OFFERING MEMORANDUM

MARKETPLACE
ONLINE AUCTION
OCTOBER 19-21, 2026
STARTING BID: $3,000,000

OAK MEADOW VILLA APARTMENTS

2929 RIGSBY AVENUE, SAN ANTONIO, TEXAS 78222

Marcus & Millichap

220 Units | 55.45% Occupied

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NON-ENDORSEMENT & DISCLAIMER NOTICES

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Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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REALINSIGHT® MARKETPLACE

STARTING BID $3,000,000
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

ONLINE AUCTION

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). **ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. **You may contact the sales advisors with any due diligence questions.**

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for OCTOBER 19-21, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

Marcus & Millichap

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Activity ID: ZAH1240233

OAK MEADOW VILLA
SAN ANTONIO, TEXAS

MARKETPLACE
ONLINE AUCTION
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PROPERTY OVERVIEW

220-UNIT MULTIFAMILY
INVESTMENT SUMMARY

MARKETPLACE
ONLINE AUCTION
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INVESTMENT DETAILS

PROPERTY TYPE	Garden-Style Multifamily
OWNERSHIP	Fee Simple
PROPERTY NAME	Oak Meadow Villa
ADDRESS	2929 Rigsby Avenue, San Antonio, TX
COUNTY	Bexar County
NUMBER OF UNITS	220 Units
NUMBER OF PARCELS	Two (2)
PARCEL NUMBERS	464210 and 533414
LOT SIZE	±15.23 Acres
RENTABLE AREA	±181,546 SF
BUILDINGS	Thirty Two (32)
YEAR BUILT	1969
FLOOR PLANS	Six (6)
UNIT SIZE RANGE	±570 to ±1,448 SF
OCCUPANCY	±55.45% Occupied (August 2026)
RECENT CAPITAL EXPENDITURES	±$1.67MM (2023–July 2026)

INVESTMENT OVERVIEW

Brokered by Marcus & Millichap and powered by RealINSIGHT Marketplace, Oak Meadow Villa is a 220-unit garden-style multifamily community located at 2929 Rigsby Avenue in southeast San Antonio, Texas. Oak Meadow Villa offers investors significant multifamily scale, substantial recent capital investment, a large base of immediately leasable inventory, and a clear path to improve occupancy and revenue through focused leasing, continued unit upgrades, and hands-on management.

Built in 1969, the Property is situated on two parcels totaling ±15.23 acres and comprises 181,546 rentable SF across six floor plans ranging from 570 to 1,448 SF. Oak Meadow Villa comprises 32 two-story buildings with stucco and brick siding, flat-mansard roofs, perimeter fencing, and commercial utilities. The unit mix includes 36 one-bedroom, 58 two-bedroom, 92 three-bedroom, and 34 four-bedroom residences, with three (3) and four (4) bedroom units comprising ±57% of the overall inventory. As of August 2026, Oak Meadow Villa was 55.45% occupied, providing investors with a significant lease-up and repositioning opportunity. The Property currently has 20 vacant units that are move-in ready, providing an immediate path to increased occupancy, while the balance of the vacant inventory is to be made ready, with an expected turn cost of approximately $2,000 per unit for items such as flooring, appliances, and other improvements as needed. From 2023 through July 2026, approximately $1.67 million in capital expenditures were completed across the Property, concentrated on interiors, flooring, plumbing, HVAC, and exterior systems. Community amenities include a swimming pool, basketball court, laundry facilities, picnic areas, and controlled access.

The Property is located in Southeast San Antonio within Bexar County, one of Texas' largest and fastest-growing counties and home to more than 2 million residents. Strategically positioned along Rigsby Avenue (±23,395 VPD), Oak Meadow Villa provides convenient connectivity to I-10 (±94,057 VPD) and Loop 410 (±74,372 VPD), Downtown San Antonio, Brooks, and the broader Southside employment base. Nearby Brooks has evolved into a nearly 1,600-acre mixed-use community encompassing more than 150 businesses, 5,500+ on-campus jobs, and 4,000+ students, with ±$1.79 billion in development completed to date and additional development underway. The Property further benefits from its location within one of the nation's largest and fastest-growing major cities. San Antonio's diversified employment base spans healthcare, government and military, manufacturing, education, and financial services, with major private-sector employers including H-E-B, USAA, and Methodist Healthcare System. The 5-mile trade area includes ±183,668 residents with an average household income exceeding $71,000, providing a substantial surrounding population base to support long-term housing demand and the Property's lease-up strategy.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are intended only to provide a submarket or market rent estimate based on CoStar data. Parcel outlines are for illustrative purposes only; please refer to the survey for precise parcel boundaries. Bexar County property records were used as a source for parcel and land-area information. Zoning information is based on available public records and should be independently verified with the City of San Antonio. Demographics and traffic counts are provided by CoStar and/or Esri. Prospective purchasers should independently verify all information as part of their due diligence.

220-UNIT MULTIFAMILY INVESTMENT HIGHLIGHTS

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

220-Unit Multifamily Disposition via Online Auction
Oak Meadow Villa comprises 220 garden-style apartment units across 32 buildings on ±15.23 acres, offering investors the opportunity to acquire substantial multifamily scale through an online auction and execute a focused lease-up and repositioning strategy within Southeast San Antonio.

Significant Value-Add via Lease-up & Continued Renovations
The Property is 55.45% occupied as of August 2026, creating substantial near-term upside through improved leasing and occupancy. The Property includes 98 vacant units, with 20 move-in ready and positioned for immediate lease-up, while the balance of the vacant inventory is to be made ready at an expected turn cost of approximately $2,000 per unit.

±$1.67MM in Recent Capital Expenditures
Approximately $1.67 million was invested from 2023 through July 2026, with capital improvements concentrated on unit interiors, flooring, plumbing, HVAC, and exterior systems, establishing a meaningful base of recent improvements for continued repositioning.

Variety of Units with Six Floor Plans Ranging from 570 to 1,448 SF
Oak Meadow Villa offers one through four-bedroom layouts across six floor plans ranging from 570 to 1,448 SF. The Property includes 126 three- and four-bedroom residences, representing 57% of the overall unit mix and providing substantial family-oriented housing inventory within the Southeast San Antonio market.

Multiple Community Amenities on ±15.23 Acres
The expansive community features a swimming pool, basketball court, laundry facilities, picnic areas, and controlled access across two parcels totaling ±15.23 acres, providing residents with multiple on-site recreational and convenience amenities.

Strategic Access to I-10, Loop 410 & Major Employment Centers
Positioned along Rigsby Avenue, the Property provides convenient connectivity to I-10, Loop 410, Downtown San Antonio, Brooks, and major employment centers throughout San Antonio's Southside, supporting access to employment, services, and regional destinations.

Strong Southeast San Antonio Demographics & Employment Base
The 5-mile trade area includes ±183,668 residents with an average household income exceeding $71,000. Nearby Brooks encompasses nearly 1,600 acres with 150+ businesses, 5,500+ on-campus jobs, and 4,000+ students, supporting a substantial surrounding employment and residential base.

Large-Scale Infill Multifamily Community in Bexar County
Situated within Bexar County, home to more than 2 million residents, Oak Meadow Villa combines a substantial ±15.23-acre site with established multifamily improvements and proximity to major residential, employment, and commercial corridors. The Property's scale and infill location provide a compelling foundation for continued investment and long-term repositioning.

EXPANSIVE INFILL LOCATION

MULTIFAMILY-USE PROPERTY SURVEY

MARKETPLACE

ONLINE AUCTION

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ZONING
I-1 | General Industrial District
C-2 | Commercial District

