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# 13,600 SF PORTFOLIO SALE IN SAN ANTONIO'S BOOMING URBAN CORE

PORTFOLIO OF SINGLE FAMILY, DUPLEX, 4-PLEX, OFFICE, AND SHORT TERM RENTAL IN THE DOWNTOWN, PEARL BREWERY, GOVERNMENT HILL DISTRICTS.



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**PORTFOLIO CONSISTS OF  
7 PROPERTIES TOTALING  
OVER 13,600 SQUARE  
FEET OF IMPROVEMENTS**

**ALL PROPERTIES ARE LOCATED IN  
THE AREA PROJECTED TO HAVE THE  
HIGHEST PROPERTY VALUE  
APPRECIATION IN THE CITY.**





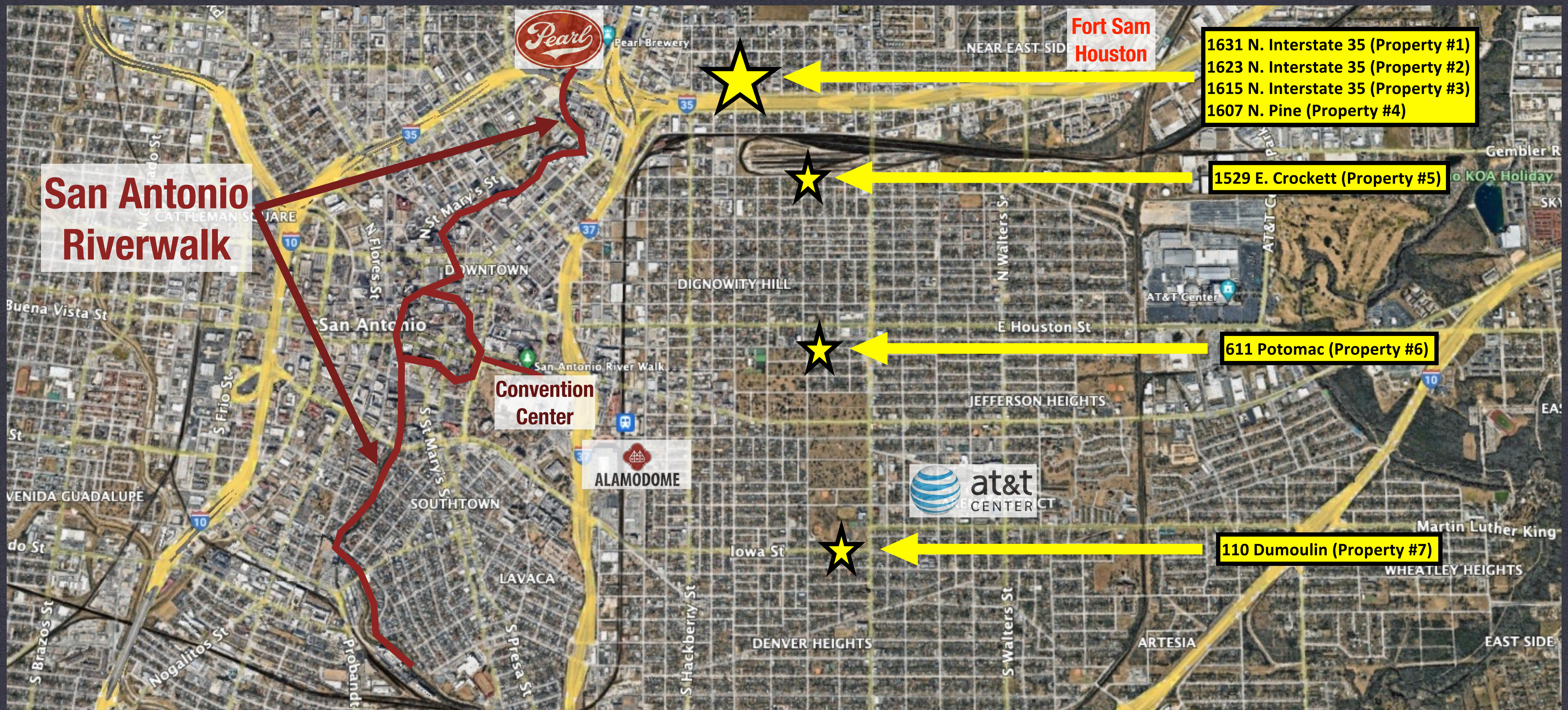
# Highlights

## Appreciation

The main goal of the Portfolio is appreciation. It has been assembled to put the buyer in an enviable position to take advantage of the expected future price appreciation in the area, while getting a decent cashflow in the meantime.

- \* Rare portfolio of income producing properties all in San Antonio's urban core within walking distance to some of San Antonio's major attractions and less than a 5 minute drive to San Antonio's convention center and Alamodome.
- \* All properties are within a 1.5 mile radius of each other, Downtown San Antonio, Pearl Brewery, and The Riverwalk.
- \* Projected future property price appreciation in the area is well above the rest of the city and amongst the highest in the State.
- \* All properties to be delivered leased with less than a year remaining, allowing the new owner to increase rents to market.
- \* 75% of the improvements are within a 12 minute walk of the Pearl Brewery and The Riverwalk, as well as a 7 minute walk to the Grayson St. entertainment district.
- \* Area is locally known as becoming San Antonio's answer to Austin's "SoCo" (South Congress District)





