



For More Information:

Joshua Dym
Owner/Broker

Dym Realty Services, LLC
210.710.8327
jdym@dymrealtyservices.com

OFFICE, MULTIFAMILY, REDEVELOPMENT PROPERTY FOR SALE

3 PROPERTY PORTFOLIO 2 BLOCKS FROM METHODIST METROPOLITAN HOSPITAL

MCCULLOUGH AVE AND E. EUCLID | SAN ANTONIO, TX 78212



PROPERTY DESCRIPTION

Well located incoming producing three property portfolio at the corner of McCullough Ave and E. Euclid in Midtown San Antonio just north of downtown. Located only two blocks from Methodist Metropolitan Hospital and across the highway from the Baptist Medical Center. Properties provide the opportunity to own well cared for income producing assets in a prime location, or the possibility for redevelopment of this +/- .37 acre site due to its premier location. Portfolio Includes 319 E. Euclid, 323 E. Euclid and 1207 McCullough Ave.

Building Sizes

1207 McCullough- +/- 1,936 square feet

319 E. Euclid- +/- 1,976 square feet and Workshop is +/- 1,470 square feet

323 Euclid- +/- 1,990 square feet

PROPERTY HIGHLIGHTS

- Prime Location
- Income Producing
- Redevelopment Opportunity
- Easy access to and from: I-37, Hwy 281, I-35, and I-10
- Close proximity to The Pearl, San Antonio College, and Downtown
- Surrounded by medical facilities and located between Methodist and Baptist Hospitals

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	7
Lot Size:	0.37 Acres
Building Size:	7,372 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,468	7,310	15,349
Total Population	2,696	13,412	34,231
Average HH Income	\$63,399	\$69,938	\$70,243