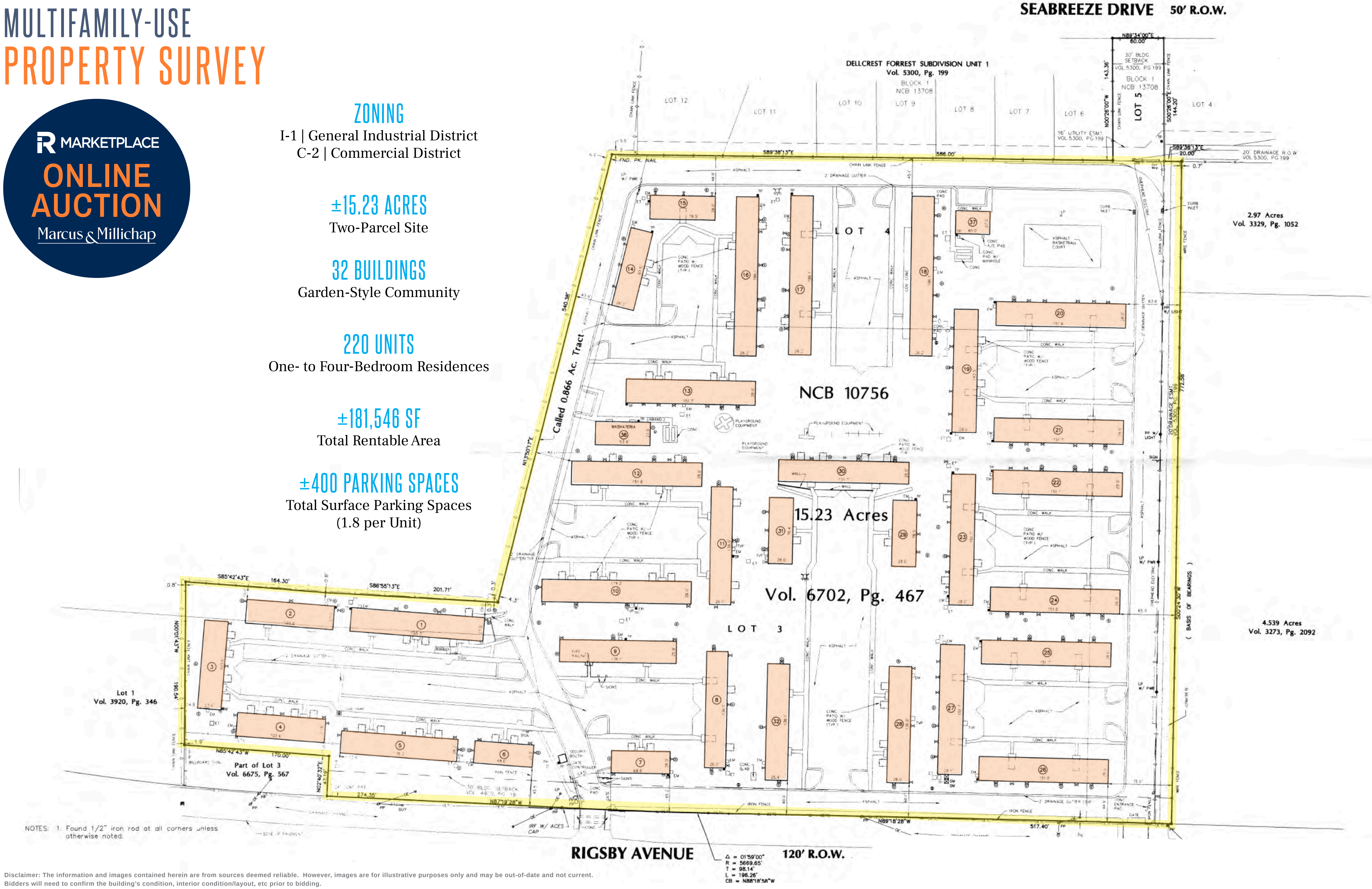
±15.23 ACRES
Two-Parcel Site

32 BUILDINGS
Garden-Style Community

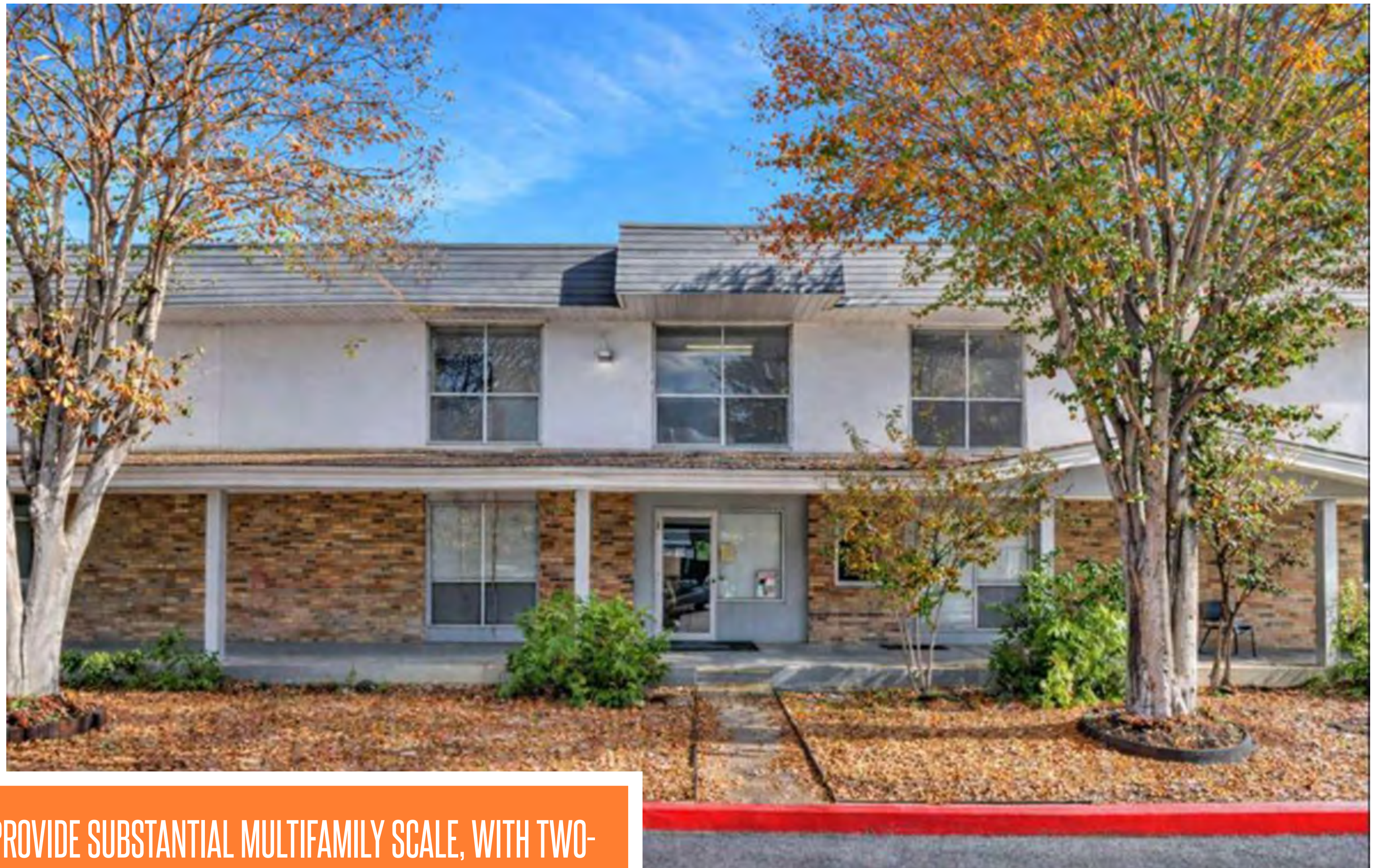
220 UNITS
One- to Four-Bedroom Residences

±181,546 SF
Total Rentable Area

±400 PARKING SPACES
Total Surface Parking Spaces
(1.8 per Unit)



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



32 GARDEN-STYLE BUILDINGS ACROSS ±15.23 ACRES PROVIDE SUBSTANTIAL MULTIFAMILY SCALE, WITH TWO-STORY CONSTRUCTION, ESTABLISHED LANDSCAPING, AND A FUNCTIONAL LOW-DENSITY COMMUNITY LAYOUT.

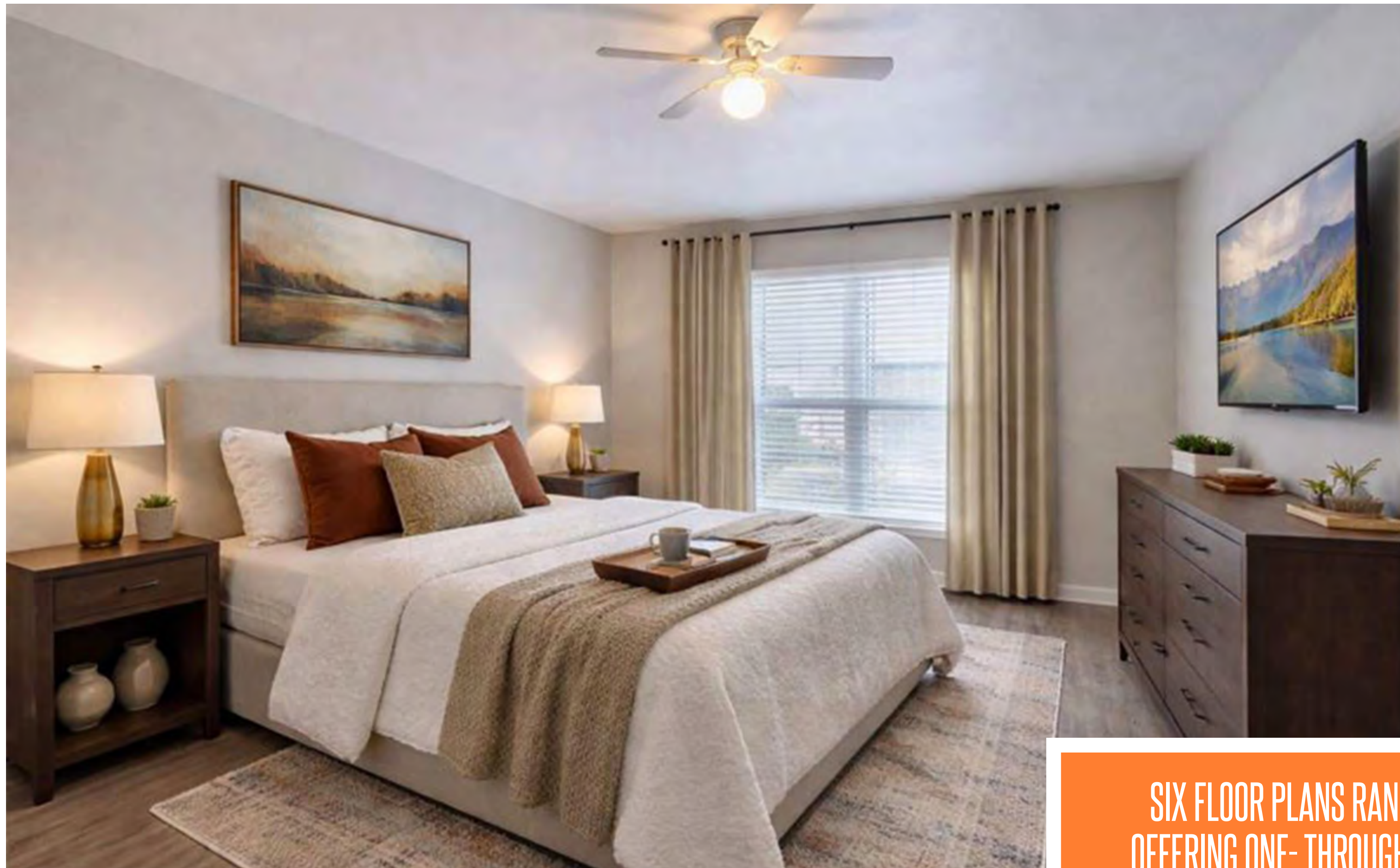
BUILDING EXTERIORS

MULTIPLE ON-SITE AMENITIES INCLUDE A SWIMMING POOL, BASKETBALL COURT, LAUNDRY FACILITIES, PICNIC AREAS, AND CONTROLLED ACCESS, SUPPORTING RESIDENT CONVENIENCE THROUGHOUT THE ±15.23-ACRE COMMUNITY.