San Antonio Urban Core

4 PROPERTIES ADJACENT TO EACH OTHER ON A CORNER WITH I-35 FRONTAGE



# 1631 N. IH-35 (PROPERTY #1)

OFFICE/RETAIL

2,287 SF APPROX

CORNER LOT

HIGHWAY FRONTAGE





# 1623 N. IH-35 (PROPERTY #2)

4-PLEX

2,944 SF APPROX

COVERED PARKING - 4 CARS

HIGHWAY FRONTAGE





# 1615 N. IH-35 (PROPERTY #3)

TWO DUPLEXES  
2,390 SF APPROX  
COVERED PARKING - 4 CARS  
HIGHWAY FRONTAGE





# 1607 N. PINE (PROPERTY #4)

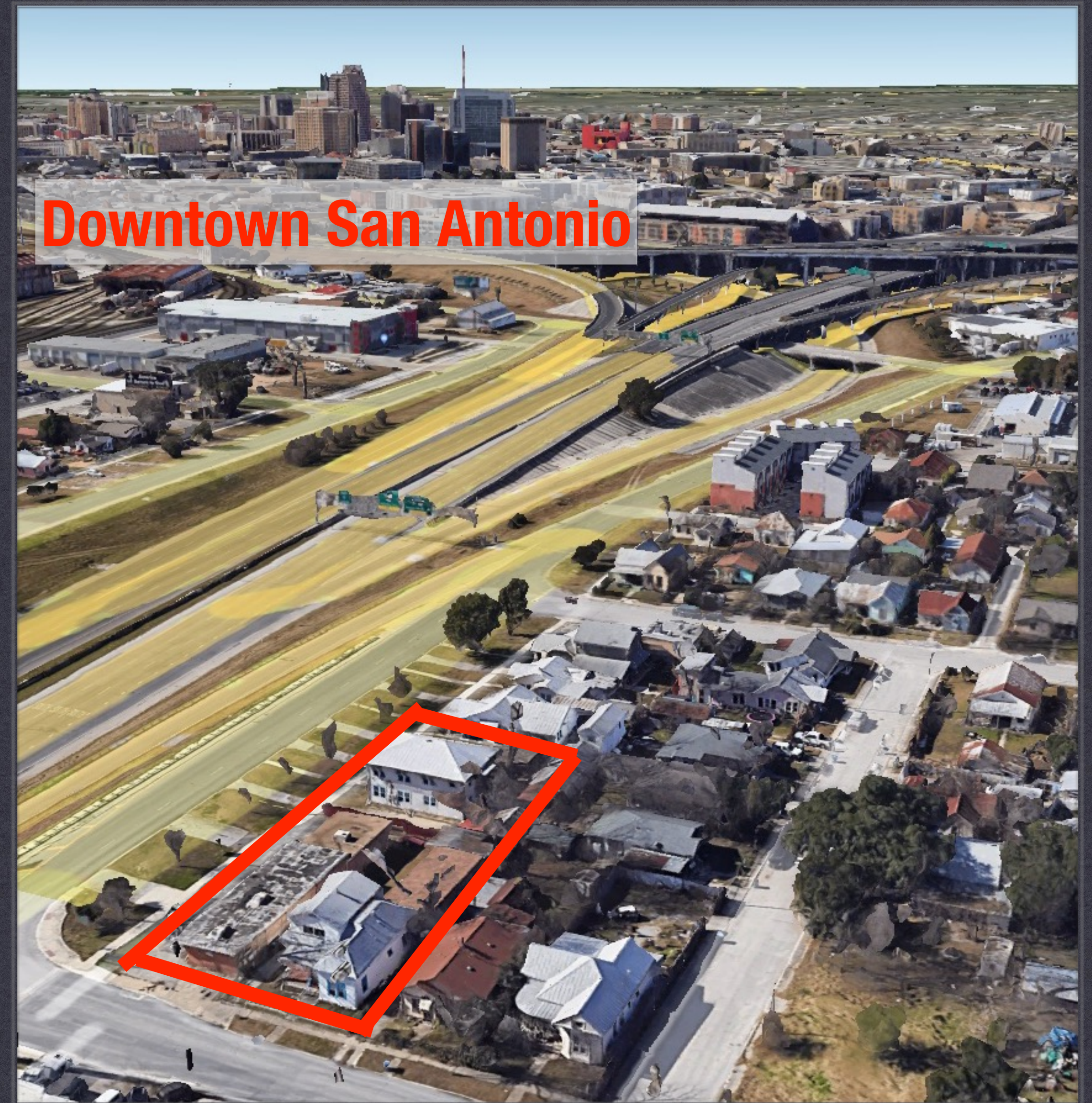
SINGLE FAMILY  
SHORT TERM RENTAL  
4BR/3BATH  
2 STORIES  
2,877 SF APPROX





# INTERSTATE 35 PROPERTIES

4 OF THE 7 PROPERTIES ARE  
ADJACENT TO EACH OTHER ON A  
CORNER WITH INTERSTATE 35  
FRONTAGE.





# 1529 E. CROCKETT (PROPERTY #5)

SINGLE FAMILY  
3BR/2BATH  
1,096 SF APPROX





# 611 POTOMAC (PROPERTY #6)

SINGLE FAMILY  
3BR/2BATH  
1,385 SF APPROX





# 110 DUMOULIN (PROPERTY #7)

SINGLE FAMILY  
2BR/1BATH  
750 SF APPROX





