

11720 CULEBRA RD

1.38± Acres // Bexar County // San Antonio, Texas



STRANSKY
PROPERTIES

210.254.7700 // stephen@stranskyproperties.com // stranskyproperties.com



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PROPERTIES

STRANSKY PROPERTIES: FARMS, RANCHES, COMMERCIAL REAL ESTATE AND DEVELOPMENT



Tenant: Caliber Collision Center

Lease Type: NNN

List Price: \$5,500,000

NOI: \$245,400

Cap Rate: 4.4%

Lease Term: 5 years

Lease Term Remaining: 4 years

Rent Commencement Date: May 11, 2012

Options: 3 five year options to renew

Increases: Yes at every term renewal

Lot Size: ±1.38 acres

Building size: 18,600 sq. ft. (original construction built in 2009)

Zoned: OCL

Taxes: ±\$66,643

Fastest growing area of San Antonio for over 30 years straight.

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J. RODRIGUEZ SURVEY NO. 338, ABSTRACT 633
COUNTY BLOCK 4412

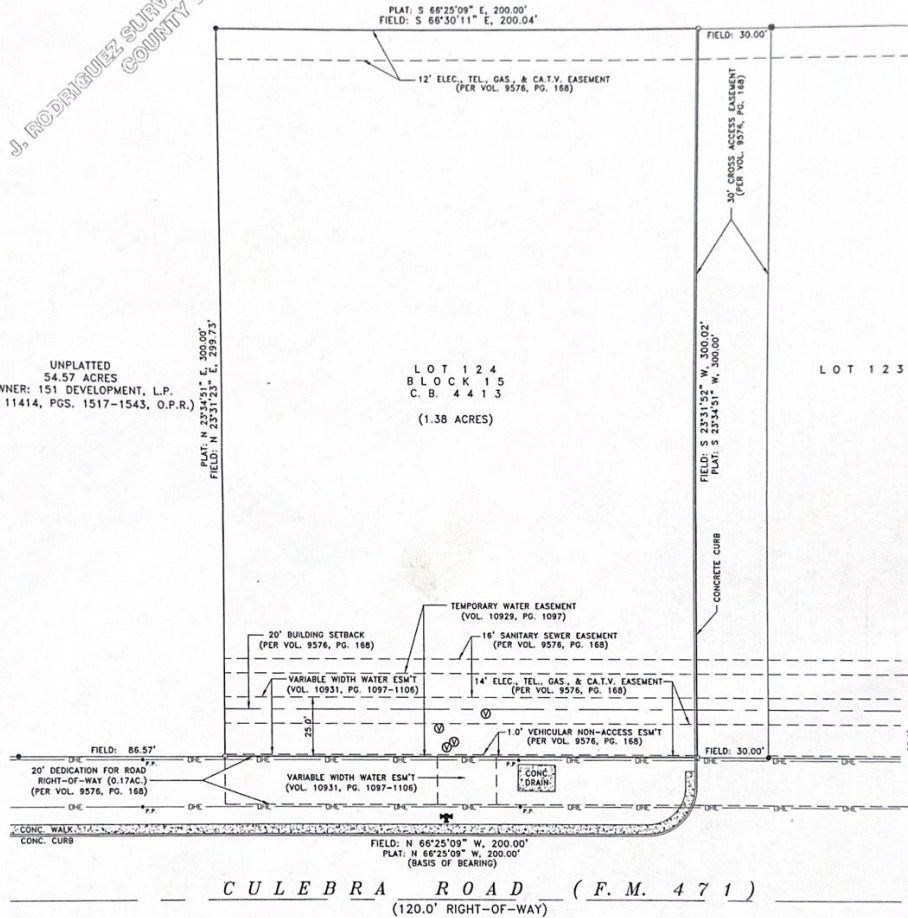
UNPLATTED
54.57 ACRES
OWNER: 151 DEVELOPMENT, L.P.
(VOL. 11414, PGS. 1517-1543, O.P.R.)



