

# BRASS PROFESSIONAL CENTER

SAN ANTONIO, TEXAS



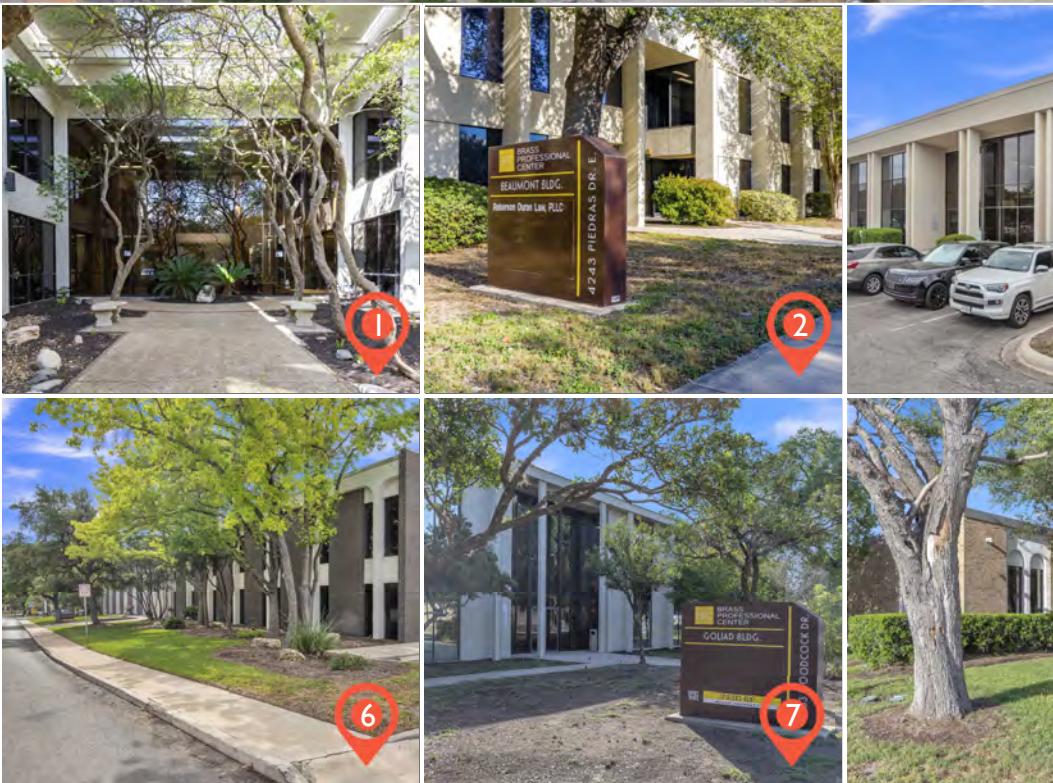
## EXECUTIVE SUMMARY

Younger Partners has been exclusively retained to offer qualified buyers the opportunity to acquire the Brass Professional Center Portfolio (“Property”). Located along NW Loop 410, the 10-building office park provides immediate access to I-10 and a direct connection to downtown, San Antonio International Airport and Westover Hills / Alamo Ranch.

Strategically located in San Antonio's high growth Northwest market, Brass Professional Center is minutes from the 900-acre South Texas Medical Center, USAA's corporate headquarters, and the vast majority of San Antonio's corporate presence. South Texas Medical Center attracts over 5 million outpatient and 100,000 inpatient visitors annually. The center is supported by a workforce of 650 physicians and 3,000 employees. The medical presence in the area translates into an abundant opportunity for healthcare related leasing.

Offered for sale free and clear as a fee simple acquisition, the buildings vary in size but cater to the prevalent community of small and mid-sized office / medical tenants in the area. The portfolio offers a modern work environment amongst a tree-lined campus setting that was designed for a more relaxed, less dense atmosphere that offers a spacious and tranquil setting for businesses. Maintaining the balance of affordability, quality and connectivity, Brass Professional Center is a desirable leasing environment in the greater San Antonio market. The one and two-story designs have shallow bay depths that are ideal for small tenant suites and appeal to the decision makers in the surrounding neighborhoods.