COMMUNITY AMENITIES

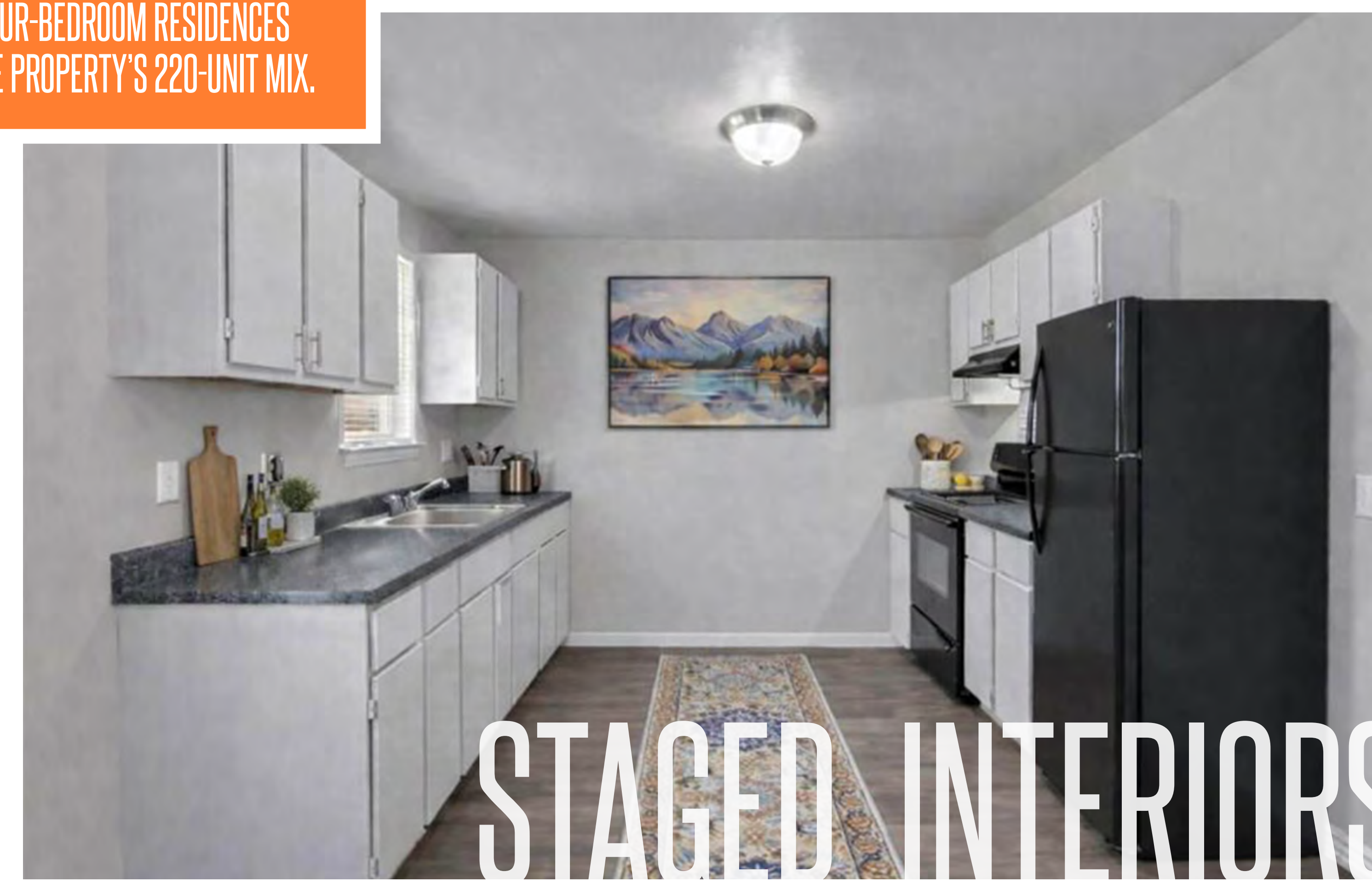
THE PROPERTY FEATURES A DEDICATED ON-SITE LEASING OFFICE, PROVIDING A CENTRALIZED LOCATION FOR PROSPECTIVE RESIDENT TOURS, LEASING ACTIVITY, AND DAY-TO-DAY PROPERTY MANAGEMENT.

LEASING OFFICE



SIX FLOOR PLANS RANGE FROM 570 TO 1,448 SF, OFFERING ONE- THROUGH FOUR-BEDROOM LAYOUTS, WITH 126 THREE- AND FOUR-BEDROOM RESIDENCES REPRESENTING 57% OF THE PROPERTY'S 220-UNIT MIX.

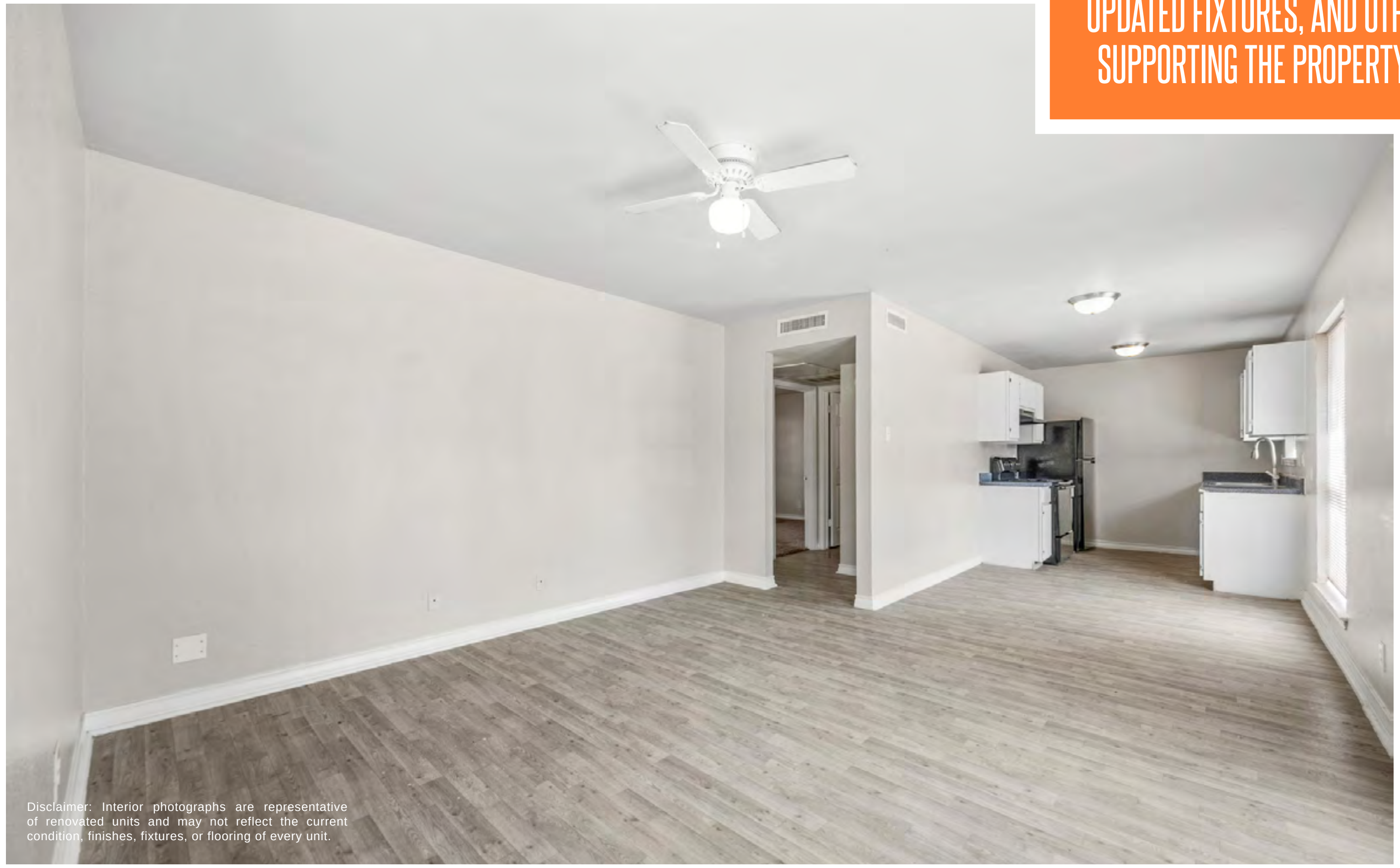
Disclaimer: Staged interior images are for illustrative purposes only and may not represent the current condition, finishes, or furnishings of individual units.

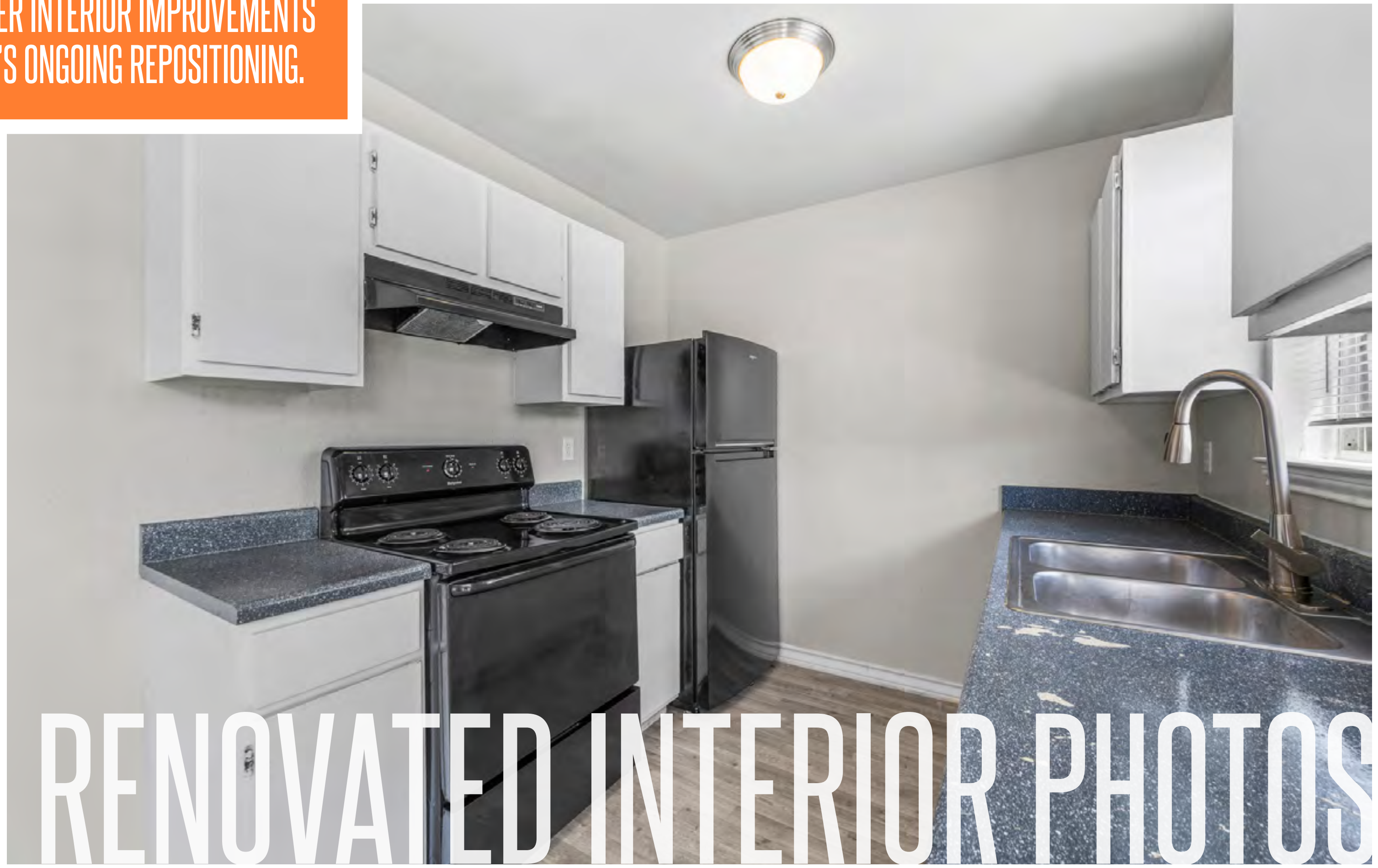


STAGED INTERIORS

RENOVATED INTERIOR PHOTOS

RENOVATED UNIT INTERIORS FEATURE UPDATED FLOORING, FRESH PAINT, MODERNIZED KITCHENS AND BATHROOMS, UPDATED FIXTURES, AND OTHER INTERIOR IMPROVEMENTS SUPPORTING THE PROPERTY'S ONGOING REPOSITIONING.





