



ACQUISITION BUY BOX · SAN ANTONIO METRO · 2026

Summit Impact Partners buys single-family & small-multifamily across the San Antonio metro — rentals, BRRRR, value-add, flips, STR & lease-options. **Any condition, fast close, fair cash.**

THE BOX

Markets	San Antonio / Bexar + NE corridor (New Braunfels · Schertz · Cibolo · Converse · Universal City)
Purchase price	\$150,000 – \$500,000
Property types	SFR · duplex–4-plex · small multifamily (≤20 units) · condo/townhome case-by-case
Beds/baths · size	2+ bd / 1+ ba (3/2 preferred) · 900+ sq ft · built 1950+
Condition	ANY — turnkey to full gut. We buy as-is, no repairs.
Occupancy · close	Vacant or tenant-occupied · close 7–21 days, cash / hard money / DSCR

WHAT WE PAY · TARGET RETURNS

Fix & Flip	BRRRR	Buy-Hold	Small MF	STR	Lease-Option
≤ 70–75% ARV – repairs	all-in ≤ 75% ARV	≥ 7–8% yld / ≥ 6% cap	≥ 7% going-in cap	permitted · ≥ 12–15% CoC	strike ≤ as-is value · ≥ \$250/mo spread

TARGET ZIPS BY STRATEGY

BUY-HOLD / BRRRR	78247 Thousand Oaks · 78254/78245 Far NW · 78250 Braun · 78229 Medical Ctr · 78249 UTSA · 78244/78239 Converse-Randolph · 78109 Converse · 78148 Universal City · 78221/78242 South
SMALL MULTIFAMILY	78201 Beacon Hill · 78202 Dignowity · 78207 West Side · 78208 Govt Hill · 78210 Highland Pk · 78212 Tobin Hill · 78214 South · 78215 River North · 78229 Medical Ctr
FIX & FLIP	78209 Alamo Hts · 78213 Castle Hills · 78201/78202/78203 near-downtown · 78208 Govt Hill · 78210 Highland Pk · 78212 Tobin Hill · 78218 NE/Ft Sam · 78222 SE
SHORT-TERM RENTAL	78210 Lavaca–King William · 78204 King William · 78205 Downtown · 78215 Pearl/River North · 78229 Medical Ctr (MTR) · 78209 Alamo Hts · 78130 Gruene (New Braunfels)
LEASE-OPTION	Metro-wide · seller-motivation driven — low/no-equity owners, tired landlords, expired listings, behind but pre-foreclosure (78108/78109/78244/78245/78254/78222/78223)
PRE-FORECLOSURE	78245 · 78207 · 78228 · 78210 · 78202 · 78201 · 78237 · 78223 · 78254 · 78109 · 78253 · 78252 · 78227 · 78211

HARD NO'S

✗ Outside \$150K–\$500K ✗ FEMA floodway / Zone AE w/o equity for insurance ✗ structural/foundation beyond a value-add budget ✗ STR where city or HOA bans non-owner STR ✗ environmental contamination (Kelly AFB plume — 78226) ✗ uncleanable title / unbuildable

Have a deal? Send address, asking price, condition & photos. We respond in 24–48 hrs · close 7–21 days · referral / finder's fees available.

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