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LOCATION DESCRIPTION

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SITE DESCRIPTION

Corner of E. Euclid and McCullough Avenue

Building Sizes

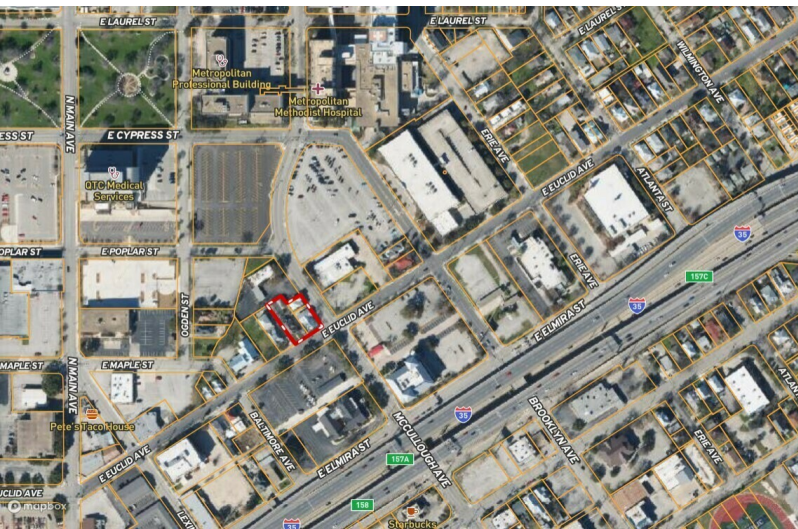
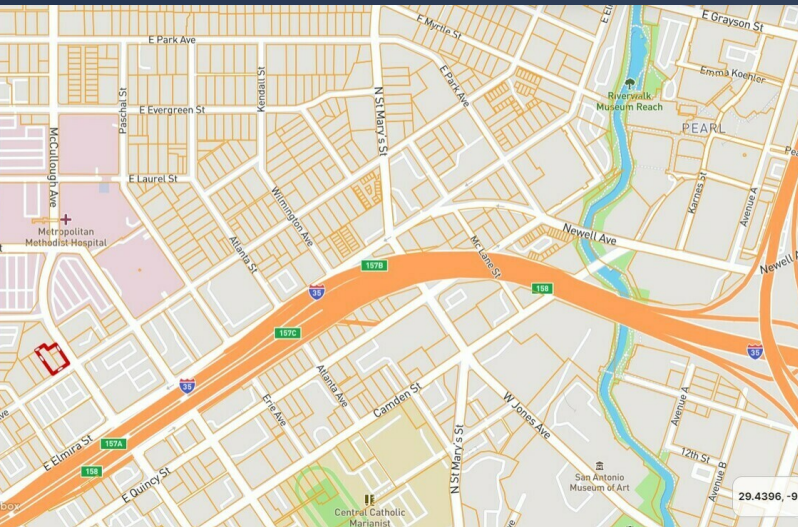