UNPLATTED
54.57 ACRES
OWNER: 151 DEVELOPMENT, L.P.
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LOT 124
BLOCK 15
C. B. 4 4 1 3
(1.38 ACRES)

LOT 123



CULEBRA ROAD (F.M. 471)
(120.0' RIGHT-OF-WAY)

- PLAT LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - ⊗ PK NAIL FOUND
 - D-E- DENOTES OVER HEAD ELECTRIC LINE
 - P-P- DENOTES POWER POLE
 - ⊙ WATER VALVE
 - ⊕ DENOTES FIRE HYDRANT

*RESTRICTIVE COVENANTS:
VOLUME 11414, PAGE 1517
VOLUME 11414, PAGE 1618
REAL PROPERTY RECORDS

BUYER: G & R VENTURES, INC
 LOT 124 BLOCK 15 COUNTY BLOCK 4413
 SUBDIVISION WESTWINDS CULEBRA, UNIT 1
 VOLUME 9576 PAGE 168 DEED & PLAT RECORDS
 ADDRESS: 11720 CULEBRA ROAD BEAR CREEK, TEXAS.
 TITLE INFORMATION PROVIDED BY: CHICAGO TITLE (G.F.) REFERENCE: 200805715
 D.B. F.S. S.B. A.O./A.I.

THIS SURVEY IS ACKNOWLEDGED AND
ACCEPTED BY: *[Signature]*



SURVEY ASSOCIATES DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

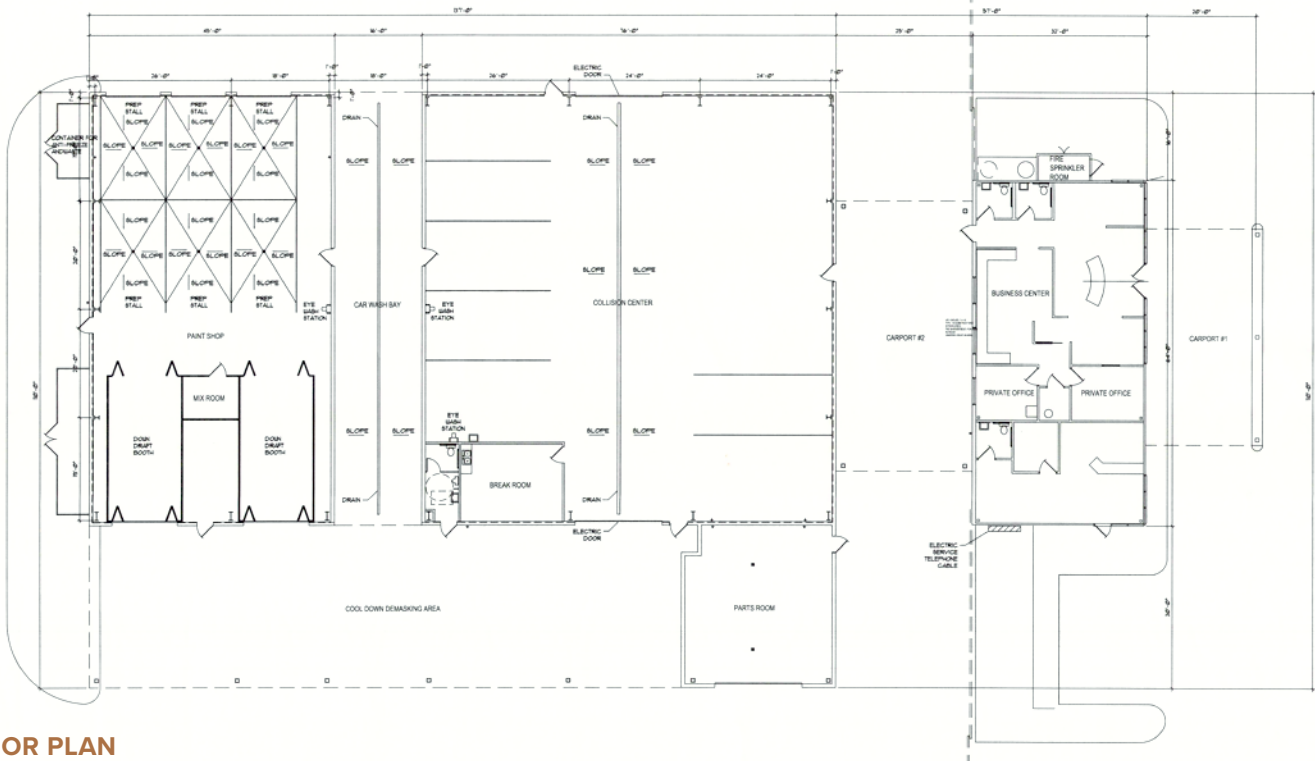
STATE OF TEXAS
COUNTY OF BEAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat. Survey is not for establishment, maintenance or other legal purposes. Satisfaction is made to original purchasers of said land and thereafter in additional locations or subsequent years. Registered Professional Land Surveyor. Surveyor has examined the original field notes, plat, records of record which may affect this plat, and has approved the same.

