

**FOR SALE**

**Medical Condo  
6,000 SF**



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**CASH FLOW INVESTMENT PROPERTY  
FULLY LEASED**



# Table of Contents

## 1. Investment Overview

Pg. 3 - Executive Summary and Highlights

Pg. 4 - Investment Offering

Pg. 5 - Lease Offering

## 2. Photos

Pg. 6 - Tenant 1

Pg. 7 - Tenant 2

Pg. 8 - Floorplan

## 3. Area Information

Pg. 9 - Location

Pg. 10 - Demographics

Pg. 11 - Round Rock

Pg. 12 - Austin Rankings



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# Executive Summary

This 6000 SF Medical Condo is fully leased with two medical tenants and has a built-in stream of income. This gorgeous property is located in the Prime Location of Round Rock Medical District.

This NNN cash flow property offers owners a hassle-free source of passive income. With a Triple Net Lease structure in place, not only it relieves the owners from most of their responsibilities but also gives tax benefits of depreciation write offs.

It is an exceptional 1031 opportunity with strong medical tenants and long-term leases.

## Highlights

- Fully Leased: This medical condo is fully leased to reputable healthcare professionals, ensuring a steady income stream from day one.
- Prime Location: Situated in a prime location with high visibility and accessibility, making it attractive to both healthcare providers and patients.
- Directly across from St. David's Round Rock Medical Center
- Access to I 35 via FM 620
- Modern & Beautiful Facilities: The condo features state-of-the-art medical facilities, meeting the high standards of today's medical practices. Custom build condo with beautiful interiors
- Stable Tenants: Long-term leases in place with stable and established medical tenants, offering a reliable source of rental income.
- Investment Opportunity: With the healthcare industry on the rise, this investment promises potential appreciation and a solid return on investment.
- The State of Texas has neither State Tax nor Investment Tax

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# Investment Offering

Price:	\$2,350,000
CAP Rate:	6.2%
NOI:	\$145,812
Property Type:	Medical Condo
Condo SF:	6,000 SF
Construction:	Masonry
Class:	B
Parking:	5.42/1,000 SF
Year Built:	2008

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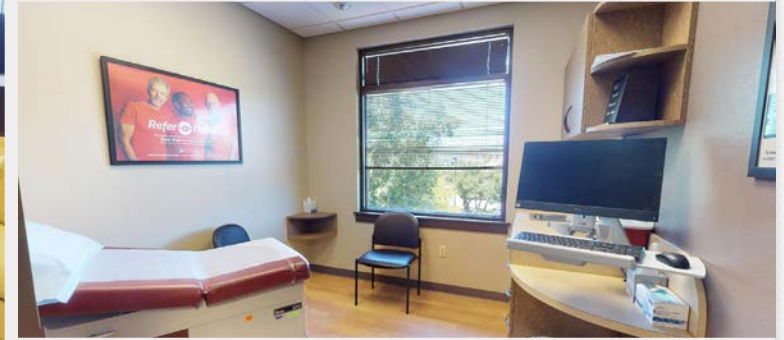
# Lease Offering

Lease Type:	NNN
Property Type:	Medical Condo
Available SF:	6,000 SF
Number of Tenants:	Two
Lease Expirations:	Feb 2028 & Dec 2025
Type of Tenants:	Medical
Yearly Escalation:	3%

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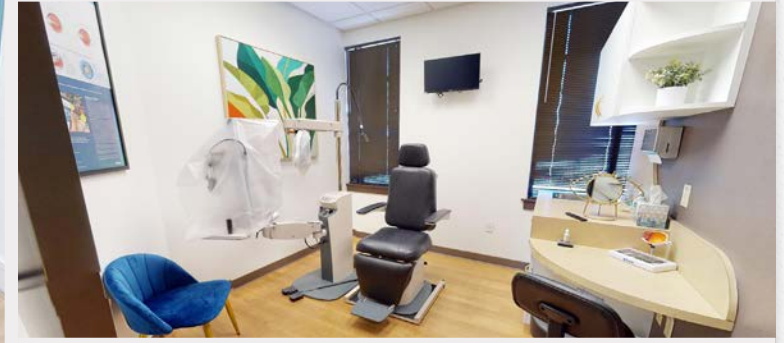
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# PHOTOS