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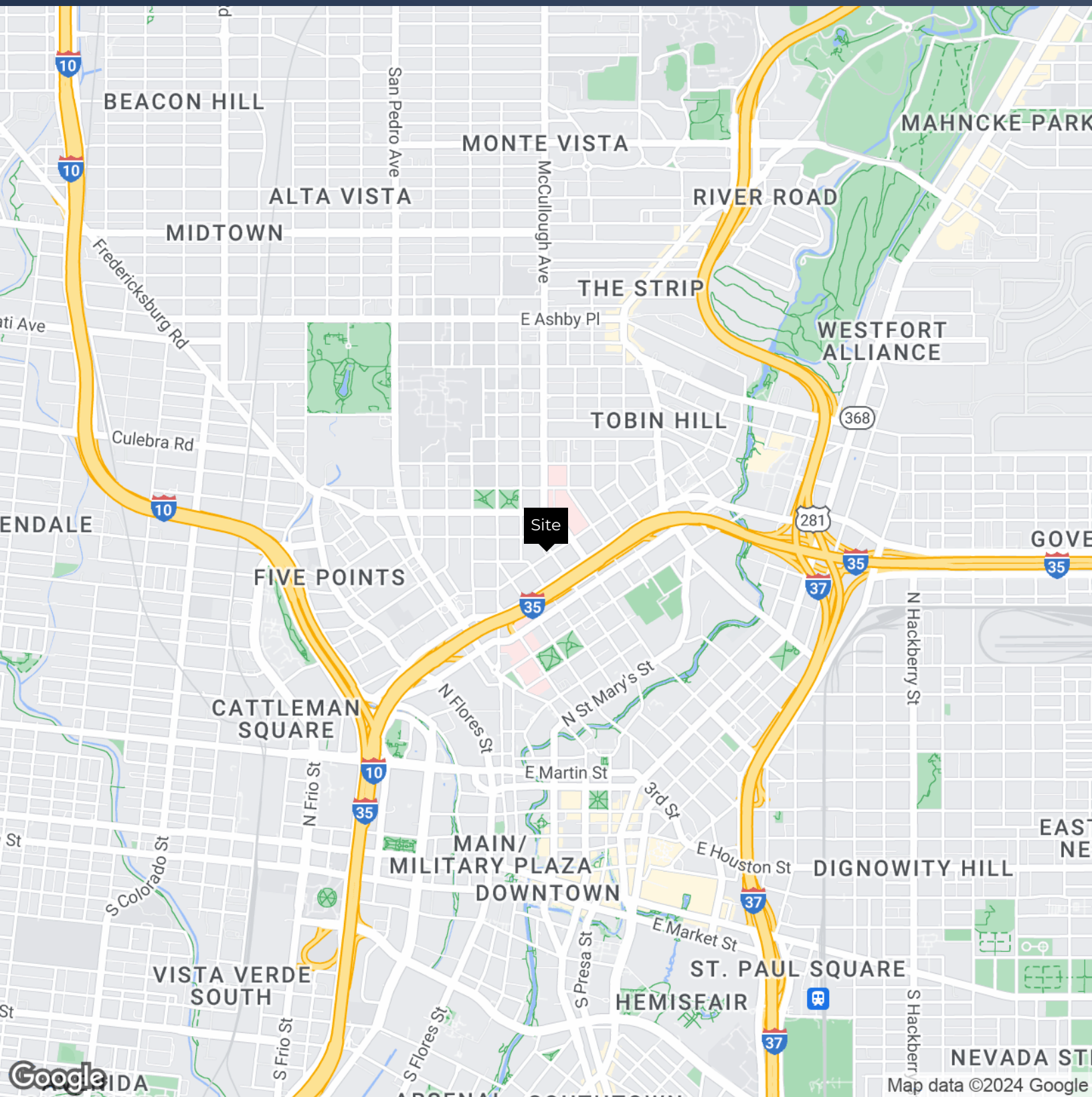
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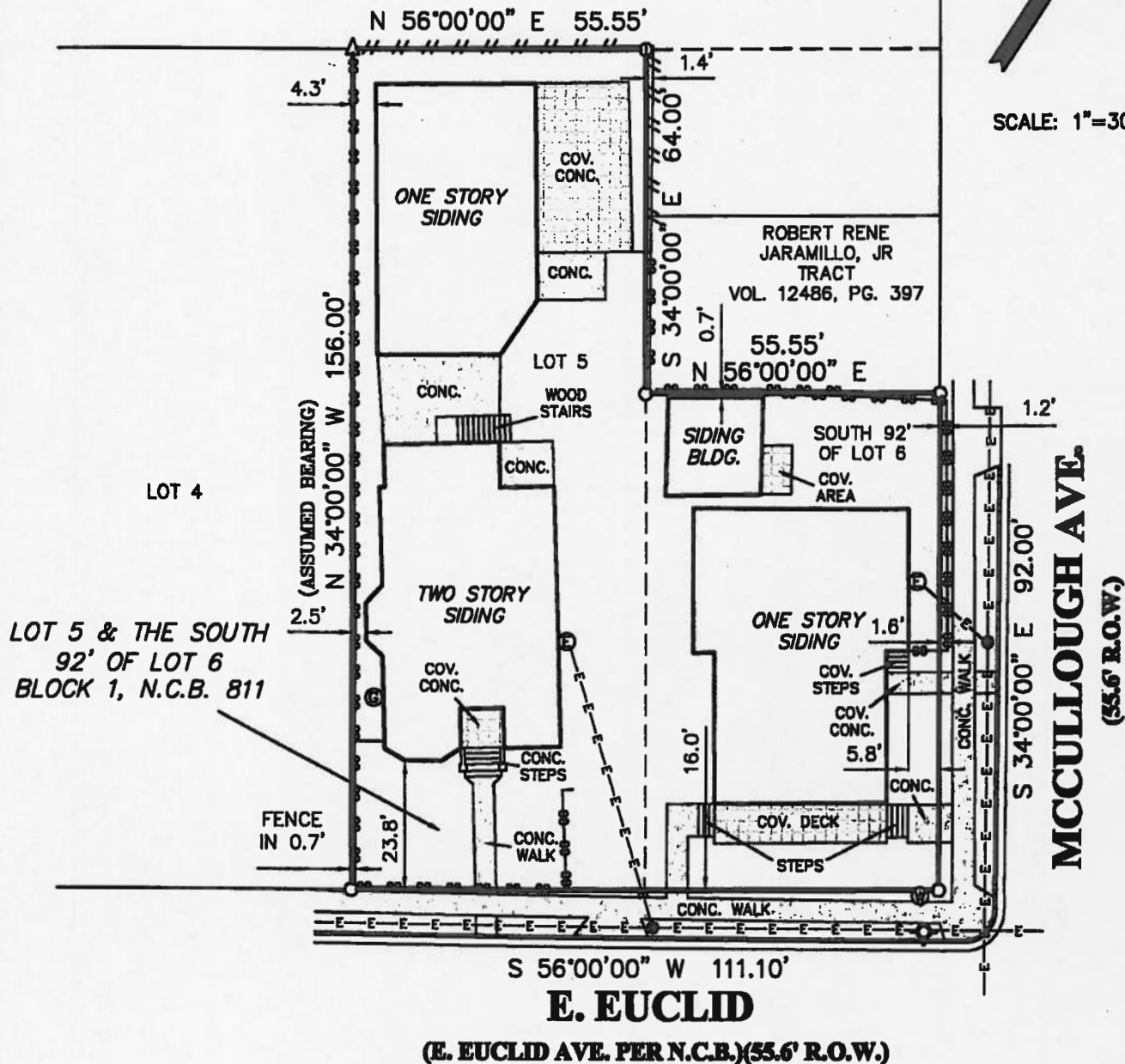
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EAST HOUSTON ST. PRTRNSHP, LTD
TRACT
VOL. 15412, PG. 1360

