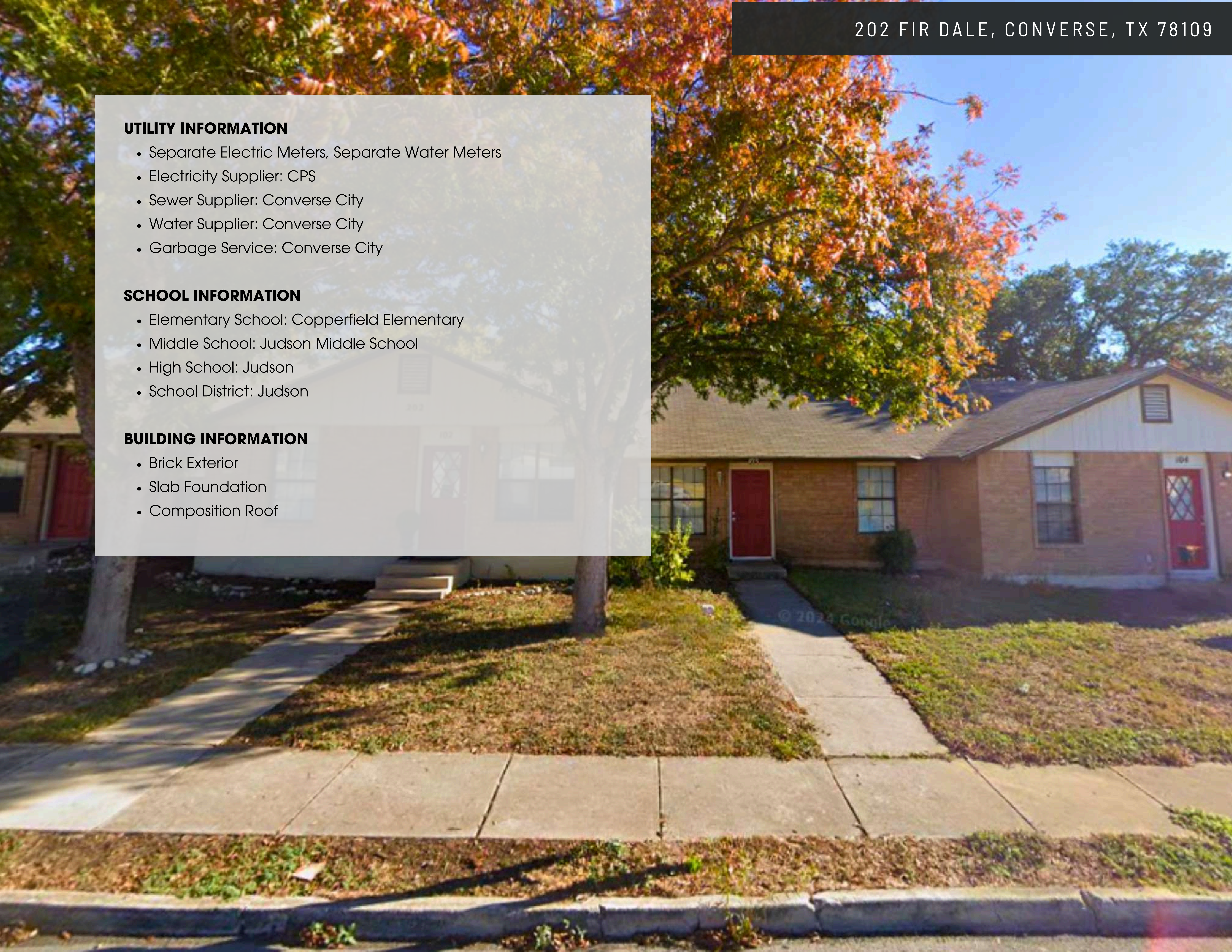
- Property Type: Multifamily (likely 4-plex / small apartment cluster)
- # of Units: 4 Units
- 2 bed / 2 bath layout
- Building Size: 3,600 SF
- Lot Size: 0.1940
- Year Built: 1986
- Zoning: OCL
- Subdivision: Converse Hills

SITE FEATURES

- Individually accessed units (garden-style layout)
- Brick / siding exterior (low-maintenance construction)
- Dedicated parking for tenants
- Built in 1986 (newer than many comparable assets)

LOCATION HIGHLIGHTS

- Located within the San Antonio MSA (Converse, TX)
- Easy access to major roadways and surrounding retail
- Located within an established residential neighborhood
- Stable workforce housing asset with consistent rental demands



UTILITY INFORMATION

- Separate Electric Meters, Separate Water Meters
- Electricity Supplier: CPS
- Sewer Supplier: Converse City
- Water Supplier: Converse City
- Garbage Service: Converse City

SCHOOL INFORMATION

- Elementary School: Copperfield Elementary
- Middle School: Judson Middle School
- High School: Judson
- School District: Judson

BUILDING INFORMATION

- Brick Exterior
- Slab Foundation
- Composition Roof

FINANCIALS

Unit	Beds / Baths	Size	Rent	Deposits
101	2bd/2ba	900	$1,000.00	$850.00
102	2bd/2ba	900	$1,050.00	$0.00
103	2bd/2ba	900	$1,075.00	$1,000.00
104	2bd/2ba	900	$1,195.00	$1,195.00
4 Units			**$4,320.00**	**$3,045.00**

Category	Expenses	Annualized
Rent		$51,840.00
Propery Tax	$7,460.00	
Home Insurance	$2,601.00	
Repairs	$1,547.00	
Management Fee	$3,187.00	
TOTAL	**$14,795.00**	**$37,045.00**

PROPERTY SUMMARY

PROPERTY OVERVIEW

- Property Type: Multifamily (Fourplex / Quadplex)
- # of Units: 4 Units
- Building Size: 4,020 SF
- Lot Size: 0.20 Acre
- Year Built: 1978
- Separate Electric Meters, Common Water Meters
- Subdivision: Regency Park

SITE FEATURES

- Brick exterior
- Central HVAC
- Washer/dryer hookups
- Patio space per unit
- Dedicated parking

LOCATION HIGHLIGHTS

- Located near major retail + employment nodes
- Stable secondary market (Victoria, TX)

FINANCIALS

Unit	Beds / Baths	Size	Rent	Deposits
UNIT A	2/1.5	1,005.00	$825.00	$825.00
UNIT B	2/1.5	1,005.00	$825.00	$0.00
UNIT C	2/1.5	1,005.00	$840.00	$350.00
UNIT D	2/1.5	1,005.00	$915.00	$900.00
4 Units			**$3,405.00**	**$2,075.00**

Category	Expenses	Annualized
Rent		$40,860.00
Propery Tax	$5,807.00	
Home Insurance	$4,770.00	
Repairs	$1,273.00	
Utilities: water, sewer, trash	$3,114.00	
Management Fee	$2,214.00	
TOTAL	**$17,178.00**	**$23,682.00**

VIRTUS REALTY GROUP

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BROKERED BY

real COMMERCIAL

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Consumer Protection Notice

Information about our Brokerage

WE ARE HERE FOR YOU!

We are committed to setting the standard for excellence and leadership in commercial real estate. Our primary goal is to deliver the highest level of service to our clients with unwavering integrity.