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# PHOTOS



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# FLOORPLAN

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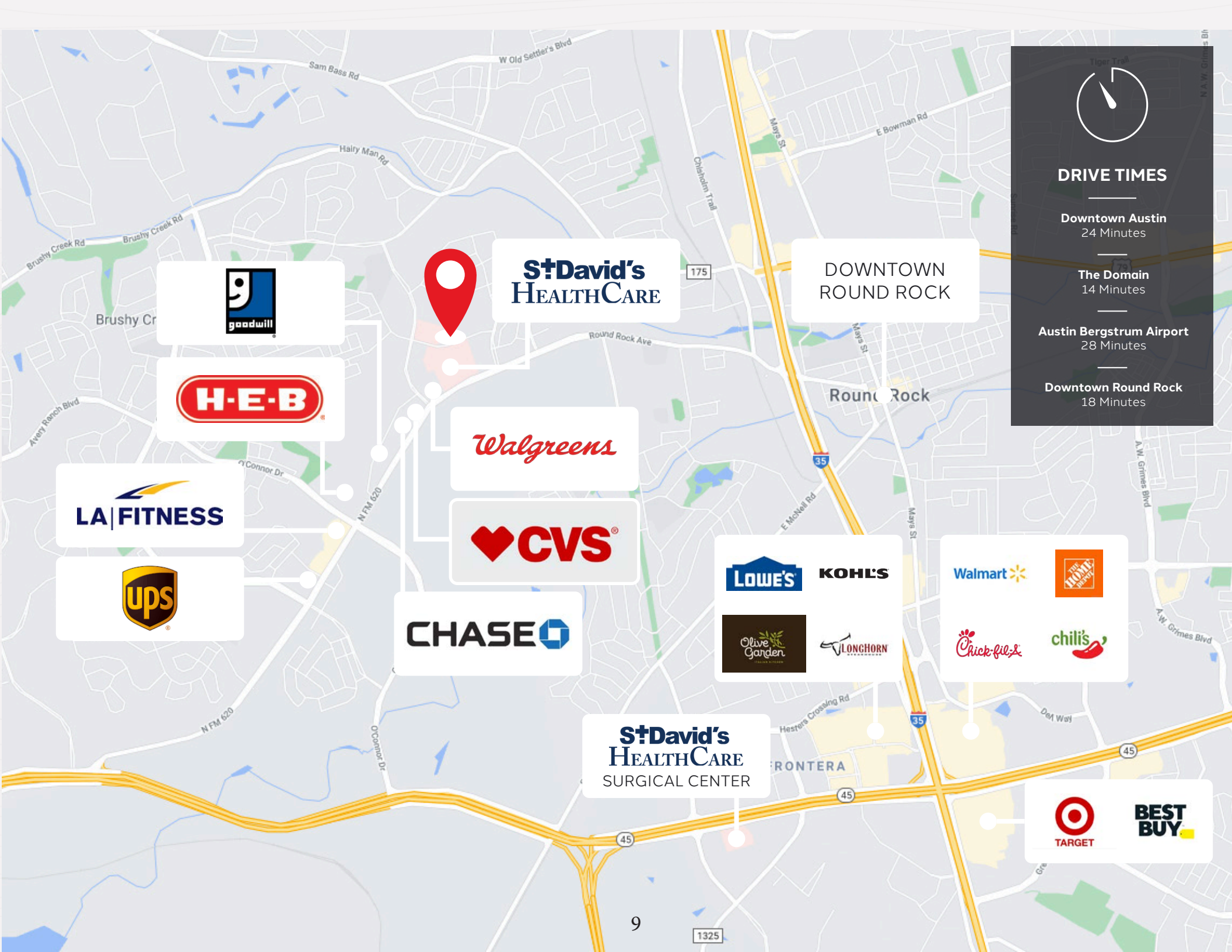