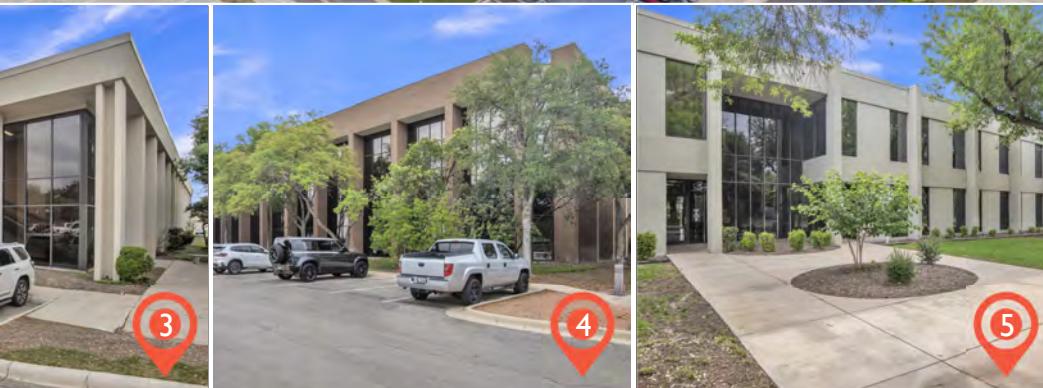
Available at a significant discount to replacement cost, the Brass Professional Center Portfolio offers investors a dynamic entry basis into the San Antonio market. With varying occupancy by building, the Property affords investors the opportunity to execute a value-add lift on a noteworthy assemblage of land. By systematically renovating and rebranding the ten building portfolio, potential buyers can unlock significant value while benefitting from an established cash flow stream.





## BRASS PROFESSIONAL CENTER

TOTAL SIZE	437,879 SF
OCCUPANCY	52%
LAND AREA	27.22 ACRES
1. AMISTAD BUILDING	4242 WOODCOCK DR
2. BEAUMONT BUILDING	4243 E PIEDRAS DR
3. BORDEN BUILDING	4241 E PIEDRAS DR
4. BROWNWOOD BUILDING	4440 S PIEDRAS DR
5. FANNIN BUILDING	4100 E PIEDRAS DR
6. FINESILVER BUILDING	4414 CENTERVIEW
7. GOLIAD BUILDING	4203 WOODCOCK DR
8. MIDLAND BUILDING	4346 NW LOOP 410
9. SAN JACINTO BUILDING	4242 E PIEDRAS DR
10. WOODCOCK BUILDING	4241 WOODCOCK DR



### INVESTMENT HIGHLIGHTS

Substantial in-place revenue (\$4.7M) at 52% occupancy provides near term income, with a forecast / stabilized NOI of over \$3.3M. This represents a significant value-add lift through leasing and market repositioning.

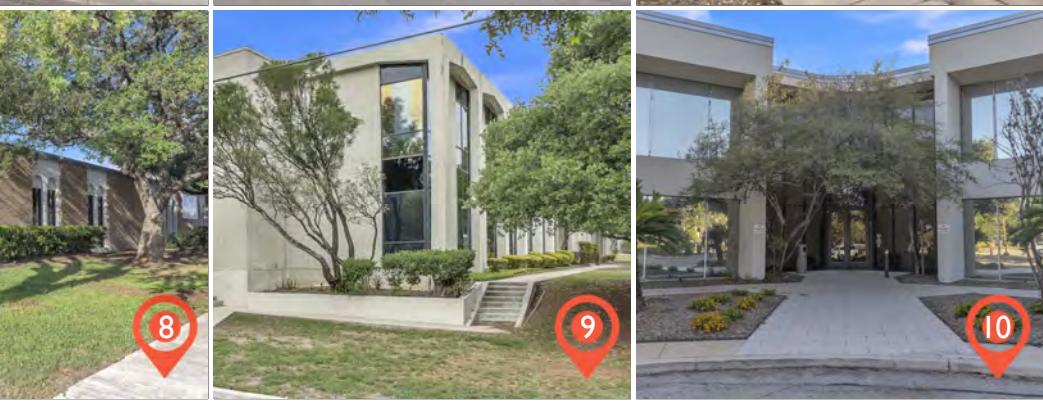
Sticky rent roll of small tenants with near term WALT and outstanding mark to market enhancement opportunities.

