



LOCATION

Northwest Quadrant of Loop 1604 & US-281
903 Proton Road, San Antonio, Texas 78258

AVAILABLE

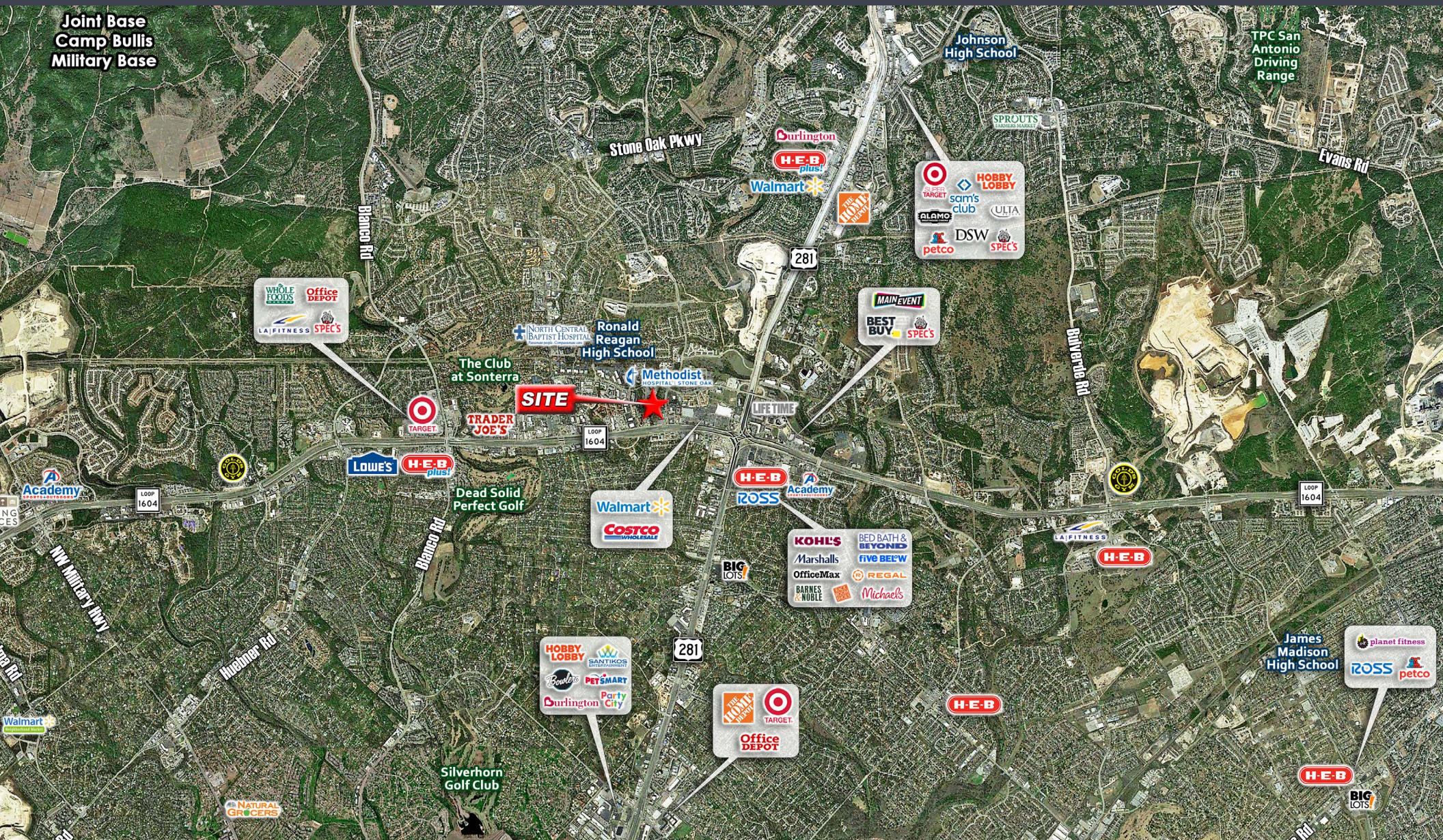
±6,600 SF

PRICING

Call for Pricing

PROPERTY HIGHLIGHTS

- Far North Central Submarket
- 3 Star Office Building
- Built in 2005
- 55,103 SF Lot
- Zoning: C-3
- Parking: 25 Spaces; Ratio of 3.79/1,000 SF
- On Bus Line
- Signage Available
- Approximately 12 minutes from San Antonio International Airport