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### DRIVE TIMES

Downtown Austin  
24 Minutes

The Domain  
14 Minutes

Austin Bergstrum Airport  
28 Minutes

Downtown Round Rock  
18 Minutes



**StDavid's  
HEALTHCARE**

DOWNTOWN  
ROUND ROCK



**LA | FITNESS**



*Walgreens*



**CHASE**



**KOHL'S**

Walmart



**StDavid's  
HEALTHCARE  
SURGICAL CENTER**

FRONTERA



**BEST  
BUY**

# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	9,216	79,682	198,734
Estimated annual population growth of 2.7%			



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$143,714	\$122,164	\$112,209

Radius	1 Mile	3 Miles	5 Miles
Households	2,944	27,617	72,083
<b>Households by Marital Status</b>			
Married	2,172	16,215	38,369
Married No Children	929	7,083	16,469
Married w/Children	1,243	9,133	21,900
<b>Education</b>			
Some High School	3.74%	6.81%	5.62%
High School Grad	14.90%	16.38%	16.54%
Some College	27.54%	27.45%	28.34%
Associate Degree	6.23%	6.71%	5.93%
Bachelor Degree	31.42%	27.46%	29.27%
Advanced Degree	16.18%	15.18%	14.30%
<b>Annual Consumer Spending</b>			
Apparel	\$6,780	\$55,792	\$138,682
Entertainment	\$18,473	\$148,842	\$363,283
Food & Alcohol	\$33,538	\$278,038	\$693,475
Household	\$22,507	\$175,687	\$430,029
Transportation	\$33,000	\$273,767	\$661,473
Health Care	\$5,999	\$46,335	\$110,532
Education/Day Care	\$9,975	\$75,346	\$178,383

# Market Overview

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# Round Rock

Round Rock is nestled along the I-35 corridor in the heart of Central Texas. Ideally situated just north of Austin, the city has managed to make a name for itself offering an innovative and talented workforce, superior real estate, an unparalleled quality of life, and world-class education.

Business is thriving in Round Rock, thanks to the vision and leadership of forward-looking business and civic leaders. Additionally, its superb location, low tax rate, low utility rates, advanced infrastructure, and high quality of life make it the ideal place for professional and financial services, life sciences, healthcare, innovative manufacturing, and technology companies to do business. Most notable is Dell Technologies, a multinational computer technology company whose headquarters have been located in Round Rock for over twenty years. In 2012, Emerson Automation Solutions, a division of Fortune 500 Emerson Electric, relocated its division headquarters to Round Rock, bringing 750 new jobs to the city. More than 4,000 businesses from budding entrepreneurs, to small businesses, and large-scale operations have found their niche in Round Rock's dynamically diverse community.

The city and its staff are committed to ensuring that development projects are handled in a professional, timely, consistent and accurate manner. The city utilizes several innovative and effective tools to assist in the development process, including an online development and permit tracking tool, as well as an online GIS website, which maps utilities, zoning, flood plains, and other valuable data.

- Austin Chamber

# AUSTIN'S 2022 RANKINGS

**#1** FASTEST GROWING  
MAJOR METRO  
U.S. CENSUS BUREAU

**#1** BEST PLACE TO START  
A BUSINESS  
CNBC

**#2** BEST METRO FOR  
STEM PROFESSIONALS  
WALLETHUB

**#9** BEST EDUCATED  
MAJOR METRO  
WALLETHUB

**#1** PEOPLE WANTING  
TO RELOCATE  
MONEY.CO.UK

**#2** BEST MARKET FOR  
REAL ESTATE  
WALLETHUB

**#5** COLLEGE EDUCATED  
ADULTS  
CITYLAB

**#7** MOST FUN CITY IN  
THE US  
WALLETHUB

**#1** BEST JOB  
MARKET  
WALL STREET JOURNAL

**#2** BEST CITY FOR YOUNG  
PROFESSIONALS  
ROCKET HOMES

**#5** MOST RECESSION  
RESISTANT CITY  
SMARTASSET

**#8** HARDEST WORKING  
CITY IN U.S.  
WALLETHUB

**#1** BEST STATE CAPITAL  
TO LIVE IN  
WALLETHUB

**#5** BEST PLACE TO  
LIVE IN THE U.S.  
U.S. NEWS AND WORLD

**#6** SAFEST LARGE  
CITY IN U.S.  
SAFEWISE

**#7** HEALTHIEST CITY  
IN AMERICA  
WALLETHUB

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## Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

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