Appealing combination of low-rise and single story assets.

Small building sizes that are ideal for user-buyers at premium values.

Diversified rent roll with no major exposure to a single industry or tenant.

Compelling basis and sizeable discount to replacement cost of approximately \$400/sf.



## DEMAND FOR SMALL OFFICE INFILL

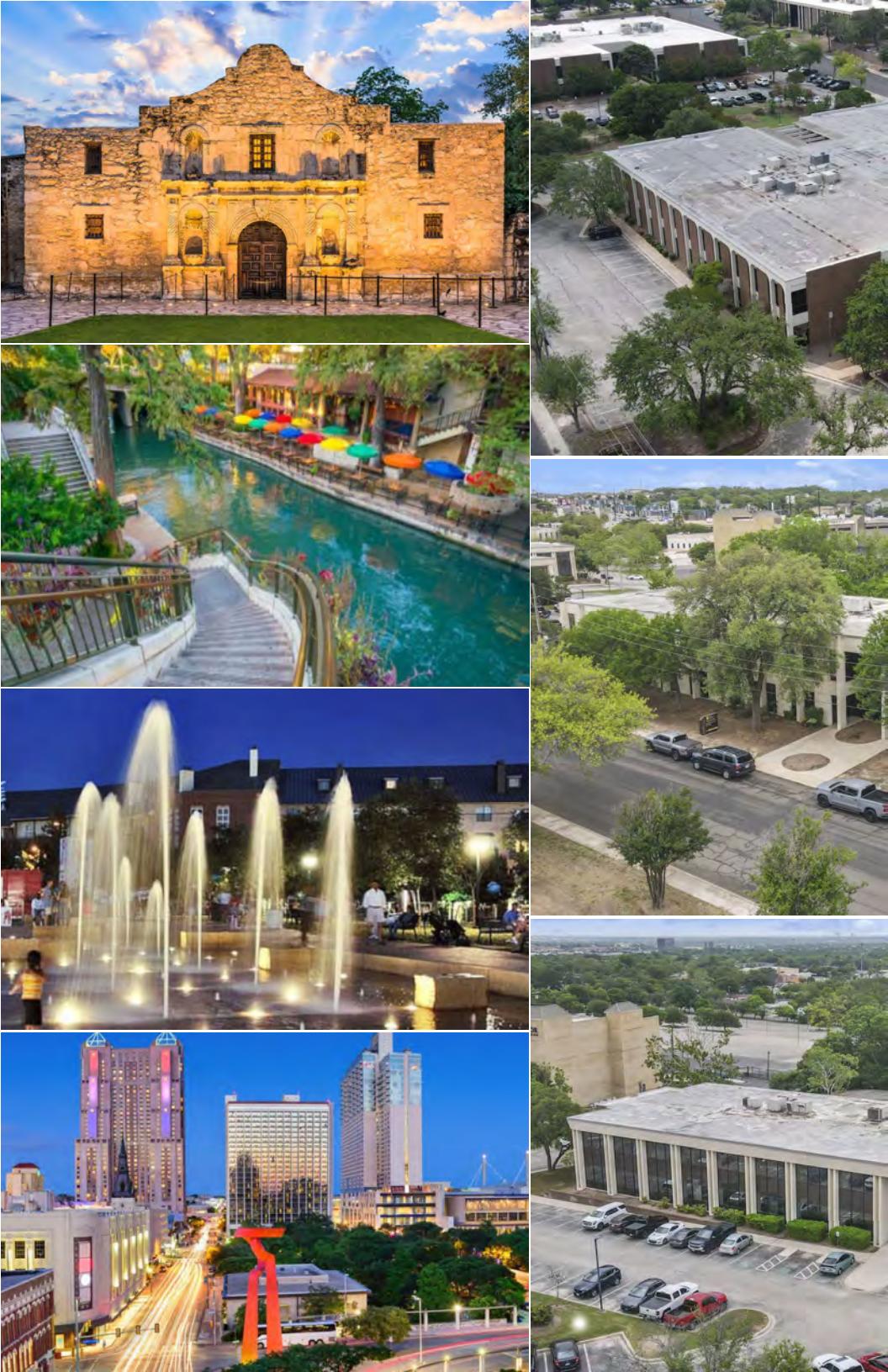
The San Antonio economy is robust and diverse, with a strong foundation built upon several key sectors. Traditionally, the city's economy has been driven by tourism / hospitality, healthcare, education, and a stout military presence. These sectors have historically provided a large number of jobs and contributed significantly to the local economic landscape. However, San Antonio's economy is evolving and expanding into various other high-growth industries, positioning it as a significant economic hub in Texas and the nation. Key industries in San Antonio include: Information Technology (IT) / Cybersecurity, Biosciences, Aerospace and Advanced Manufacturing. San Antonio is recognized as one of the fastest-growing large cities in the U.S.