	ADDRESS	TYPE	CITY	ZIP CODE	PRO-FORMA MONTHLY RENTS	FOUNDATION	YEAR BUILT	2022 ASSESSED VALUE	PROPERTY TAXES	IMPROVEMENTS	LAND SQFT	PARKING SPACES	BEDS	BATH
1	1631 Interstate 35	Office/Retail	San Antonio	78208	\$4,000	SLAB	1965	\$143,310	\$3,883	2,287	5,040	7	N/A	3
2	1623 Interstate 35	4-Plex	San Antonio	78208	\$6,000	PIER AND BEAM	1946	\$437,710	\$11,860	2,944	5,460	4	4	4
3	1615 Interstate 35	4-Plex	San Antonio	78208	\$5,500	PIER AND BEAM	1946	\$316,640	\$2,406	2,390	5,304	4	5	4
4	1607 N. Pine	Short Term Rental	San Antonio	78208	\$4,500	PIER AND BEAM	1945	\$303,930	\$8,253	2,877	7,000	Tandem	4	3
5	1529 E. Crockett	Single Family	San Antonio	78202	\$1,750	PIER AND BEAM	1935	\$159,000	\$4,308	1,096	4,375	CARPORT	3	2
6	611 Potomac	Single Family	San Antonio	78202	\$1,650	PIER AND BEAM	1940	\$207,300	\$5,616	1,385	5,850	CARPORT	3	2
7	110 Dumoulin	Single Family	San Antonio	78210	\$1,450	PIER AND BEAM	1948	\$160,000	\$4,335	712	6,160	Tandem	2	1