Disclaimer: Interior photographs are representative of renovated units and may not reflect the current condition, finishes, fixtures, or flooring of every unit.

VARIOUS LAYOUTS AVAILABLE
SAMPLE FLOOR PLANS

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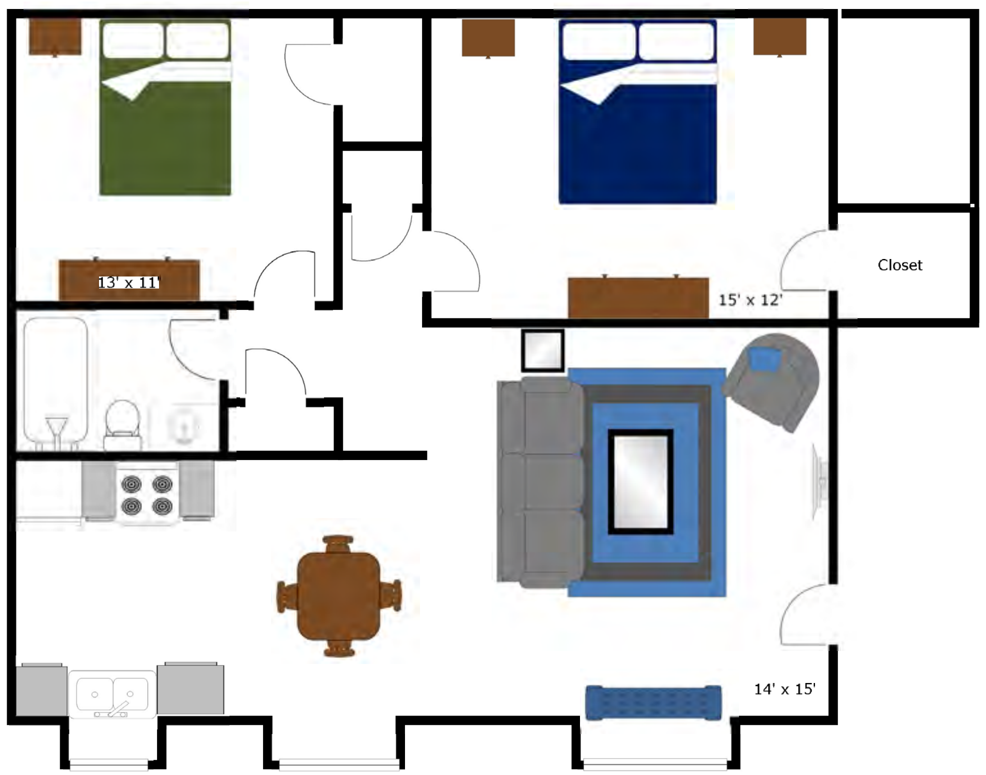
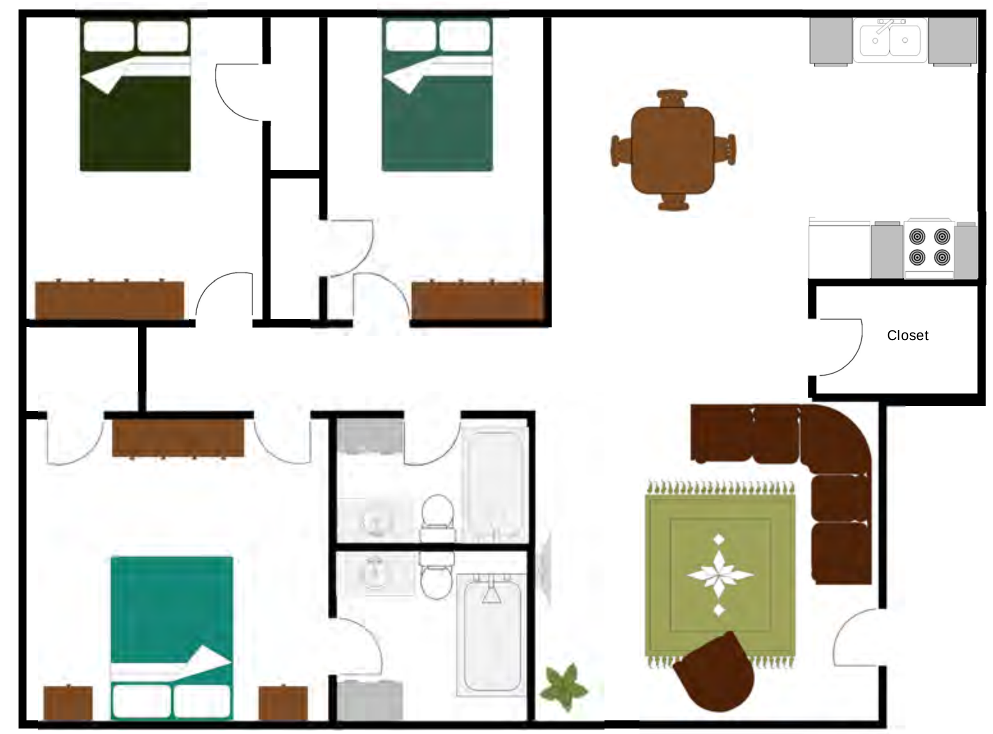
2 BEDROOM, 1 BATHROOM FLOORPLAN (±724 SF)



3 BEDROOM, 2 BATHROOM FLOORPLAN (±855 SF)

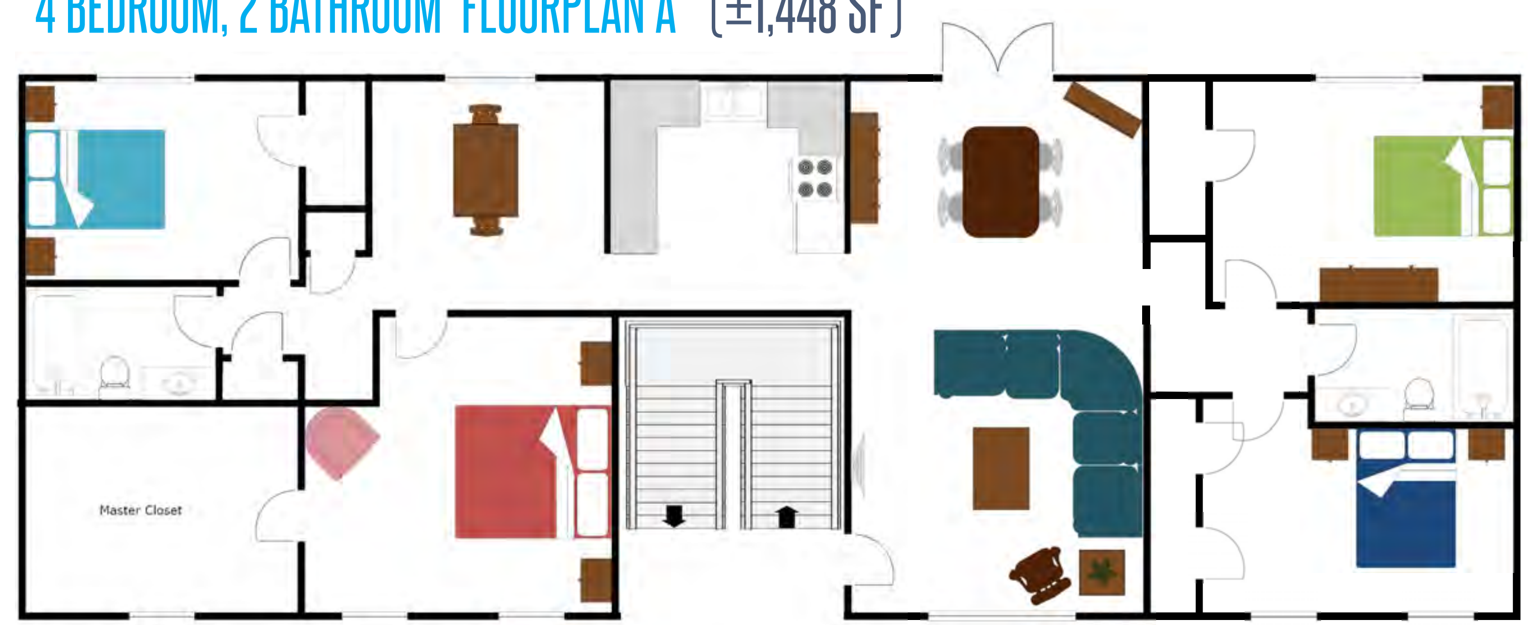


FLOOR PLAN FEATURES

- Balcony, Patio, or Deck
- Carpeted Floors
- Ceiling Fans
- Dining Room
- Hardwood Floors
- High-speed Internet Access
- Living Room
- Pantry
- Range and Oven
- Refrigerator
- Tub with Shower
- Upgraded Apartments with Light Fixtures, Door Knobs, Full Paint, and Cabinets
- Vinyl Flooring

4 BEDROOM, 2 BATHROOM FLOORPLAN B (±1,067 SF)

4 BEDROOM, 2 BATHROOM FLOORPLAN A (±1,448 SF)



Disclaimer: Floor plans and features are representative only and may vary by unit.
Individual unit layouts, dimensions, finishes, fixtures, flooring, appliances, and other features may differ based on unit type, condition, and renovation status.

55.45% OCCUPIED RENT ROLL

RENT ROLL SUMMARY (As of August 16, 2026)

UNIT TYPE	AVG. SF	AVG. RENT	UNITS	OCCUPIED	AVAILABLE	% OCCUPIED
1 BR / 1 BA	570	$809	36	28	8	80.55%
2 BR / 1 BA	724	$919	50	41	8	82.00%
2 BR / 2 BA	855	$989	8	5	3	62.50%
3 BR / 2 BA	855	$1,079	92	34	58	38.04%
4 BR / 2 BA	1,448	$1,400	8	4	4	50.00%
4 BR / 2 BA	1,067	$1,267	26	8	18	30.76%
TOTAL / AVG.	**825**	**$1,029**	**220**	**120**	**99**	**55.45%***

*Occupancy reflects the Property Management BoxScore reporting convention as of August 16, 2026. The rent roll identifies 120 occupied-no-notice units, two notice-unrented units, 97 vacant-unrented units, and one vacant-rented unit. Prospective purchasers should independently verify occupancy, availability, leasing status, and unit condition as part of their due diligence.