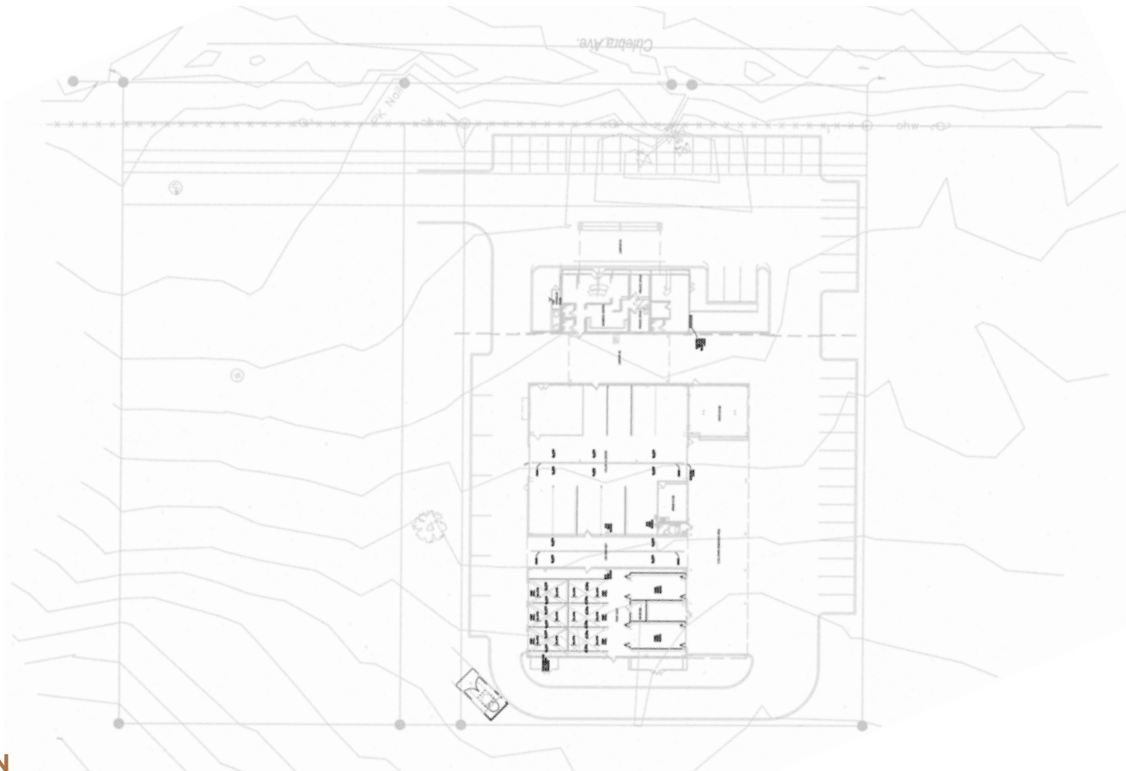
This 8th day of OCTOBER 2008 A.M.
 JOSEPH BYRON CROSSBY
 5586
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5586

[Signature]

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FLOOR PLAN



SITE PLAN