# PROPERTIES

OVER 13,600 SF OF IMPROVEMENTS

4 OF THE SITES ARE ADJACENT AND MAKE UP OVER 1/2 AN ACRE OF LAND





# AREA AVERAGE SALES PRICE

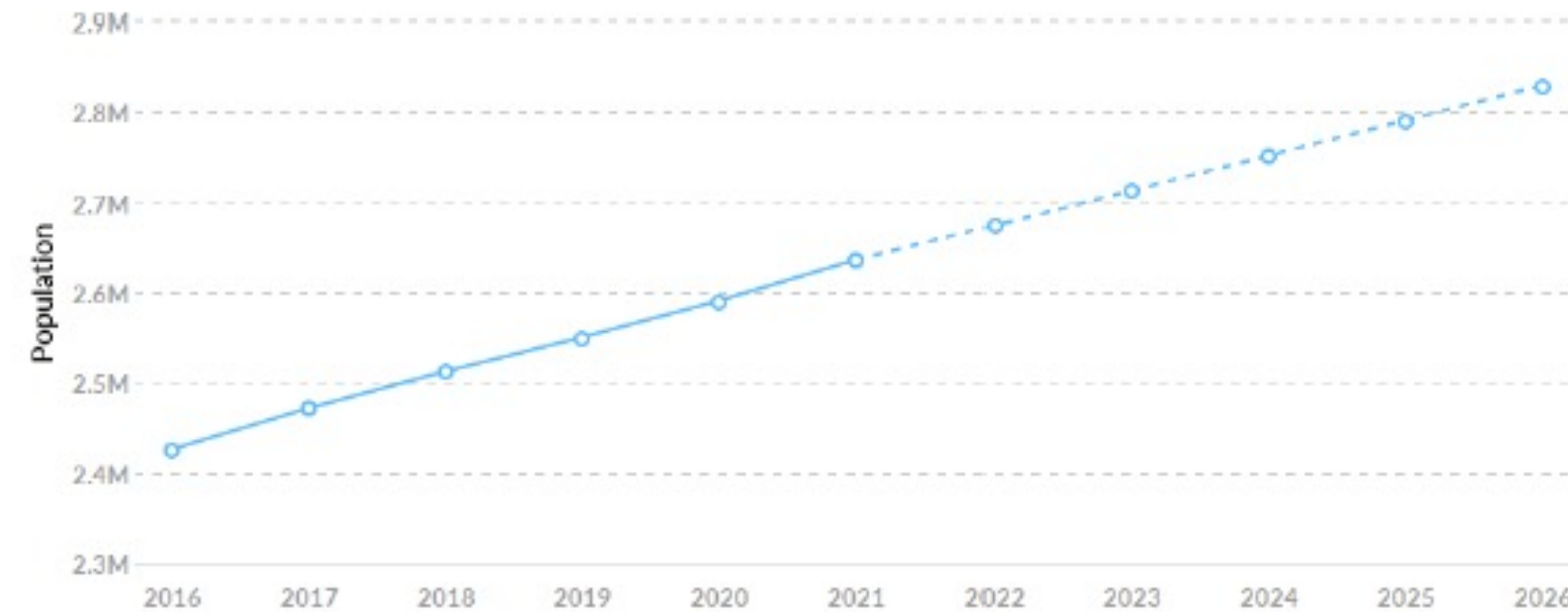
SOURCE: REALTORS PROPERTY RESOURCE, SABOR



## Historic & Projected Trends

### Population Trends

As of 2021 the region's population increased by 8.7% since 2016, growing by 210,264. Population is expected to increase by 7.3% between 2021 and 2026, adding 193,561.



