



INVESTMENT REALTY CO. L.C.

# OFFICE BUILDING FOR SALE

6007-6029 FOUNTAINWOOD DR. AT JUDSON RD.

SAN ANTONIO, TX 78233



Joanne V. Mirelez CCIM, CIPS

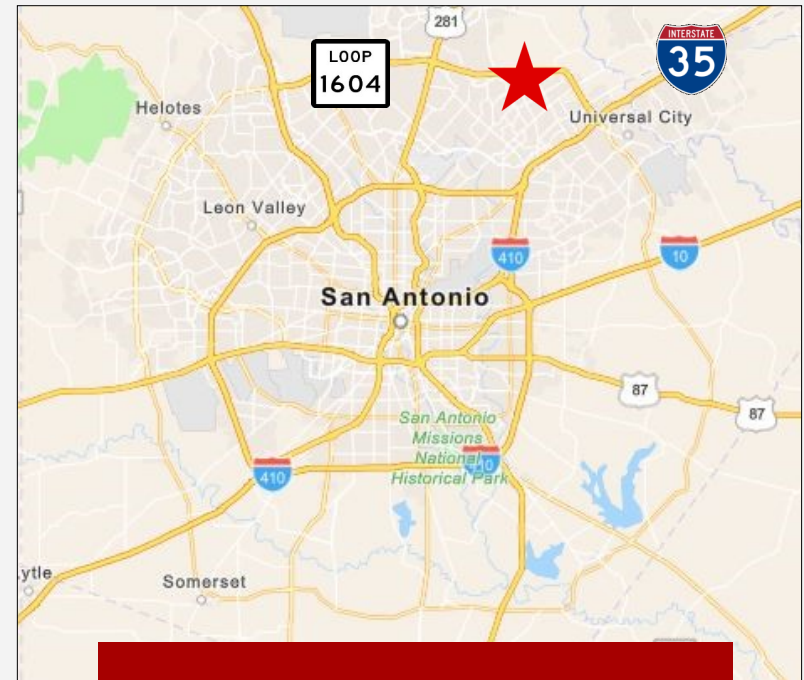
Broker Associate

210.314.7843

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# The Fountainwood Building

- 5-Tenant Office and Retail Building
- Located between IH-35 North and N.E. Loop 1604, San Antonio, Texas
- Tenants serve the surrounding neighborhoods
- Over 16,000 people living within 1 mile of the building and over 94,000 within 3 miles\*
- Small business owners can work close to home
- Large labor pool close by
- Sales Price: \$1,290,000 (\$126 Per Sq. Ft.)



