

VIRTUS REALTY GROUP

PASSION.PURPOSE.SELFLESS SERVICE

OFFERING MEMORANDUM

MULTIFAMILY PROPERTY

429 Wharton St, San Antonio, TX 78210

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.



Authentisign ID: AE775DAC-C3AB-F111-9B33-000D3A4FF82A

11-03-2025

TREC
TEXAS REAL ESTATE COMMISSION

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Yarrito	491108	txbroker@therealbrokerage.com	855-450-0442
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Vasquez	719713	Michael@virtusrealtytx.com	(210) 255-1118
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jesse Perez	811078	jesseperez.jr@icloud.com	(210) 954-6891
Name of Sales Agent/Associate	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 1-2

©2026 Virtus Realty Group

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.



Jesse Perez
Sales Associate

O: (210) 954-6891
jesseperez.jr@icloud.com



Mike Vasquez , CCIM
Associate Broker

O: (210) 255-1118
michael@virtusrealtytx.com



©2026 Virtus Realty Group

PROPERTY OVERVIEW

Attribute	Details
Address	429 Wharton St, San Antonio, TX 78210
Asset Type	5-Unit Multifamily
Building Size	3,689.0 SF
Unit Mix	4 Residential Units + 1 Office/Model Unit
Lot Size	±0.19 Acre
Year Built	1922
Zoning	C-2, General Commercial
County	Bexar County
Location	Southtown / Near Downtown San Antonio
Nearby Drivers	Downtown San Antonio, Roosevelt Avenue, Mission Reach, San Antonio River, local retail and dining
Investment Profile	Small-scale multifamily opportunity with existing rental income and additional upside from the vacant office/model space



©2026 Virtus Realty Group

PROPERTY SUMMARY

429 Wharton St presents an opportunity to acquire a five-unit multifamily property in San Antonio's established Southtown area, near Downtown and the San Antonio River. The property encompasses approximately 3,689 SF and sits on a ±0.19-acre site, with C-2 General Commercial zoning providing flexibility for a range of uses.

The property includes residential units with an established rental history, along with a separate 1,216 SF office/model space. This additional space provides an opportunity for a new owner to generate supplemental income through lease-up or evaluate alternative uses.

Its location near Downtown San Antonio, the Mission Reach, Roosevelt Avenue, and surrounding retail, dining, and entertainment amenities supports accessibility and continued tenant demand. With existing income, an additional component, and a well-located infill site, 429 Wharton offers investors an opportunity to pursue current cash flow while creating additional value through lease-up and property optimization.