# POPULATION TRENDS

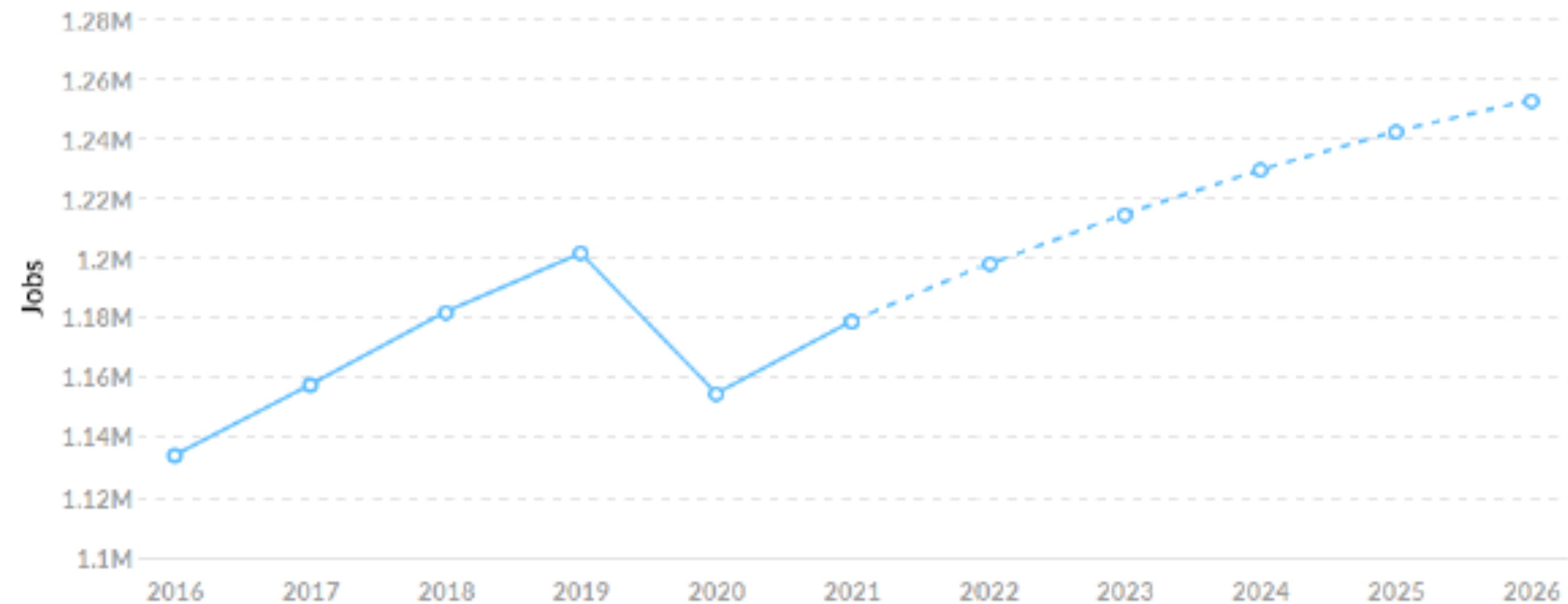
## SAN ANTONIO - NEW BRAUNFELS MSA

SOURCE: LIGHTCAST Q2-2022 DATA SET - [WWW.ECONOMICMODELING.COM](http://WWW.ECONOMICMODELING.COM)



## Job Trends

From 2016 to 2021, jobs increased by 4.0% in San Antonio-New Braunfels, TX from 1,133,359 to 1,178,421. This change outpaced the national growth rate of 0.7% by 3.3%.