OPERATING SUMMARY

220 TOTAL UNITS

98 VACANT UNITS

55.45% PHYSICAL OCCUPANCY

$118K IN-PLACE MONTHLY RENT

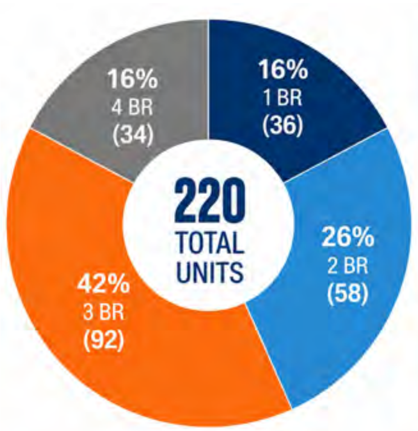
$1.42MM ANNUALIZED IN-PLACE RENT

$226K MONTHLY MARKET RENT

$2.72MM ANNUALIZED MARKET RENT

UNIT MIX

DIVERSE FLOOR PLANS WITH SUBSTANTIAL LARGE-UNIT INVENTORY

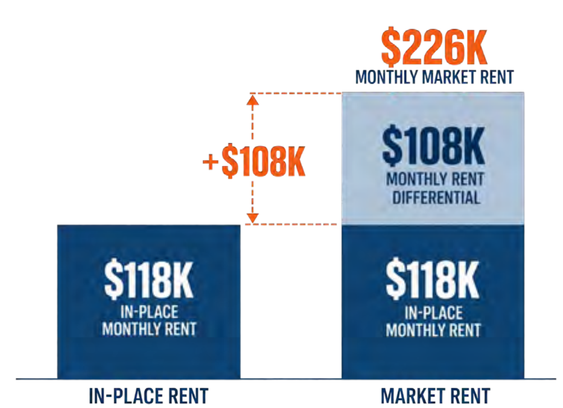


AVERAGE UNIT SIZE **825 SF**

AVG. MARKET RENT **$1,029**

MONTHLY RENT DIFFERENTIAL

SIGNIFICANT UPSIDE THROUGH LEASE-UP AND STABILIZATION



The rent roll reflects a $108,371 monthly differential between in-place and market rent, highlighting substantial revenue growth potential via lease-up and stabilization.

CURRENT AVAILABILITY

20 MOVE-IN READY VACANT UNITS

78 TO BE MADE READY VACANT UNITS

98 TOTAL VACANT UNITS

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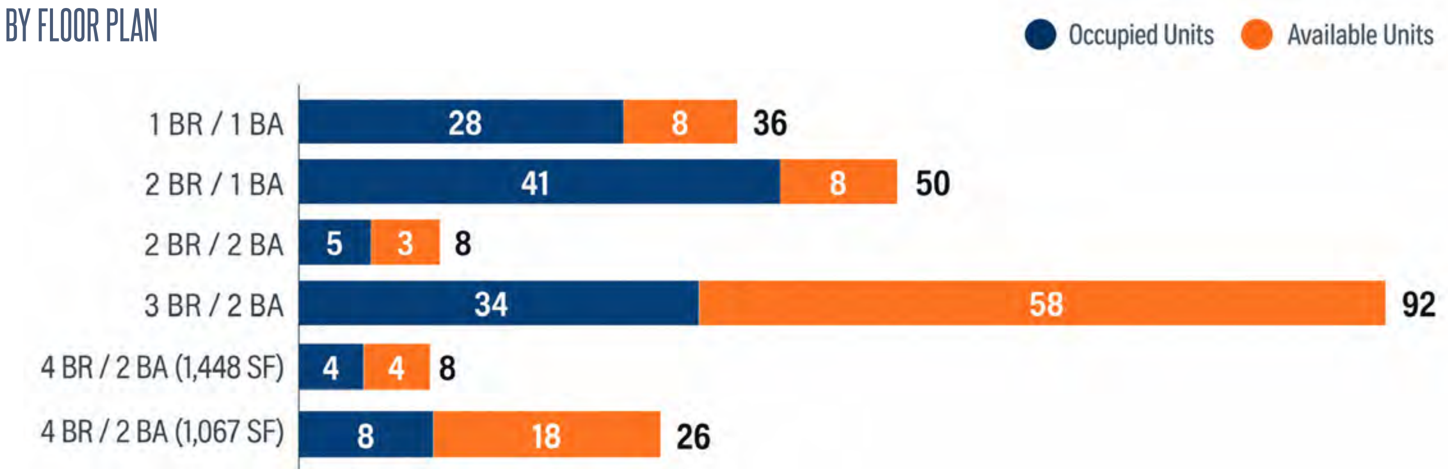
Immediate lease-up potential is supported by 20 move-in ready vacant units, while the balance of the vacant inventory is to be made ready, with an expected turn cost of approximately $2,000 per unit for items such as flooring, appliances, and other improvements as needed.

AVAILABLE UNITS

BY FLOOR PLAN



LARGE-UNIT LEASE-UP OPPORTUNITY

Current availability is concentrated within these larger layouts, providing substantial lease-up potential across family-oriented floor plans, with 20 vacant units currently move-in ready and the balance of the vacant inventory to be made ready.

126 3BR + 4BR UNITS

57% OF TOTAL INVENTORY

80 3BR + 4BR UNITS CURRENTLY AVAILABLE

81% OF CURRENT AVAILABILITY IN 3BR/4BR LAYOUTS

SOURCE: Property management rent roll and BoxScore Summary, as of August 16, 2026.

DISCLAIMERS:
- Annualized market rent potential is based on the stated market rent schedule applied to the Property's 220-unit inventory and does not represent actual or guaranteed collections.
- Market rents, occupancy and unit condition information are provided by ownership/property management and are subject to change.
- Prospective purchasers should independently verify all information as part of their due diligence

INCOME + EXPENSES
FINANCIAL SUMMARY

(22023 - T12 JULY 2026)	2023	2024	2025	T12 JULY 2026
INCOME				
Gross Scheduled / Potential Rent	$2,340,213.21	$2,513,070.76	$2,619,762.74	$4,165,102.88
Rental Income / Residential Rent Collected	$1,908,018.61	$2,053,392.65	$2,182,947.72	$3,060,521.44
Other Income	$524,776.08	$380,695.86	$346,953.08	$523,240.42
TOTAL REVENUE	**$2,432,794.69**	**$2,434,088.51**	**$2,529,900.80**	**$3,583,761.86**
EXPENSES				
Administrative	$22,636.14	$39,152.89	$39,180.09	$73,709.40
Marketing / Advertising	$11,167.90	$13,067.84	$20,266.40	$26,861.02
Management Fees	$60,372.46	$70,161.95	$60,946.68	$93,041.59
Payroll	$415,321.65	$296,172.75	$388,504.29	$597,174.58
Repairs & Maintenance	$38,954.80	$41,840.01	$54,473.50	$60,812.58
Unit Preparation / Turnover	$30,839.90	$34,595.84	$57,831.26	$123,081.34
Contract Services	$82,265.47	$86,610.09	$26,038.17	$45,064.55
Utilities	$513,258.44	$411,158.31	$535,367.16	$817,225.59
Taxes & Insurance	**$434,843.12**	**$493,468.56**	**$407,056.86**	**$559,696.38**
TOTAL OPERATING EXPENSES	**$1,609,659.88**	**$1,486,228.24**	**$1,589,664.41**	**$2,396,667.03**
NET OPERATING INCOME	**$823,134.81**	**$947,860.27**	**$940,236.39**	**$1,187,094.83**

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RECENT CAPITAL EXPENDITURES
(2023 - YTD T12)

- 2023 — **$562K** CAPITAL EXPENDITURES
- 2024 — **$542K** CAPITAL EXPENDITURES
- 2025 — **$449K** CAPITAL EXPENDITURES
- T12 JULY 2026 — **$570K** CAPITAL EXPENDITURES

$3.58MM T12 TOTAL REVENUE

$1.19MM T12 NET OPERATING INCOME

+$246,858 T12 NOI VS. 2025

+26.3% NOI GROWTH VS. 2025

±$1.67MM CAPITAL EXPENDITURES
2023 THROUGH JULY 2026
Interiors • Flooring • Plumbing • HVAC • Exterior Systems

SOURCE: Ownership / Property Management financial statements and capital expenditure reports, 2023 through T12 July 2026.

DISCLAIMER: Historical financial information has been provided by Ownership and/or Property Management and is presented for informational purposes only. T12 figures represent the trailing twelve-month period ending July 2026. Capital expenditures are presented separately from operating expenses and NOI. Prospective purchasers should independently verify all financial information, assumptions, classifications, and calculations as part of their due diligence.

MARKET
RENT COMPARABLES

Building Name	Address	Rating	Units	Stories	Year Built/ Renovated	Avg SF	Rent/SF	Rent/Unit	1 Beds	2 Beds	3 Beds	Occ %	Concess %	#1	#2 Beds	#3 Beds	Neighborhood Beds
Riviera	2011 Dollarhide Ave	2	178	2	1965	1,105	$0.86	$956	$778	$908	$1,226	89.3%	1.0%	79	40	59	Highland Hills
Terra	4747 Rigsby Ave	2	80	2	1965	680	$1.05	$714	$714	-	-	93.8%	0.7%	80	0	0	East Side
Diamante Apartments	3735 E Commerce St	2	124	2	1972	797	$1.47	$1,172	$929	$1,137	$1,345	86.3%	1.0%	19	65	40	Coliseum Willow Park
Sun Park Lane	4523 Lavender Ln	2	65	3	1978	570	$1.27	$724	$724	-	-	96.9%	0.5%	65	0	0	East Side
Antioch Village Apartments	1514 Upland Rd	2	96	2	1970	599	$1.24	$741	$625	$720	$835	95.8%	0.5%	8	64	24	Eastwood Village
Highview Apartments	1351 Rigsby Ave	2	68	1	1977	863	$1.22	$1,054	$788	$1,013	$1,118	85.3%	0.9%	6	30	28	Highland Park
Springview North	722 S Rio Grande St	2	76	2	1966	901	$0.93	$834	-	$813	$875	92.1%	0.8%	0	50	26	Arena District

COMPETITIVE RENT BENCHMARKS ACROSS THE SAN ANTONIO MARKET

The competitive set reflects a range of established multifamily communities throughout the surrounding San Antonio market. Current asking rents and occupancy levels provide additional context for Oak Meadow Villa's positioning within the competitive landscape and highlight potential opportunity for continued rent growth as vacant units are renovated, returned to service, and stabilized.