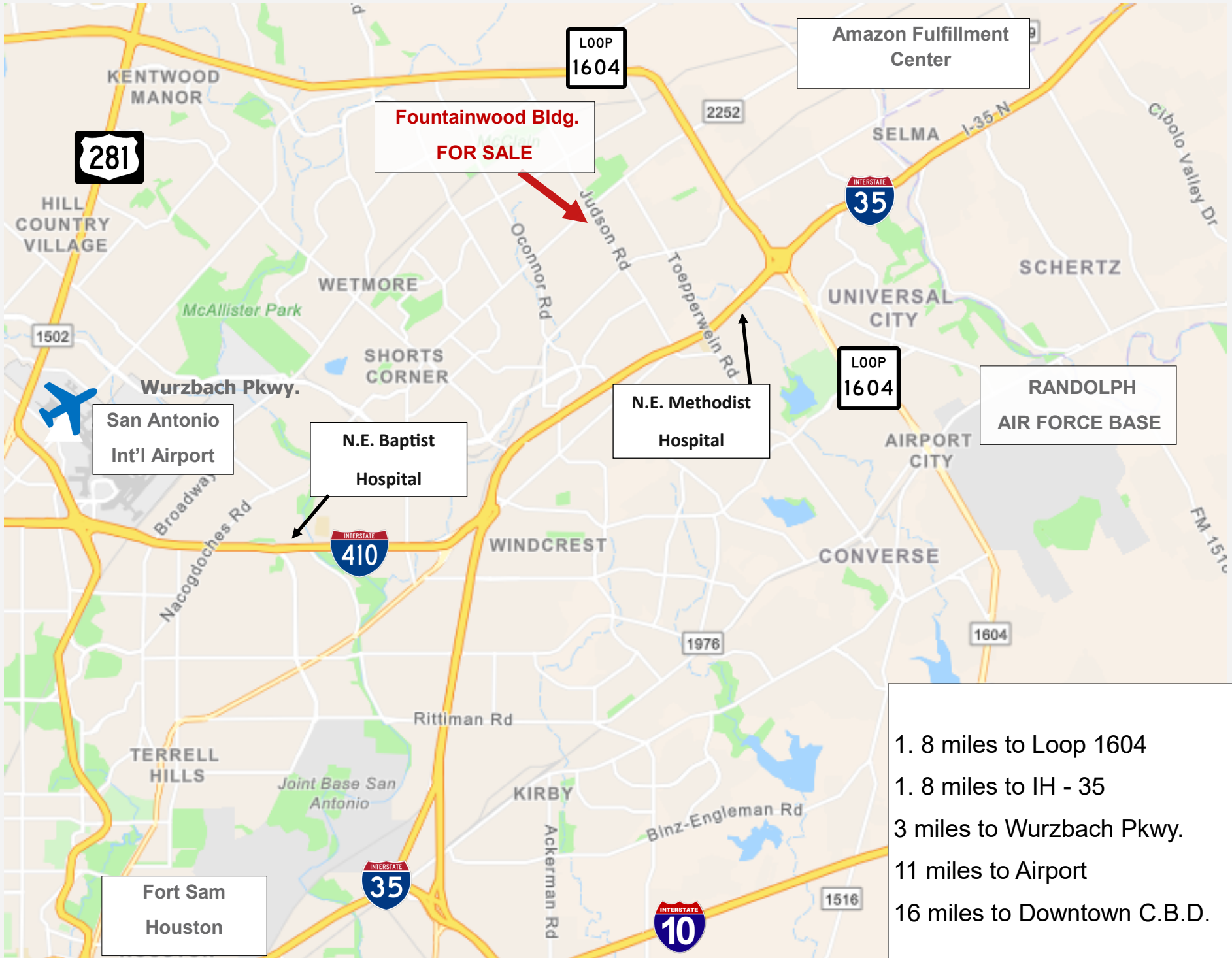
## VALUE-ADD OPPORTUNITY

- Current rents are below market, allowing for upside potential.
- Leases are Modified Gross with landlord paying property taxes.
- More Potential upside with transition to net leases.

*The Fountainwood Building lies within the Northeast suburban area of San Antonio. Nearby prominent businesses:*

- *Amazon Fulfillment Center*
- *N.E. Methodist Hospital*
- *N.E. Baptist Hospital*