# JOB TRENDS

## SAN ANTONIO - NEW BRAUNFELS MSA

SOURCE: LIGHTCAST Q2-2022 DATA SET - [WWW.ECONOMICMODELING.COM](http://WWW.ECONOMICMODELING.COM)



## Business Characteristics

### 151,121 Companies Employ Your Workers

Online profiles for your workers mention 151,121 companies as employers, with the top 10 appearing below. In the last 12 months, 25,635 companies in San Antonio-New Braunfels, TX posted job postings, with the top 10 appearing below.

Top Companies	Profiles	Top Companies Posting	Unique Postings
USAA	17,880 	USAA	12,329 
United States Air Force	14,857 	HCA Healthcare	4,375 
U.S. Army	11,133 	Christus Health	3,494 
H-E-B	9,114 	H-E-B	3,150 
University of Texas	6,129 	Randstad	3,084 
Northside Isd	5,754 	Methodist Hospital	2,639 
University Of Texas Health Scie...	5,213 	CyberCoders	2,558 
City of San Antonio	4,209 	UnitedHealth Group	2,417 
Neisd	4,196 	University Health System	2,347 
Wells Fargo	3,987 	Humana	2,286 

# TOP EMPLOYERS

## SAN ANTONIO - NEW BRAUNFELS MSA

SOURCE: LIGHTCAST Q2-2022 DATA SET - [WWW.ECONOMICMODELING.COM](http://WWW.ECONOMICMODELING.COM)



Year	1	2	3	4	5	6	7
INCOME							
Gross Potential Rental Income	\$298,200.00	\$308,637.00	\$319,439.30	\$330,619.67	\$342,191.36	\$354,168.06	\$366,563.94
Proforma Vacancy Loss	\$14,910.00	\$15,431.85	\$15,971.96	\$16,530.98	\$17,109.57	\$17,708.40	\$36,656.39
Proforma Collection Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proforma Other Rental Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proforma Concessions Loss	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Proforma Gross Economic Vacancy	\$14,910.00	\$15,431.85	\$15,971.96	\$16,530.98	\$17,109.57	\$17,708.40	\$36,656.39
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Effective Rent	\$283,290.00	\$293,205.15	\$303,467.33	\$314,088.69	\$325,081.79	\$336,459.65	\$329,907.54
Total Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Effective Gross Income	\$283,290.00	\$293,205.15	\$303,467.33	\$314,088.69	\$325,081.79	\$336,459.65	\$329,907.54
OUTFLOWS							
Office G&A	\$4,800.00	\$4,896.00	\$4,993.92	\$5,093.80	\$5,195.67	\$5,247.63	\$5,300.11
Utilities	\$1,600.00	\$1,632.00	\$1,664.64	\$1,697.93	\$1,731.89	\$1,749.21	\$1,766.70
Repairs/Maintenance/Make Ready	\$15,600.00	\$15,912.00	\$16,230.24	\$16,554.84	\$16,885.94	\$17,054.80	\$17,225.35
Management Fee	\$16,000.00	\$16,320.00	\$16,646.40	\$16,979.33	\$17,318.91	\$17,492.10	\$17,667.02
Real Estate Taxes	\$40,661.00	\$41,474.22	\$42,303.70	\$43,149.78	\$44,012.77	\$44,452.90	\$44,897.43
Insurance	\$8,000.00	\$8,160.00	\$8,323.20	\$8,489.66	\$8,659.46	\$8,746.05	\$8,833.51
Reserves	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00	\$1,750.00
Total Operating Expenses	\$88,811.00	\$90,552.22	\$92,328.26	\$94,139.83	\$95,987.63	\$96,930.00	\$97,881.80
PROJECT NOI	\$194,479.00	\$202,652.93	\$211,139.07	\$219,948.86	\$229,094.16	\$239,529.65	\$232,025.74

## CASH FLOW PROJECTIONS





## 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:
  - 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.

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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

\_\_\_\_\_  
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)

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