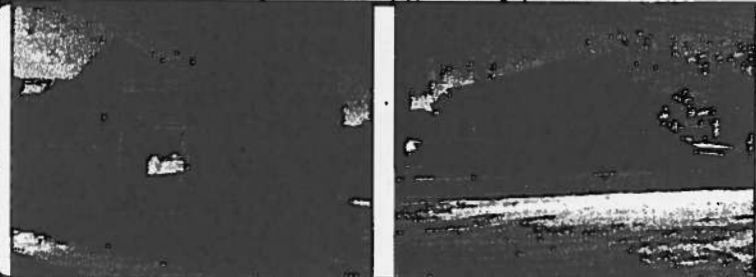
SCALE: 1"=30'



NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.
NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
NOTE:
BACK OF CURB WAS USED FOR ORIENTATION AND CONTROLLING MONUMENTATION.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0450 G, which is Dated 08/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
319 & 323 E. EUCLID (E. EUCLID AVE. PER N.C.B.)
Property Description:

LOT 5 AND THE SOUTH 92' OF LOT 6, BLOCK 1, N.C.B.
811, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
ARCHWAY DIVERSIFIED, LLC.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, omissions, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

Mark J. Ewald

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-8653 FAX (210) 372-8999

- LEGEND**
- Δ - CALCULATED POINT
 - 1/2" IRON ROD TO BE SET
 - RECORD INFORMATION
 - BUILDING SETBACK
 - CONTROLLING MONUMENT
 - WATER METER
 - WOOD FENCE
 - CHAIN LINK FENCE
 - POWER POLE
 - OVERHEAD ELECTRIC
 - ELECTRIC METER
 - FIRE HYDRANT