San Antonio, Texas is conveniently located in South Central Texas along I-35 and I-10 and is one of the fastest growing regions in the United States. The San Antonio Metropolitan Statistical Area (MSA) occupies approximately 7,387 square miles and spans eight counties including Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson County. This area is home to nearly 2.6 million residents which ranks the MSA as the 25th largest metropolitan area in the United States, and third in the state of Texas.

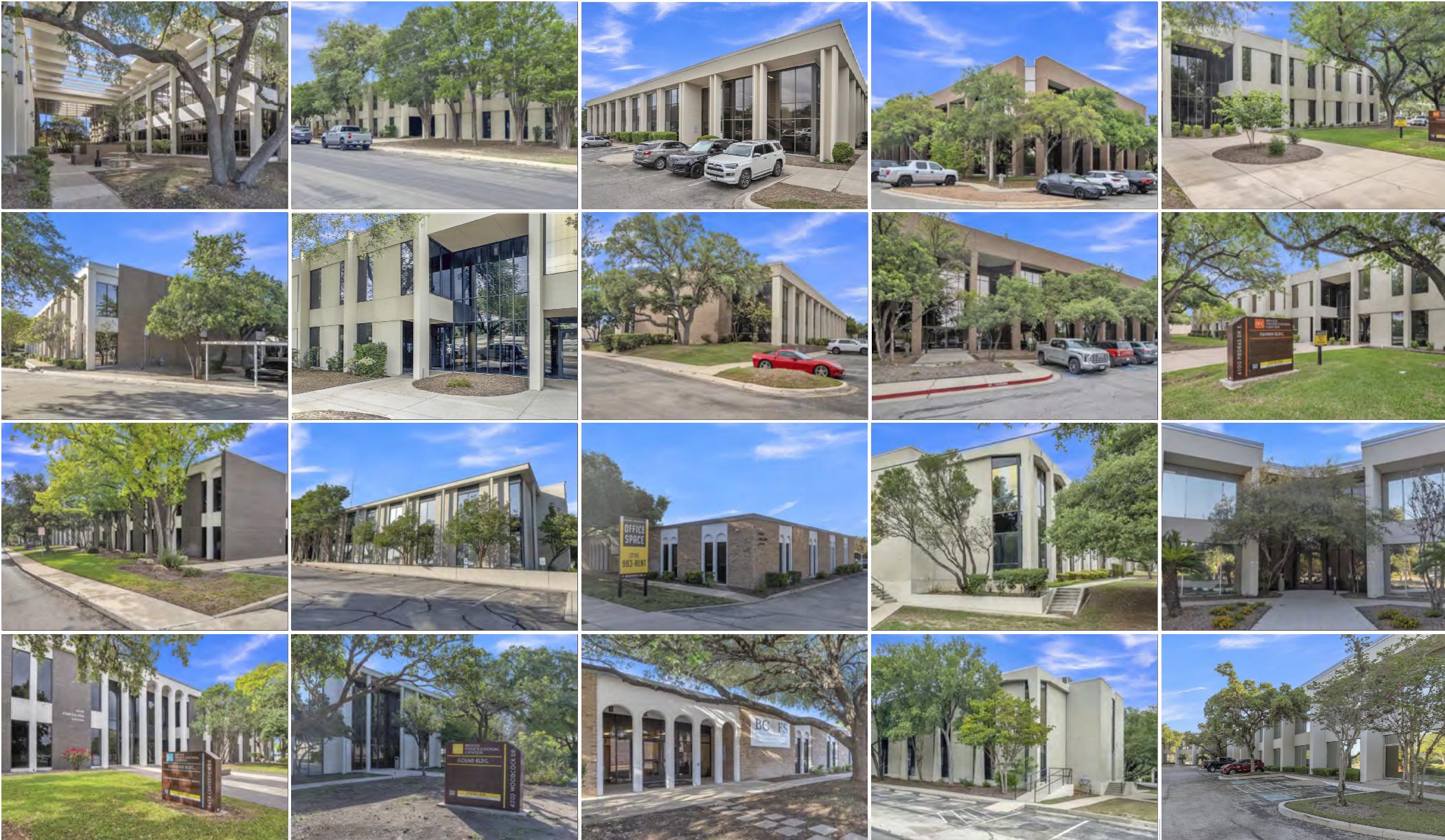
Situated in the Northwest Office submarket of greater San Antonio, Brass Professional Center's in-fill location has limited developable land remaining to meet the needs of the region's persistent growth. Continued development of amenities along with new housing has caused rents to increase steadily. With a diverse tenant base that has ties to the surrounding community, Brass Professional Center is poised to continue an upward trajectory for investors seeking stability and predictable returns in combination with upside and increasing rental rates. Average submarket rental rates are currently more than \$25/sf with an occupancy average of nearly 85%.