$0.86 – $1.47
RENT/SF RANGE
±$1.15
AVERAGE RENT/SF

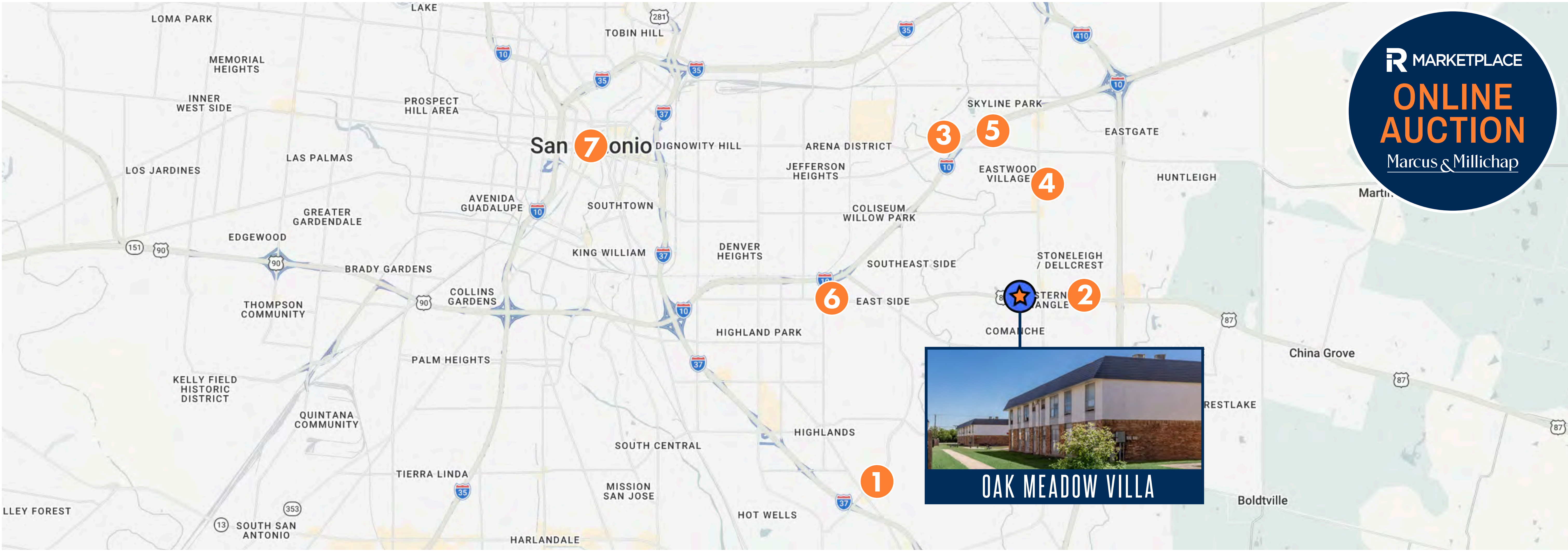
$714 – $1,172
RENT/UNIT RANGE
±$885
AVERAGE RENT/UNIT

570 – 1,105
AVG. UNIT SIZE RANGE (SF)
±788
AVERAGE UNIT SIZE (SF)

85.3% – 96.9%
OCCUPANCY RANGE
±91.4%
AVERAGE OCCUPANCY

0.5% – 1.0%
CONCESSION RANGE
±0.7%
AVERAGE CONCESSIONS

1965 – 1978
YEAR BUILT RANGE
±1971
AVERAGE YEAR BUILT



MARKET
RENT COMPARABLES

1 RIVERIA
2011 Dollarhide Ave
San Antonio, TX

178 Units
±89.3% Occupied

2 TERRA
4747 Rigsby Ave
San Antonio, TX

80 Units
93.8% Occupied

3 DIAMANTE APTS
3735 E Commerce St
San Antonio, TX

124 Units
86.3% Occupied

4 SUN PARK LANE
4523 Lavender Ln
San Antonio, TX

65 Units
96.9% Occupied

5 ANTIOCH VILLAGE APARTMENTS
1514 Upland Rd
San Antonio, TX

96 Units
95.8% Occupied

6 HIGHVIEW APTS
1351 Rigsby Ave
San Antonio, TX

68 Units
85.3% Occupied

7 SPRINGVIEW NORTH
722 S Rio Grande St
San Antonio, TX

76 Units
92.1% Occupied


AERIAL
Frost Bank CENTER
FREEMAN EXPO HALL
INTERSTATE 10
±94,057 VPD (2026)
±19,943 VPD (2026)
HARBOR FREIGHT TOOLS
PIZZA PAPA JOHNS
Rainbow
BURGER KING
PENSKE
Knights Inn
STARBUCKS COFFEE
QUALITY INN & SUITES
Days Inn BY WYNDHAM
OAK MEADOW VILLA
AutoZone
goodwill
planet fitness
S WW WHITE RD
Public Storage
CITY OF SAN ANTONIO TEXAS
RIGSBY AVENUE
87
±23,395 VPD (2026)
MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

OAK MEADOW VILLA
SAN ANTONIO, TEXAS

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

MARKET OVERVIEW

LOCATION

Strategically positioned along Rigsby Avenue in Southeast San Antonio, Oak Meadow Villa benefits from convenient access to I-10, Loop 410, Downtown San Antonio, and major employment centers throughout the Southside. The Property is located near Brooks, a nearly 1,600-acre mixed-use community with 150+ businesses and 5,500+ on-campus jobs, while its infill Bexar County location provides access to a substantial surrounding population, employment base, retail, healthcare, education, and other everyday demand drivers.

BEXAR COUNTY SEAT
SAN ANTONIO, TEXAS

A DYNAMIC, FAST-GROWING TEXAS METRO

San Antonio, the Bexar County seat, is the seventh-largest city in the United States and second-largest in Texas, with more than 1.5 million residents. The broader San Antonio-New Braunfels MSA exceeds 2.8 million residents and remains one of the nation's fastest-growing metropolitan regions. Strategically positioned along the I-35 corridor between Austin and the Mexican border, San Antonio is a major center for healthcare, military operations, advanced manufacturing, biosciences, cybersecurity, logistics, education, and tourism.

Nicknamed "Military City, USA," San Antonio is anchored by Joint Base San Antonio (JBSA), one of the nation's largest concentrations of military installations and a major regional economic engine. Beyond its military presence, the city maintains a diversified economy supported by major employers including USAA, H-E-B, Methodist Healthcare, University Health, Toyota Motor Manufacturing Texas, Southwest Research Institute, Frost Bank, and Rackspace Technology.

Tourism is another cornerstone of the local economy, welcoming nearly 40 million visitors annually and generating approximately $23.4 billion in economic impact. Major attractions include the River Walk, The Alamo, SeaWorld San Antonio, Six Flags Fiesta Texas, the Pearl District, and the Henry B. González Convention Center, complemented by continued investment in hospitality, entertainment, and mixed-use development. San Antonio's affordability, workforce depth, business-friendly environment, and strategic Central Texas location continue to attract residents, employers, and investment. Strong population growth, a diverse employment base, extensive transportation infrastructure, and access to domestic and international markets reinforce the city's position as one of Texas' leading destinations for business expansion and long-term economic growth.

CITY & STATE
INCENTIVES

CLICK HERE TO VIEW MORE INFORMATION ON SAN ANTONIO'S INCENTIVES

LOCAL INCENTIVES

The City of San Antonio actively leverages financial and community resources to attract new companies, retain major employers, and support balanced economic growth. Through a mix of city- and state-level programs, businesses can access a wide range of incentives designed to reduce start-up costs, promote job creation, and encourage long-term investment. Key tools include:

- Tax Abatements
- Economic Development Incentive Fund (EDIF) Performance Grants
- E-16 Economic Development Rider
- San Antonio Economic Development Corporation (SAEDC) Investment Fund
- SAWS & CPS Energy Impact Fee Waivers
- Development Services Fee Waivers
- Foreign Trade Zone No. 80
- Tax Rebates
- Skills Development Fund
- Texas Enterprise Fund & Enterprise Project

In addition, the City partners with organizations such as San Antonio Water System (SAWS), CPS Energy, Alamo Colleges, and Workforce Solutions Alamo to expand support. These partnerships provide utility fee waivers, workforce training programs, and tailored solutions to help companies meet operational and staffing needs. Together, these programs reinforce San Antonio's pro-business climate and enhance its reputation as one of the most attractive markets for relocation, expansion, and long-term investment in Texas.

QUALITY OF LIFE

San Antonio offers a high quality of life with a cost of living below the national average, affordable housing, and abundant recreation. More than 16,000 acres of parkland and 180+ miles of trails complement the city's vibrant culinary scene, historic neighborhoods, professional sports, cultural attractions, and year-round events, supporting continued resident and employer growth.

INDUSTRY LEADING EMPLOYERS

San Antonio is home to several Fortune 500 companies and major institutional employers, supporting a diverse and growing employment base. Key employers include:

- Joint Base San Antonio: ±74,000 personnel
- H-E-B: ±22,000 employees
- USAA: ±19,000 employees
- Methodist Healthcare: ±11,500 employees
- University Health: ±10,000 employees
- Christus Santa Rosa: ±6,500 employees
- Frost Bank: ±4,600 employees
- Rackspace Technology: ±4,500 employees
- Toyota Motor Manufacturing Texas: ±3,700 employees
- Southwest Research Institute: ±3,000 employees

BUSINESS INFRASTRUCTURE

San Antonio's central location, modern infrastructure, and competitive business environment support continued growth. Interstates 10, 35, and 37, along with Loops 410 and 1604, provide efficient connectivity throughout Texas and the Southwest, with an average commute time of ±24.5 minutes.

San Antonio International Airport (SAT) served ±10.74M passengers in 2025 and handled a record 274.8 million pounds of air cargo, up ±15.7% YOY. Ongoing expansion is planned to deliver 850,000+ SF of new terminal space and up to 18 gates by mid-2028.

NATIONALLY RECOGNIZED SCHOOLS

San Antonio offers extensive education opportunities, from Pre-K 4 SA through major universities, medical schools, and research institutions. The city is home to The University of Texas at San Antonio (UTSA) and UT Health San Antonio, with strengths in cybersecurity, life sciences, medical education, and biomedical research.