# Map of NE San Antonio

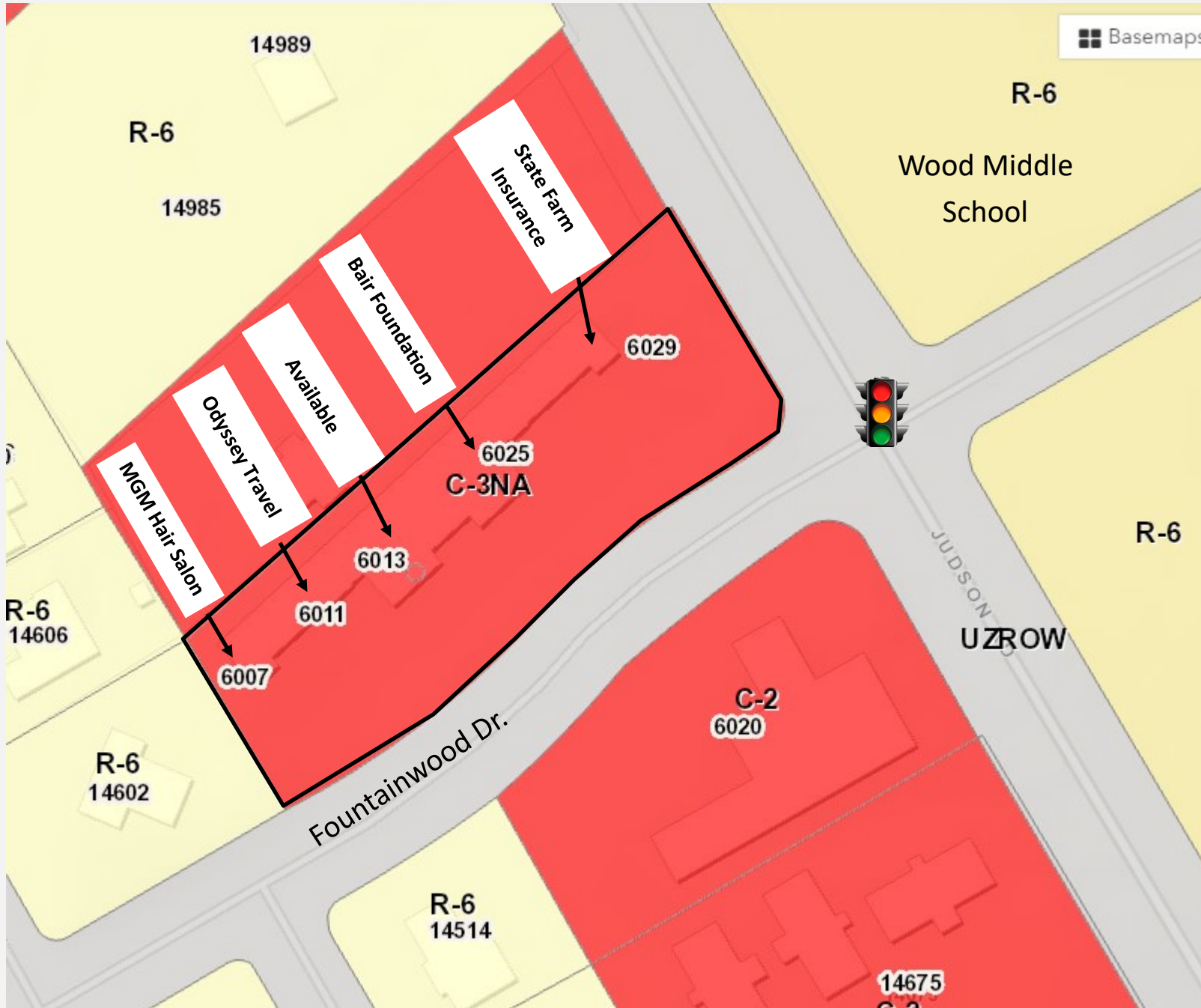


- 1. 8 miles to Loop 1604
- 1. 8 miles to IH - 35
- 3 miles to Wurzbach Pkwy.
- 11 miles to Airport
- 16 miles to Downtown C.B.D.

# Surrounding Neighborhoods



# Zoning & Tenants by Address



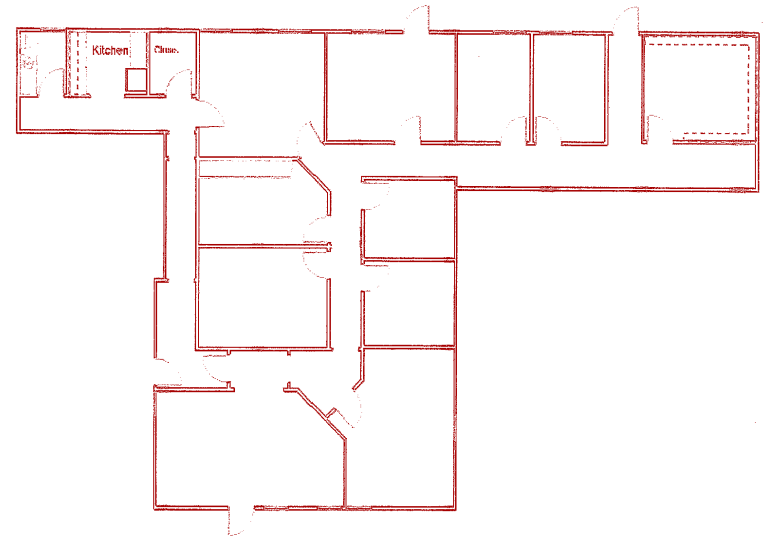
Zoning:  
C-3 NA, AHOD  
Commercial Zoning,  
Non-Alcoholic  
Airport Hazard Overlay  
District

# Property Description

<b>Addresses</b>	6007-6029 Fountainwood Rd., San Antonio, TX
<b>Building Size</b>	10,452 Sq. Ft. per Appraisal District* 10,225 Sq. Ft. per leases
<b>Building Class</b>	Class B, 3 Star Office (CoStar)
<b>Occupancy</b>	4 out of 5 suites leased, 2,913 Sq. Ft. Available, 72%
<b>Parking</b>	3.4 per 1,000 Parking Ratio
<b>Year Built</b>	1983
<b>Construction</b>	Brick on Slab Foundation
<b>Zoning</b>	C-3 NA (Non-Alcohol)

\*Source: www.bcad.gov

## AVAILABLE FOR OWNER/USER or TENANT



2,913 Usable Sq. Ft.