Defined by a diverse range of office suite sizes, Brass Professional Center caters to all walks of life from very small individual offices (potentially under 400 sq ft) up to larger spaces and even a full building. This complimentary selection of rentable areas allows tenants to accurately match their current needs with a safety net of relocation options within the park.

Designed to attract small tenants that prioritize affordability, flexibility, shared resources and a convenient location, Brass Professional Center creates an environment where smaller businesses can thrive without the overhead and long-term commitments associated with larger, more traditional office spaces.







FOR ADDITIONAL BUILDING INFORMATION  
PLEASE CONTACT:

**TOM STROHBEHN, CCIM**

TEL: 214.294.4439

[TOM.STROHBEHN@YOUNGERPARTNERS.COM](mailto:TOM.STROHBEHN@YOUNGERPARTNERS.COM)

**SCOT C. FARBER, CCIM**

TEL: 214.294.4438

[SCOT.FARBER@YOUNGERPARTNERS.COM](mailto:SCOT.FARBER@YOUNGERPARTNERS.COM)

**YOUNGER**  
PARTNERS

Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

## EXHIBIT C

### **CONFIDENTIALITY AGREEMENT FOR REVIEW OF ASSETS**

THIS CONFIDENTIALITY AGREEMENT FOR REVIEW OF ASSETS (the "Agreement") is made and agreed to by the person designated as the Reviewer on the signature page hereof (the "Reviewer").