Additional institutions include Trinity University, St. Mary's University, the University of the Incarnate Word, Southwest Research Institute, and Texas Biomedical Research Institute.

TOURISM & ATTRACTIONS

San Antonio's tourism industry welcomes nearly 40 million visitors annually, supporting significant employment, local businesses, and tax revenues. Major destinations include the River Walk, The Alamo, SeaWorld San Antonio, Six Flags Fiesta Texas, the Henry B. González Convention Center, and the Pearl District. The city's designation as a UNESCO Creative City of Gastronomy further supports year-round leisure, convention, and hospitality demand.

BIOSCIENCES AND HEALTHCARE INDUSTRY

San Antonio is a major biosciences and healthcare hub, with nearly 1 in 5 local workers employed in the sector and more than $44 billion in regional economic impact. The ecosystem includes major healthcare systems, research institutions, biotech and medical-device companies, anchored by the 900-acre South Texas Medical Center. Continued investment in life sciences, research, medical technology, and healthcare supports one of the region's largest economic sectors.

Source(s): U.S. Census Bureau, www.census.gov; City of San Antonio, www.sa.gov; San Antonio Parks & Recreation, www.sa.gov; Visit San Antonio, www.visitsanantonio.com

PREMIER CITY: STATS & ACCOLADES

TEXAS: THE NATION'S LEADING STATE FOR BUSINESS

Texas continues to rank among the nation's leading destinations for corporate relocation, investment, and business expansion. With more than 31 million residents, no personal state income tax, extensive transportation infrastructure, and one of the world's largest economies, the state provides a highly competitive environment for continued population, employment, and corporate growth.

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

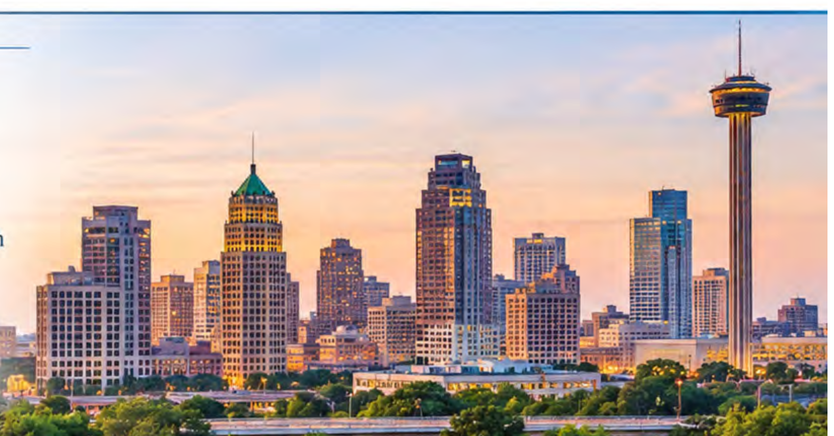
1.55M	2.8M+	$21.5B	5,500+	24.5 MIN
CITY POPULATION	METRO POPULATION	TOURISM IMPACT	JOBS AT BROOKS	AVERAGE COMMUTE
San Antonio	San Antonio-New Braunfels MSA	Annual Economic Impact	150+ Businesses	San Antonio

FAST-GROWING MAJOR U.S. CITY

+14,359
RESIDENTS
Added from 2024 to 2025

#3
IN THE NATION
For Numeric Population Growth Among U.S. Cities
U.S. Census Bureau, 2025

Continued population and employment growth across San Antonio and Bexar County supports expanding housing demand throughout the metropolitan area.



SAN ANTONIO IS A FAVORITE VACATION DESTINATION, WELCOMING NEARLY 40 MILLION VISITORS ANNUALLY. ITS RICH CULTURE AND HISTORY, CELEBRATED CULINARY SCENE, WORLD-CLASS HOSPITALITY, ATTRACTIONS, EVENTS, AND AFFORDABILITY CONTINUE TO EARN RECOGNITION FROM LEADING ORGANIZATIONS AND MEDIA OUTLETS.

TRAVEL+ LEISURE
WORLD'S BEST AWARDS
2025
30TH ANNIVERSARY

San Antonio welcomes nearly 40 million visitors annually, with the tourism industry generating $23.4 billion in economic impact and supporting more than 150,000 jobs across the city.

ONE OF TEXAS' ONLY CITIES ON THE 2025 "WHERE TO GO" LIST
Travel + Leisure

#2 BEST MIDSIZE U.S. AIRPORT PRAISED FOR ITS EXCEPTIONALLY FAST SECURITY, RIDE-SHARE CONVENIENCE, AND FLIGHT RELIABILITY.
Wall Street Journal's 2023 rankings

NAMED AMONG THE "BEST PLACES TO VISIT IN THE U.S."
Condé Nast Traveler, 2023

SAN ANTONIO IS THE 7TH-LARGEST CITY IN THE U.S. WITH 1.55M RESIDENTS
U.S. Census Bureau, 2025

TOP 10 IN "BEST FAMILY VACATION DESTINATIONS IN THE U.S."
U.S. News & World Report, 2023

HELD #12 AMONG U.S. CITIES IN 2025 WORLD'S BEST AWARDS
Travel + Leisure

NAMED TOP U.S. DESTINATION
Travel + Leisure World's Best Awards 2024 (Ranked #6)

#1 State for Business
Chief Executive Magazine, 2026

SAN ANTONIO IS A UNESCO CREATIVE CITY OF GASTRONOMY, A DESIGNATION IT HAS HELD SINCE 2017

SOURCES: U.S. Census Bureau, www.census.gov; Visit San Antonio, www.visitsanantonio.com; Travel + Leisure, www.travelandleisure.com; U.S. News & World Report, www.usnews.com; Condé Nast Traveler, www.cntraveler.com; The Wall Street Journal, www.wsj.com; UNESCO Creative Cities Network, www.unesco.org; Brooks, www.livebrooks.com; San Antonio International Airport, www.flysanantonio.com

THE TEXAS ADVANTAGE
SCALE, GROWTH AND OPPORTUNITY

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

31.7M
RESIDENTS
#2 Most Populous State in the U.S.

15.9M
LABOR FORCE
One of the Nation's Largest Workforces

$2.9T
ECONOMY
One of the World's Largest Economies

GLOBALLY CONNECTED
CENTRAL U.S. HUB
An unmatched transportation network of highways, rail, ports, and international airports connects Texas to major domestic and international markets.

A NATIONAL ECONOMIC POWERHOUSE

Texas is one of the nation's largest and most dynamic economies, home to 31.7 million residents and a labor force of 15.9 million. The state's economy expanded to a record ±$2.9 trillion in 2025, supported by continued population growth, business investment, job creation, and a highly diversified employment base.

Population growth remains another important economic driver. Texas reached ±31.71 million residents in 2025, representing an increase of approximately 2.56 million residents, or ±8.8%, from the 2020 population estimates base. Between 2024 and 2025 alone, the state grew approximately 1.2%, continuing to rank among the nation's fastest-growing large states.

Texas maintains major concentrations in energy, advanced manufacturing, technology, aerospace and defense, healthcare and life sciences, financial services, logistics, and professional services. Its central U.S. location, extensive transportation infrastructure, large workforce, and access to domestic and international markets continue to support corporate investment and expansion. Texas also maintains a highly competitive business environment supported by no individual state income tax, a large and expanding workforce, significant infrastructure investment, and a longstanding focus on attracting corporate relocations and expansions. In 2026, Texas was named the nation's Best State for Business by Chief Executive magazine for the 22nd consecutive year.

Oak Meadow Villa benefits from these statewide fundamentals through its location in San Antonio, one of Texas' largest population and employment centers. Continued household formation, employment growth, and investment throughout the San Antonio region support the long-term housing demand fundamentals surrounding the Property.

TEXAS BY THE NUMBERS

TX

- ±31.7M residents statewide
- #2 most populous state in the U.S.
- +8.8% population growth from 2020 to 2025
- 15.9M labor force
- $2.9T 2025 economy
- #1 Best State for Business for 22 consecutive years
- #1 U.S. jobs creator in 2025

BUILT FOR BUSINESS. POSITIONED FOR GROWTH.

Texas combines unmatched economic scale, population growth, workforce depth, and global connectivity to support continued investment and long-term opportunity.

SOURCES: U.S. Census Bureau, www.census.gov; U.S. Bureau of Economic Analysis, www.bea.gov; U.S. Bureau of Labor Statistics, www.bls.gov; Texas Workforce Commission, www.twc.texas.gov; Office of the Texas Governor, www.gov.texas.gov

KEY ECONOMIC DRIVERS

- ENERGY & ENERGY TECHNOLOGY: Texas is a global center for energy production and innovation, supported by extensive oil and natural gas operations, renewable energy generation, refining, petrochemicals, and an expanding energy technology ecosystem.
- ADVANCED MANUFACTURING: Major investments in automotive, semiconductor, aerospace, electronics, machinery, and other advanced manufacturing industries continue to expand the state's production base and skilled workforce.
- TECHNOLOGY & INNOVATION: Texas supports major technology clusters across Austin, Dallas-Fort Worth, Houston, and San Antonio, spanning semiconductors, cybersecurity, artificial intelligence, cloud computing, data centers, and other emerging technologies.
- HEALTHCARE & LIFE SCIENCES: Major healthcare systems, medical schools, research institutions, biotechnology companies, and life sciences facilities support a substantial and growing statewide healthcare economy.

BUSINESS ENVIRONMENT

- No individual state income tax
- $2.9 trillion statewide economy
- ±15.9 million-person labor force
- Central U.S. location with global connectivity
- Extensive highway, rail, port, and airport infrastructure
- #1 Best State for Business for 22 consecutive years

MAJOR TEXAS EMPLOYERS

- H-E-B
- Walmart
- Amazon
- JPMorgan Chase
- American Airlines
- AT&T
- Dell Technologies
- Toyota
- ExxonMobil
- Southwest Airlines
- Tesla
- Lockheed Martin


H-E-B
SUPER REGIONAL WAREHOUSE
HARBOR FREIGHT TOOLS
PAPA JOHN'S PIZZA
Rainbow
BURGER KING
Chick-fil-A
WHATABURGER
Walmart
Domino's
INTERSTATE TEXAS 410
±74,372 VPD (2026)
±19,943 VPD (2026)
410
410
WALGREEN'S
87
OAK MEADOW VILLA
S WW WHITE RD
ELEVEN
Public Storage
AutoZone
goodwill
planet fitness
87
RIGSBY AVENUE
MARKETPLACE
ONLINE AUCTION
Marcus & Millichap
±23,395 VPD (2026)
CITY OF SAN ANTONIO TEXAS
EXPANDED AERIAL

5-MILE RADIUS DEMOGRAPHICS

Households

In 2018, there were **67,260** households with an average size of **2.65** people per household.