DRAWN BY: TS

G.F. NO. 1-151087

JOB NO. 88789

TITLE 62MP ANY: PRESIDIO TITLE

DATE: 02/15/2016

McCullough and E. Euclid Rents

323 E. Euclid

Occupied at \$1,700 a month

325 E. Euclid

Occupied at \$1,600 a month

319 E. Euclid- Occupied

Unit 1-\$1,200 a month

Unit 2-\$850 a month

Unit 3-\$800 a month

Cabinet Shop/Warehouse- Vacant

Asking-\$1,500 a month

1207 McCullough Ave

Upstairs Unit-Occupied at \$1,200 a month

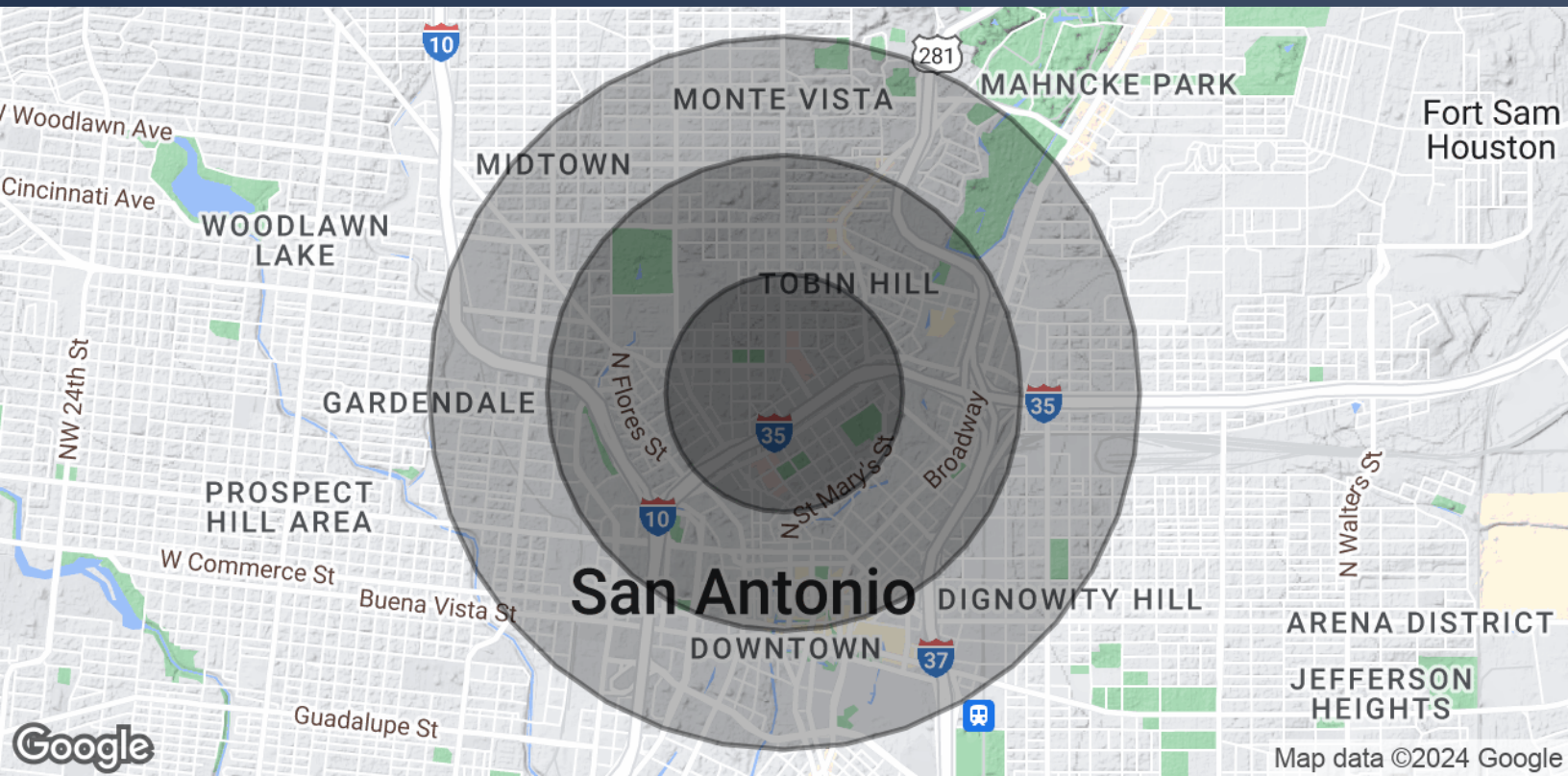
Downstairs Unit-Vacant-Asking Rent \$1,100 a month

Net Operating Income and Operating Expenses

Annual Gross Income- \$88,200

Annual Operating Expenses- \$34,450.20

Net Operating Income- \$53,749.80



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,696	13,412	34,231
Average Age	44	44	42
Average Age (Male)	45	44	42
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,468	7,310	15,349
# of Persons per HH	1.8	1.8	2.2
Average HH Income	\$63,399	\$69,938	\$70,243
Average House Value	\$523,981	\$429,807	\$413,528

Demographics data derived from AlphaMap

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Dym Realty Services, LLC	0604822	jdym@dymrealtyservices.com	2107108327
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Dym	0533456	jdym@dymrealtyservices.com	2107108327
Designated Broker of Firm	License No.	Email	Phone
Joshua Dym	0533456	jdym@dymrealtyservices.com	2107108327
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joshua Dym	0533456	jdym@dymrealtyservices.com	2107108327
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date