#### **W I T N E S S E T H :**

LNR Partners, LLC as manager for **BMARK 2020-B18 BRASS PROFESSIONAL 11, LLC**, (hereinafter referred to as "Owner"), has determined to provide information and material for review for the improved real properties commonly known as **Brass Professional Center Portfolio** located at **4346 NW Loop 410, 4100 E Piedras Dr, 4414 Centerview, 4241 E Piedras, 4243 E Piedras Dr, 4203 Woodcock Dr, 4242 E Piedras Dr, 4241 Woodcock Dr, 4242 Woodcock Dr, 4440 S Piedras Dr, San Antonio, TX 78229** (the "Property"). For the purpose of the Reviewer determining whether or not to submit a non-binding letter of intent or binding offer to purchase the Properties and for no other purpose, the Owner has determined to permit the Reviewer to review and inspect certain documents, files, appraisals, reports and other information and data relating to the Properties (the "Confidential Information"). The Confidential Information may include economic, commercial, operating, marketing, financial, performance and valuation information that is confidential and/or proprietary in nature. Therefore, the Owner has determined to require the Reviewer to execute and deliver this Agreement as a condition precedent to Owner permitting Reviewer's review and inspection of the Confidential Information.

In consideration of being granted the opportunity to review and inspect the Confidential Information, the Reviewer agrees with and for the benefit of the Owner as follows:

**Section 1. Purpose and Indemnification.** The Reviewer represents, warrants and covenants that Reviewer's review and inspection of the Confidential Information shall be solely to conduct due diligence, on its own behalf and not as an agent, representative, finder or broker of any undisclosed or other party, for the purpose of determining whether or not Reviewer shall submit an offer to purchase the Properties. The Reviewer agrees to indemnify the Owner and its partners and their respective partners, officers, directors, employees, agents, advisors, counsel and affiliates (collectively, the "Indemnified Parties") and hold such Indemnified Parties harmless against any and all claims, causes of action, demands, liabilities, damages, costs and expenses of any kind or nature [including, without limitation, all attorneys' fees and costs before, at trial and at all appellate levels, as the case may be, and any claim by any party (including Reviewer or any person associated with Reviewer) of any right to any brokerage commission or fee or similar fee] incurred by or on behalf of any Indemnified Party directly or indirectly arising out of or as a result of the Reviewer's use or disclosure of the Confidential

Information other than as expressly permitted by the terms hereof or any breach or violation of any representation, warranty or agreement herein.

Section 2. Non-Disclosure and Use of Confidential Information.

(a) The Reviewer agrees that, except as specifically set forth below, all Confidential Information shall be used by the Reviewer solely for the purpose stated in Section 1 hereof. The Reviewer further agrees not to disclose any of the Confidential Information without the prior written consent of the Owner, which consent can be arbitrarily withheld, to any third party (including, without limitation, any member of the brokerage community and/or the print or electronic media, whether "on" or "off" the record) other than to (i) if Reviewer is a corporation or partnership, its officers, directors, shareholders or partners (as the case may be), and (ii) Reviewer's attorneys, accountants and financial advisors (collectively, the "Representatives"), in each case who (i) have a need to know the Confidential Information for the purpose stated in Section 1 hereof and (ii) have entered into an agreement with the Owner in the form of this Agreement prior to being delivered or disclosed any Confidential Information.

(b) The term "Confidential Information" shall not include (i) information which is required to be disclosed by law or by regulatory or judicial process, except such information which may be subject to a protective order or other similar court order, or (ii) information which is known to the Reviewer prior to Reviewer's execution of this Agreement from non-Owner sources and which is not known to Reviewer to be subject to any confidentiality obligations to Owner, provided the general nature of such information is disclosed to Owner; or (iii) information which is generally available to the public other than as a result of a disclosure by Reviewer.

(c) In the event the Reviewer or any of its Representatives fails in any respect to comply with its representations, warranties, covenants or obligations under this Agreement, the Owner may, in its sole discretion, refuse to consider an offer or bid from the Reviewer for the Properties or to allow the Reviewer to continue to conduct due diligence on the Properties offered for sale by the Owner. The foregoing right shall be in addition to, and does not preclude the exercise of, any other right, power or remedy available to the Owner under this Agreement or at law or in equity, including, without limitation, the right of the Owner to apply to any court of competent jurisdiction for a temporary or permanent injunction or other appropriate decree of specific performance (without any bond or other security being required or posted) in order to enjoin any breach or threatened breach of this Agreement. No forbearance, failure or delay in exercising any such right, power or remedy shall operate as a waiver thereof or preclude its further exercise. Further, the Reviewer shall be liable to Owner for all damages (including but not limited to diminution of value in the Properties as a direct or indirect result of improper disclosure by Reviewer or its Representatives), liabilities, costs and expenses for breach of this Agreement.