©2026 Virtus Realty Group

AERIAL VIEW



©2026 Virtus Realty Group

EXTERIOR PHOTOS









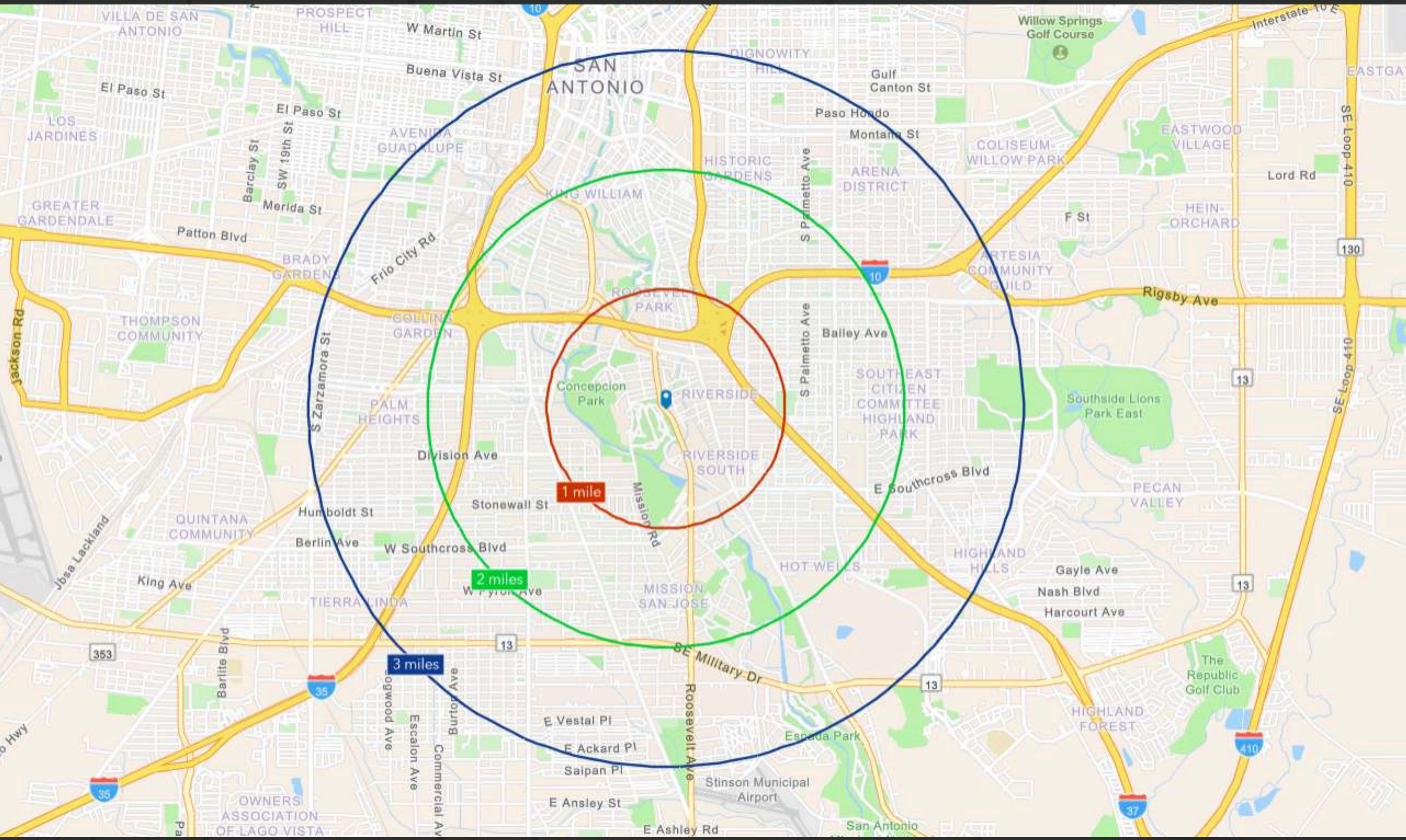
©2026 Virtus Realty Group

RENT ROLL

Unit	Type	Sq. Feet	Status	Market Rent	Actual Rent	Lease Start	Lease End	Deposits
2	2 bed/1 bath	910	Occupied	1,050.00	995	2/26/2025	1/31/2026	400
3	1 bed/1 bath	520	Occupied	995	1,050.00	5/6/2025	5/31/2026	400
4	1 bed/1 bath	525	Occupied	850	815	10/27/2025	10/26/2026	800
5	1 bed/1 bath	425	Occupied	1,125.00	815	1/23/2026	2/28/2027	700
Office/Model	429 Wharton - Office/Model	1216	Vacant Unit	1,500.00	0			0