## Demographics & Traffic Counts

Density Analysis	1 Mile	3 Mile	5 Miles
Avg. HH Income	\$66,750	\$73,374	\$76,304
Population	16,063	94,493	216,174
Median Age	36	36	37
Traffic Count	19,000 + Vehicles Per Day		

Source: www. STDB.com (U.S. Census Data)

# Property Advantages in Pandemic Era

## SOCIAL DISTANCING BETWEEN TENANTS

- The suites do not share any interior common area
- No common hallways, restrooms, or elevators
- Suites have separate electric meters & separate HVAC systems

## PARKING

- Tenants park & walk a few steps to their front door
- Parking ratio is 3.4 per 1,000 SF (CoStar data)



# RENT ROLL

Suite Number	Tenant	Sq. Ft.*	Annual Rent	Rent Rate Sr/YR.	Rent Rate SF/MO.	Lease Exp	% of Total SF
6007	Cynthia A. Morales dba MGM Hair Salon	1,328					13.0%
6011	Odyssey Travel	700					6.8%
6013	Available for Tenant or Owner	2,913	<b>CONFIDENTIAL</b>				28.5%
6025	The Bair Foundation San Antonio	4,006					39.2%
6025-B	Austin Riley dba Austin Riley Insurance Agency	1,278					12.5%

**TOTALS: 10,225 100%**

Leased: 71.5%

Vacant: 28.5%



\*Square footages are all “usable square feet”

Income and Expenses available upon request with signed confidentiality agreement



# SAN ANTONIO

## A City Booming with Economic Opportunity

- Highly desirable central U.S. location and the 7th largest city in the nation.
- Ranked 2nd in millennial growth due to unparalleled high quality of life and low cost of living.
- Pro-business environment with low costs of living and doing business.
- High-growth diversified economy, with a focus on technology, education, government, and health services.
- Highly educated and skilled workforce with an average age of 32 years old.
- Currently the 3rd fastest growing economy in the United States.
- Employers have access to over 100,000 college educated employees attending 31 higher education institutions such as UTSA, St. Mary's, Incarnate Word, Trinity and Texas A&M.



## CITY OVERVIEW

- San Antonio, America's 7th largest municipality, is a very unique and culturally diverse city with iconic areas such as The River Walk, The Pearl Brewery and Southtown.
- While undergoing its own renaissance and revitalizations of historic areas, San Antonio has been able to maintain its low cost of living and quality of life. At 12% below the national average, cost of living is one of the lowest for large urban areas in the country.
- Currently, San Antonio's leading employment sector works in healthcare or business related services with over 170,000 employees.
- Amenities and nearby attractions include the San Antonio Spurs, River Walk, The Alamo, Market Square, Sea World of Texas, Six Flags and Schlitterbahn Waterpark.





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# 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:
  - 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.

<u>Investment Realty Co., L.C.</u>	<u>432312</u>	<u>N/A</u>	<u>(210) 828-9261</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Stephen A. Raub</u>	<u>333833</u>	<u>raub@investmentrealty.com</u>	<u>(210) 314-7839</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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<u>Joanne V. Mirelez</u>	<u>229836</u>	<u>joanne@investmentrealty.com</u>	<u>(210) 314-7843</u>
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](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Connie Raub

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Information about

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## **SPECIAL NOTICES AND DISCLAIMERS BY INVESTMENT REALTY COMPANY, L.C.**

**AMERICANS WITH DISABILITIES ACT DISCLOSURE.** The United States Congress has recently enacted the Americans With Disabilities Act. Among other things, this Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The broker in this transaction is not qualified to advise you as to what, if any, changes may be required now, or in the future. Seller/Lessor and Buyer/Tenant should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Broker cannot determine which attorneys or design professionals have the appropriate expertise in this area.

**HAZARDOUS MATERIALS DISCLOSURE.** Various construction materials may contain items that have been or may be in the future determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including aluminum wiring and lead-based paint), minerals, chemicals, hydrocarbons, or biological (including mold) or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Broker has no expertise in the direction or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

**TITLE ADVICE.** If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

**REPRESENTATIONS MUST BE IN WRITING.** Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

**ATTORNEY RECOMMENDATION.** Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

**IRS CODE SECTION 1445.** Sale, lease, and other transactions can have local, state and federal tax consequences for the Seller/Lessor and/or Buyer/Tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sale price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Broker is not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

Investment Realty Company, L.C. represents  
SELLER/LESSOR

BUYER/TENANT

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_