Section 3. Discussions and Negotiations. For all purposes of this Agreement, and notwithstanding anything to the contrary contained herein, the term "Confidential Information" shall be deemed also to include the content of any and all discussions and negotiations between Owner and Reviewer relating to the Properties, including, without

limitation, negotiations of any proposed sales price for the Properties or any other term or element of any proposed sale of the Properties.

Section 4. Review of Confidential Information. The Confidential Information will be made available to Reviewer or Representatives of the Reviewer for their review, by appointment only, at a location determined by the Owner, and subject to their compliance with Section 2 hereof.

Section 5. Duplication. The Reviewer agrees to refrain from making any reproductions, other than handwritten summaries or notes and self-generated computer records, of any item of Confidential Information, without the prior written consent of the Owner.

Section 6. Limited Access. The Reviewer shall inform each of its Representatives that receives any of the Confidential Information of the requirements of this Agreement and shall require each such Representative to comply with such requirements.

Section 7. Tenant Contact. The Reviewer agrees not to communicate with any tenant, guarantor of tenant, or any tenant's accountant or attorney or any other person or party including the property manager, connected with, related to, or whose name is obtained from the Confidential Information with respect to the Properties without the prior written consent of the Owner, which consent can be arbitrarily withheld.

Section 8. Reliance on Information. Owner does not make, nor shall Owner be deemed to have made, any representation, warranty or covenant as to the accuracy or completeness of the Confidential Information, and neither Owner nor any of its officers, directors, employees, agents, attorneys or representatives shall have any liability resulting from the use by Reviewer or its Representatives of the Confidential Information. Reviewer acknowledges and agrees to such lack of representation, warranty and covenant and hereby agrees to accept the Confidential Information on "AS IS" basis and to accept sole responsibility for verifying the completeness and accuracy of the same.

Section 9. Termination. The restrictions in this Agreement shall terminate as to the Properties are acquired by the Reviewer or upon the written waiver of the Owner which can be given or not given in its sole discretion; provided, however, that any claim by the Owner based on a breach of this Agreement occurring prior to such acquisition or waiver shall survive the acquisition or waiver unless subsequently waived by the Owner in writing. The terms and conditions of this Agreement shall remain in full force and effect for a period of three (3) years, if properties are not acquired by Reviewer. At the Owner's request, the Reviewer shall destroy or, deliver to the Owner any compilations, studies, notes or other documents or records which contain or reflect Confidential Information relating to the Properties not acquired by the Reviewer.

Section 10. Entire Agreement. This Agreement represents the entire agreement between the Reviewer and the Owner relating to the treatment of Confidential Information heretofore or hereafter reviewed or inspected by the Reviewer. This

Agreement supersedes all other agreements relating to such matters, which have previously been executed by the Reviewer in favor of the Owner or any other party.

Section 11. Litigation. In the event that the Owner institutes suit against Reviewer to enforce any of its rights hereunder, the Owner, if the prevailing party in such action, shall be entitled to recover from the other party all reasonable costs thereof, including, without limitation, all attorneys' fees and costs before, at trial and at all appellate levels, as the case may be, in addition to any other relief (at law or otherwise) to which such party may be entitled. Reviewer agrees to indemnify, defend and hold Owner harmless from and against or incurred by Owner and related to or arising out of the unauthorized disclosure of the Confidential Information by Reviewer or its Representative pursuant to this Agreement or the breach of the provisions of this Agreement by Reviewer or its Representatives. This Agreement shall be governed by and construed in accordance with the laws of the states of **Texas**.

IN WITNESS WHEREOF, the Reviewer has executed this Agreement as of the date set forth below.

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Name of Reviewer (Company)

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

Print Name: \_\_\_\_\_

Title (if applicable): \_\_\_\_\_

Date: \_\_\_\_\_  
Revised 9/20/96