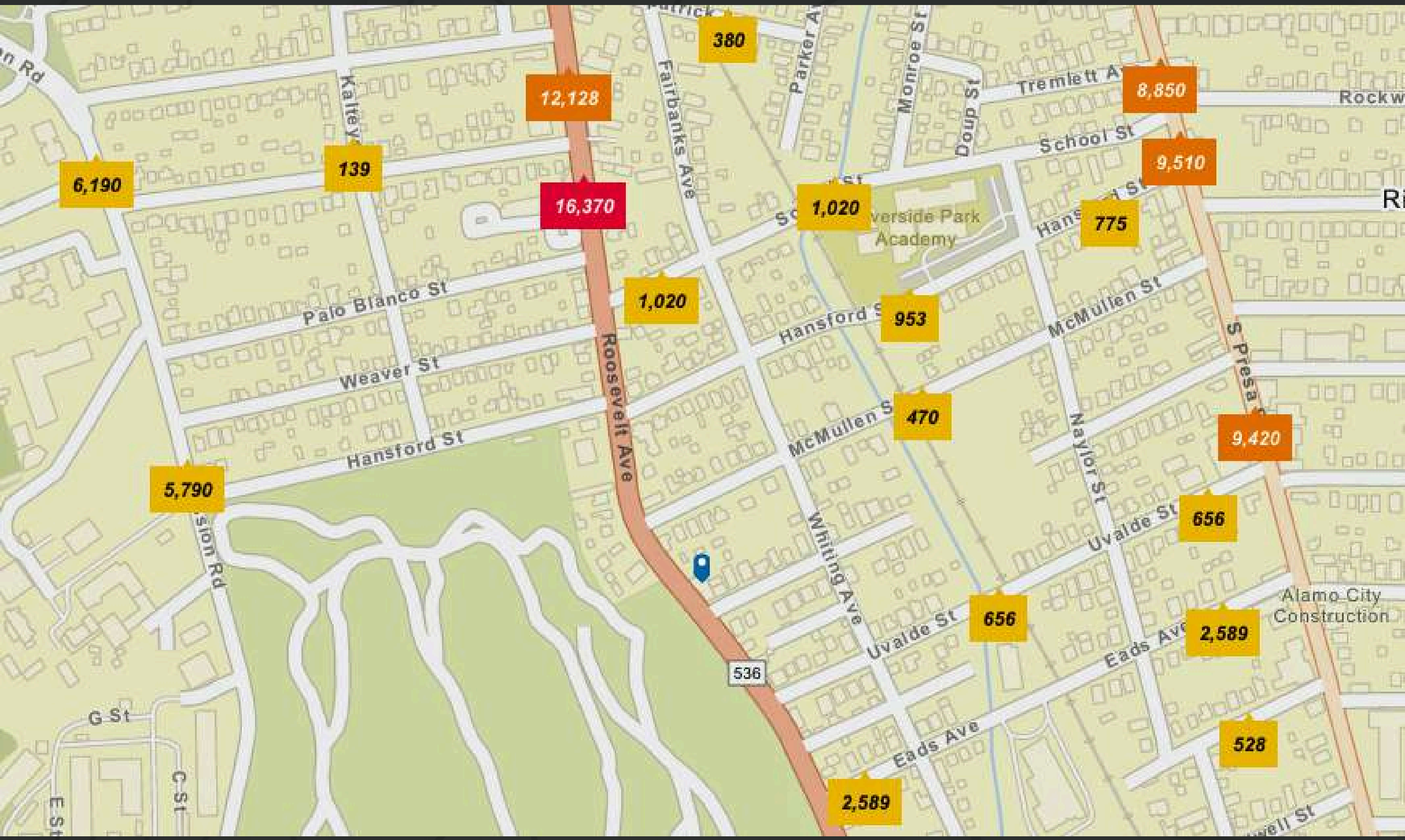
©2026 Virtus Realty Group

SITE MAP



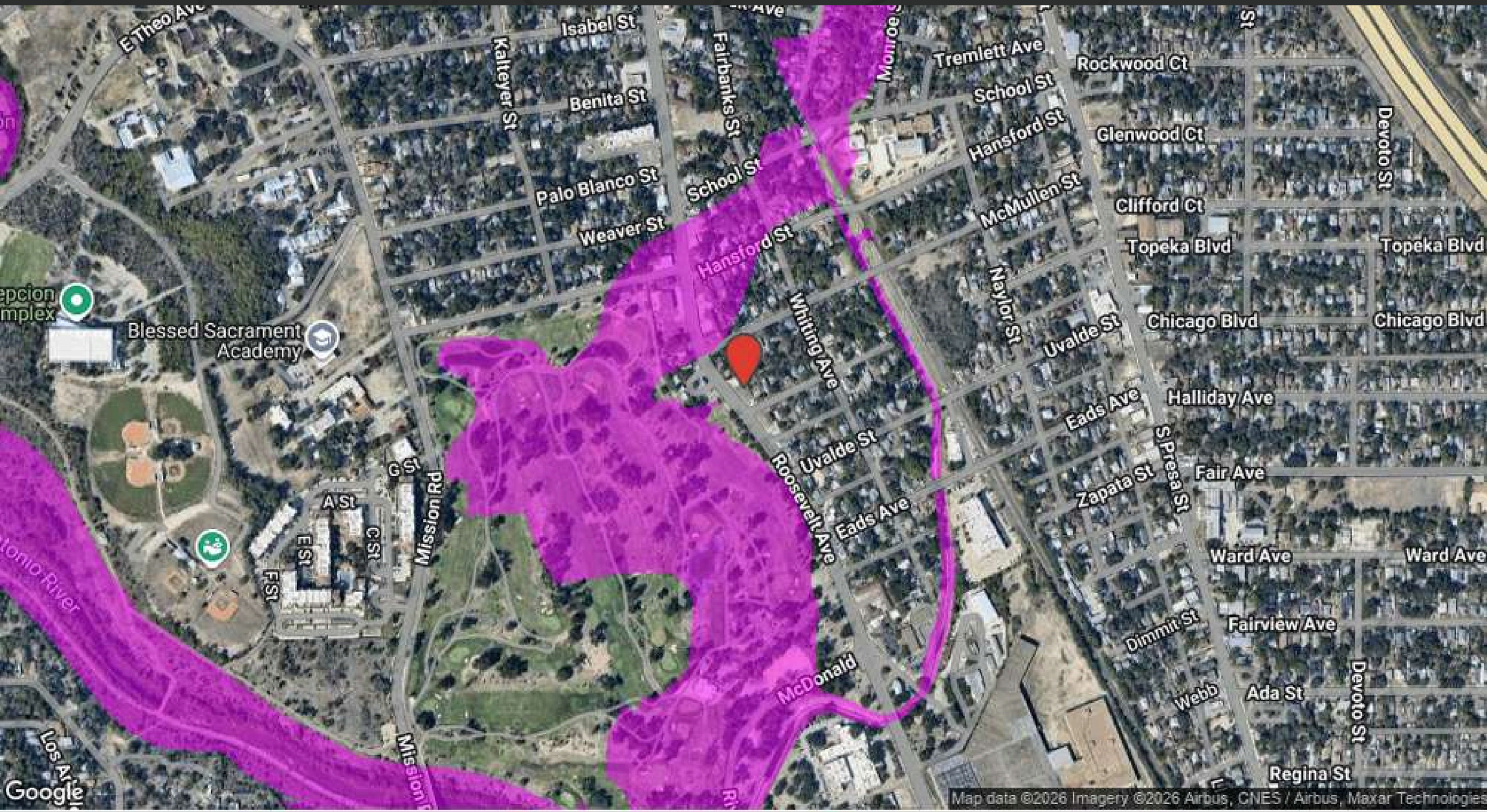
©2026 Virtus Realty Group

TRAFFIC COUNT MAP



©2025 Virtus Realty Group

FLOOD ZONE MAP



Flood Zones: X500 or B Zone | A Zone | V Zone | D Zone | Floodway | CBRA

©2026 Virtus Realty Group

VIRTUS REALTY GROUP

PASSION.PURPOSE.SELFLESS SERVICE

VETERAN-OWNED BUSINESS
Verified by the TEXAS VETERANS COMMISSION



Michael David Vasquez, CCIM | License ID: 719713

(210) 255-1118

info@virtusrealtytx.com

1419 S Presa St, San Antonio, TX, 78210-1627, USA

BROKERED BY

real COMMERCIAL

onereal.com | Work Hard. Be Kind.

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.