

553 Club Dr, San Antonio, Texas, 78201-3770

\$870,000



ACT	7 Units	6804 Sq Ft	1950 Built
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Multi-Family (2-8 Units)
MLS #: **1842710**
Style:
Subdivision (Common Name):
MONTICELLO PARK
Subdivision (Legal Name):
MONTICELLO PARK

List Date: **02/15/2025**
List Price: **\$870,000**
Days on Market: **359 / 359**
Total Tax: **\$13,420**

Excellent Value-Add Opportunity in Monticello Park. Welcome to 553 Club Dr, a 7-unit multifamily property located in the historic and highly desirable Monticello Park neighborhood, directly across from Jefferson High School. This well-maintained property features six spacious 2-bedroom, 1-bath units, and one efficiency unit, making it a versatile investment option with excellent income potential. Units 1-5 have been upgraded with modern finishes, including new cabinets, elegant tile backsplashes, and sleek granite countertops, providing an attractive, contemporary feel that tenants will appreciate. Interior photos of Units 3 and 4 are provided in the listing to highlight the quality of these upgrades. With current rents leaving room for increases, this property offers a fantastic value-add opportunity to maximize returns. The property's prime location, just minutes from major thoroughfares, dining, and shopping, ensures consistent tenant demand. Whether you're looking to grow your portfolio or start investing in one of San Antonio's most charming neighborhoods, 553 Club Dr delivers on both location and potential.

General

Instructions/Directions: **located in the Monticello Park neighborhood of San Antonio, near the intersection of Wilson Blvd and Club Dr, across from Jefferson High School.**

Area: **0800**

Mapsco Grid:

Block: **G**

Lot: **35**

Legal: **NCB 6757 BLK G LOT 35 & S IRR 120.26 FT OF 34 2022 SPLIT PER**

County: **Bexar**

Subdivision (Common Name): **MONTICELLO PARK**

Subdivision (Legal Name): **MONTICELLO PARK**

Zoning: **MF-33**

Recent Rehab:

Construction:

New Constr. Est. Completion:

Builder Name: **Unknown**

Accessible/Adaptive Home: **No**

Accessible/Adaptive Details: **N**

Miscellaneous:

Green Certification:

Green Features:

Energy Efficiency:

School

School District: **San Antonio I.S.D.**

Elementary School: **Call District**

Middle School: **Call District**

High School: **Call District**

Features

Exterior: **Brick**

Exterior Features: **Not Applicable/None**

Roofing: **Composition**

Foundation: **Pier & Beam**

Floor: **Ceramic Tile, Wood**

Total Units: **7**

Lot Size: **0.313**

Other Structures:

Unit 1

553 Club Dr | \$870,000

Information: **Oven/Stove, Refrigerator**

of Beds: **2**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **1125**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Unit 3

Information: **Oven/Stove, Refrigerator**

of Beds: **2**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **1085**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Unit 5

Information: **Oven/Stove, Refrigerator**

of Beds: **2**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **1050**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Unit 7

Information: **Oven/Stove, Refrigerator**

of Beds: **0**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **565**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Tax/HOA

CAN#: **067570010350**

Certified Tax Year: **2024**

Total Tax (Without Exemptions):

\$13,420

Taxed by Multiple Counties: **No**

Utilities

Meters: **Separate Electric, Separate Gas, Common Water**

Air Conditioning: **Multi-Unit Central, Window/Wall Heat: Central**

Unit 2



Information: **Oven/Stove, Refrigerator**

of Beds: **2**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **1060**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Unit 4

Information: **Oven/Stove, Refrigerator**

of Beds: **2**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **1150**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Unit 6

Information: **Oven/Stove, Refrigerator**

of Beds: **2**

of Full Baths: **1**

of Half Baths: **0**

Occupied: **Yes**

Rent: **1050**

Parking Spaces: **1**

Park Type: **Carport**

Handicap Access: **No**

Unit 8

Information:

of Beds:

of Full Baths:

of Half Baths:

Occupied:

Rent:

Parking Spaces:

Park Type:

Handicap Access:

Listing Info

List Office: **Real Broker, LLC - REAH00 - (855).**

450-0442 - support@therealbrokerage.com

Days on Market: **359**

Owner LREA/LREB: **No**

Gross Annual Income:

\$58,600 Club Dr | **\$870,000**

Annual Operating Expenses:

\$18,884

Net Operating Income:

\$59,733

% Vacancy Rate: **14**

Operating Expense Includes:

**Maintenance,
Management**

HOA: **None**

Multiple HOA: **N**

Heating Fuel: **Natural Gas**

Water/Sewer: **Water**

System, Sewer

Utility Suppliers:

Proposed Terms:

Conventional, Cash

Contingent Info:

Contract Date:

Closing Date:

Sold Price:

Price per SqFt: **\$127.86**



Office/Sales

Agent Remarks: Please verify measurements and school information. Please do not disturb tenants. Please provide proof of funds and/or a pre-approval letter with all offers. Escrow Officer Scott Nattinger, Chicago Title and Law. Please see the associated docs for the rent roll and T-12

Agent: **Sterling Williams - 682359 - (210) 569-9008**
- **SWilliams@multiunitx.com**
swilliams@Multiunitx.com

List Office: **Real Broker, LLC - REAH00 - (855) 450-0442** - **support@therealbrokerage.com**

Sell Concess:

Offers of concessions in the MLS are non-binding amounts to be negotiated between the buyer and seller and may not communicate an offer or actual payment to any broker; post-closing concessions in the MLS reflect the amounts paid by the seller towards the buyer's closing costs.

Sub Agency Allowed?:

Broker Website:

Contract: **Exclusive Right to Sell**

The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.

List Date: **02/15/2025**

Expiration Date: **02/14/2026**

Owner: **VIRINCHI SA LLC**

Owner LREA/LREB: **No**

Preferred Title Company: **Chicago Title**

Phone to Show: **210-222-2227**

Showing Contact: **Agent**

Lockbox Type: **Combo**

How Sold:

Contingent Info:

Source SQFT Acre:

Sale Terms 2nd:

Ttl Amt Paid by Seller:

Sold Price per SQFT:

Sold SQFT/Acre:

Sell Points:

Selling Agent 1:

Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.