Household expenditure is **$62,439** per year, with **$2,700** spent eating out, **$7,524** on transport and **$19,469** on retail.

Household Income

Disposable income averages **$55,052** per household or **$26,493** per capita.

An estimated **22.9%** households live below the poverty line while **2.5%** have $200,000 or more in disposable income.

Population

183,668 people live in the area, **91,092** men and **92,576** women.

With growth of **0.9%**, the population is expected to reach **192,584** by 2026.

Home Value

The median home value is **$211,623** with home ownership at **54.2%**.

Of the **76,612** homes **36,452** are owner occupied and **9,352** (**12.2%**) vacant.

Age

The median age is **34.8**.

24.2% are under 18, **62.0%** 18-65 and **13.8%** 65 or older.

KEY FACTS

183,668
Population

34.8
Median Age

2.6
Average Household Size

$71,345
2022 Average Household Income (Esri)

EDUCATION

19%
No High School Diploma

36%
High School Graduate

27%
Some College

18%
Bachelor's/Grad/Prof Degree

BUSINESS

4,846
2026 Total Businesses (NAICS)

70,729
2026 Total Employees (NAICS)

EMPLOYMENT

53%
White Collar

29%
Blue Collar

18%
Services

5.8%
Unemployment Rate

INCOME

$55,052
Median Household Income

$26,493
Per Capita Income

$82,068
Median Net Worth

ANNUAL HOUSEHOLD SPENDING

$1,554
Apparel & Services

$128
Computers & Hardware

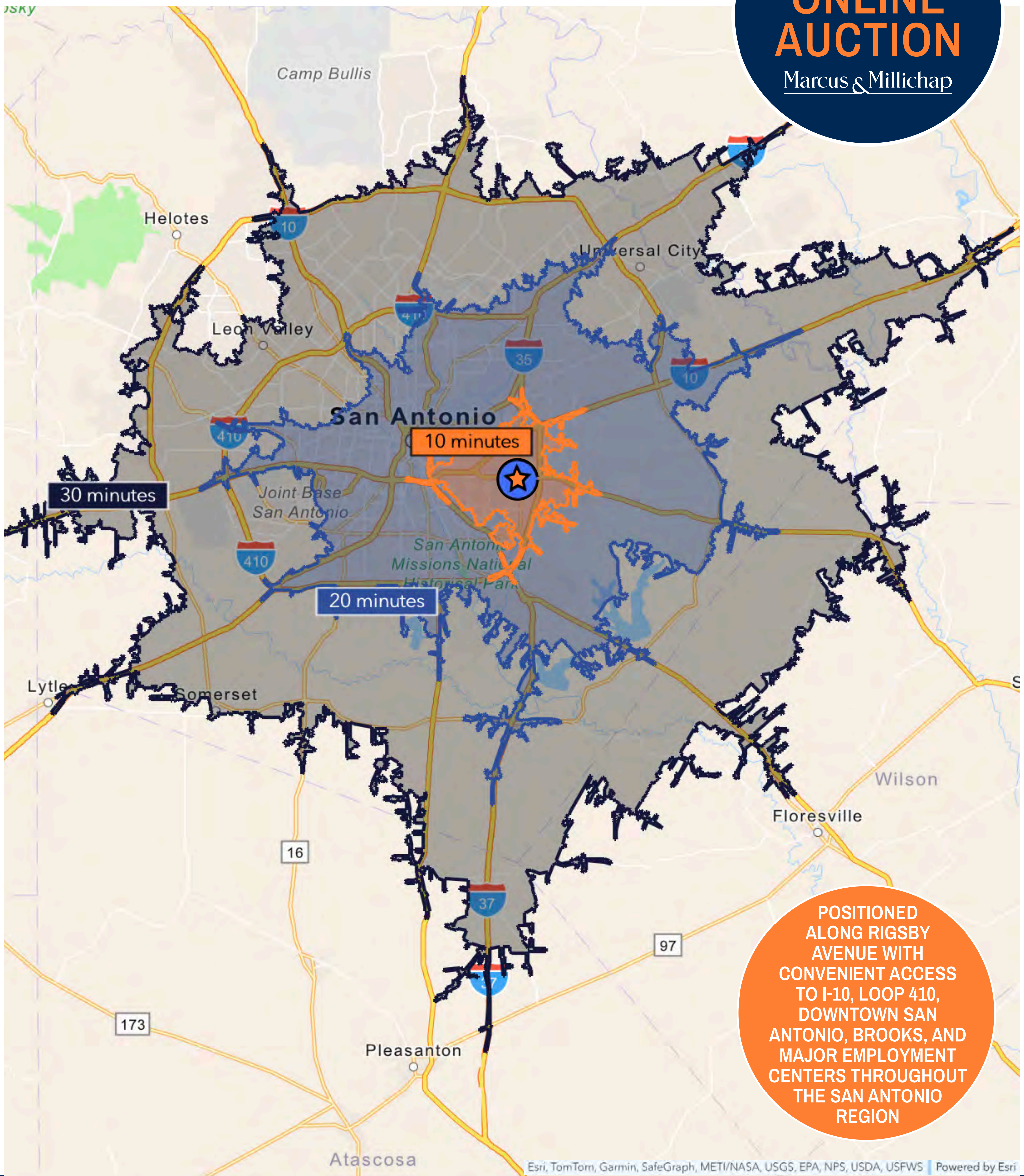
$2,762
Eating Out

$4,814
Groceries

$4,842
Health Care

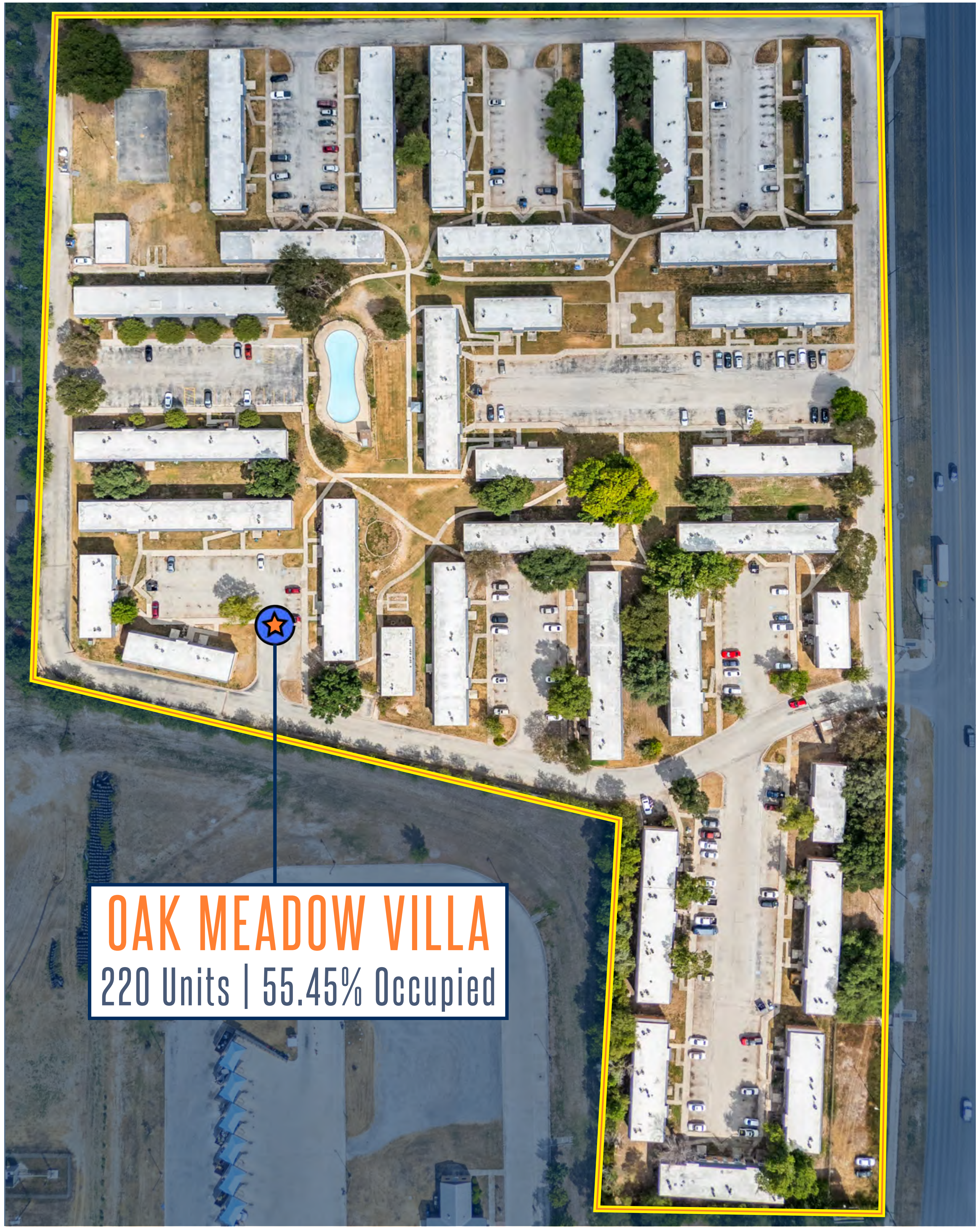
This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2024, 2027.

10, 20, 30-MINUTES DRIVE TIME MAP



MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

POSITIONED ALONG RIGSBY AVENUE WITH CONVENIENT ACCESS TO I-10, LOOP 410, DOWNTOWN SAN ANTONIO, BROOKS, AND MAJOR EMPLOYMENT CENTERS THROUGHOUT THE SAN ANTONIO REGION



REALINSIGHT® MARKETPLACE

STARTING BID $3,000,000
AUCTION DATES: OCTOBER 19-21, 2026
CLICK TO VIEW AUCTION WEBSITE

TREC DISCLAIMER

ONLINE AUCTION

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

11-2-2015

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:

othat the owner will accept a price less than the written asking price;

othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and

oany 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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials ________ Date ________

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

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

OFFERING MEMORANDUM

OAK MEADOW VILLA APARTMENTS

2929 RIGSBY AVENUE, SAN ANTONIO, TEXAS 78222

MARKETPLACE
ONLINE AUCTION
OCTOBER 19-21, 2026
STARTING BID: $3,000,000

Marcus & Millichap

TIM SPECK, BROKER OF RECORD
Marcus & Millichap
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DREW GARZA
Investment Sales Brokers
Marcus & Millichap
P: 915-345-6847
E: dgarza1@ipausa.com

Marcus & Millichap

220 Units | 55.45% Occupied