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Budget

Period = Jan 2024-Dec 2024

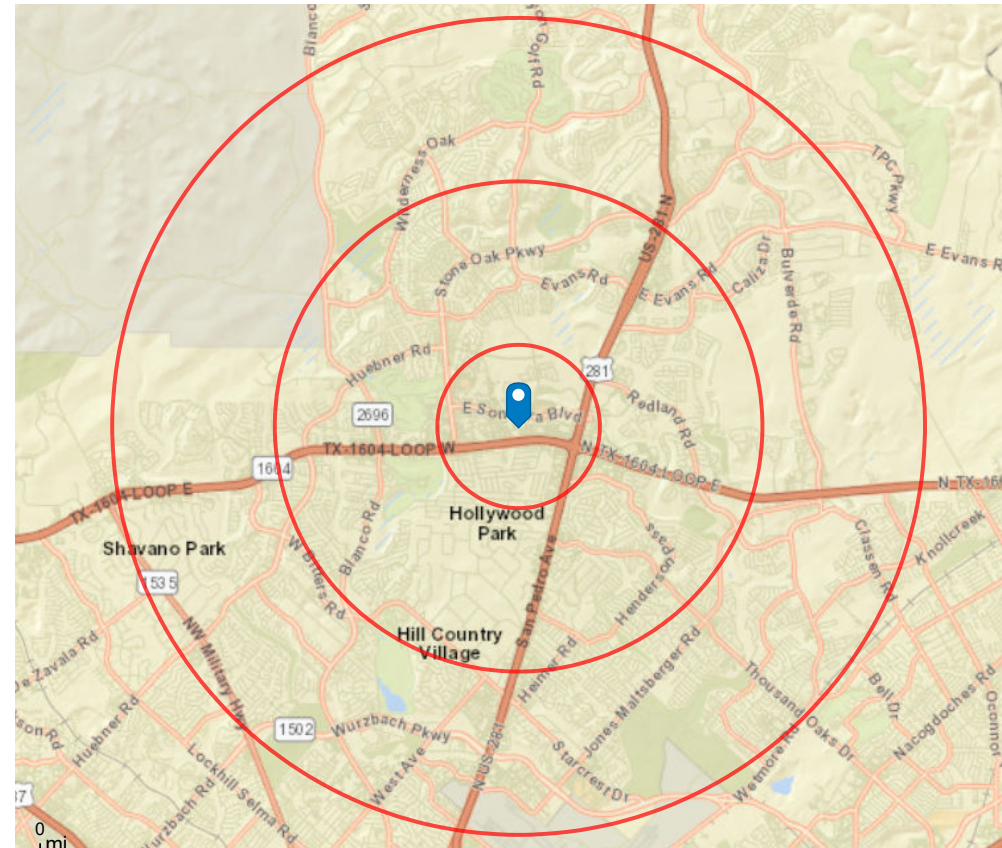
	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Total
REVENUES													
Rental Income													
Base Rent	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	135,300.00
Total Rental Income	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	11,275.00	135,300.00
Recovery Income													
Operating Expense Recovery	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	73,722.12
Total Recovery Income	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	6,143.51	73,722.12
TOTAL REVENUES	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	17,418.51	209,022.12
OPERATING EXPENSES													
Repairs & Maintenance	375.00	3,620.00	375.00	375.00	1,000.00	375.00	375.00	1,000.00	375.00	975.00	1,625.00	375.00	10,845.00
Administrative Expense	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	204.00
Insurance	456.41	456.41	456.41	456.41	456.41	456.41	456.41	456.41	456.41	456.41	456.41	456.41	5,476.92
Property Management Fees	563.75	563.75	563.75	563.75	563.75	563.75	563.75	563.75	563.75	563.75	563.75	563.75	6,765.00
Property Salaries and Wages	424.75	424.75	424.75	424.75	424.75	424.75	424.75	424.75	424.75	424.75	424.75	424.75	5,097.00
Real Estate Taxes	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	3,777.58	45,330.96
Total Property Operating Expenses	5,614.49	8,859.49	5,614.49	5,614.49	6,239.49	5,614.49	5,614.49	6,239.49	5,614.49	6,214.49	6,864.49	5,614.49	73,718.88
NET OPERATING INCOME(LOSS)	11,804.02	8,559.02	11,804.02	11,804.02	11,179.02	11,804.02	11,804.02	11,179.02	11,804.02	11,204.02	10,554.02	11,804.02	135,303.24
Capital Expenditures													
Building Capital	0.00	5,050.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,050.95
Capital Expenditures	0.00	5,050.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,050.95
Net Inc (Loss) Before Debt Service Depr And Amort	11,804.02	3,508.07	11,804.02	11,804.02	11,179.02	11,804.02	11,804.02	11,179.02	11,804.02	11,204.02	10,554.02	11,804.02	130,252.29
Debt Service													
Mortgage Loan	2,202.66	2,213.68	2,224.75	2,235.87	2,247.05	2,258.28	2,269.58	2,280.92	2,292.33	2,303.79	2,315.31	2,326.89	27,171.11
Interest Expense	5,168.74	5,157.72	5,146.65	5,135.53	5,124.35	5,113.12	5,101.82	5,090.48	5,079.07	5,067.61	5,056.09	5,044.51	61,285.69
Total Debt Service	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	7,371.40	88,456.80
NET INCOME (LOSS)	4,432.62	-3,863.33	4,432.62	4,432.62	3,807.62	4,432.62	4,432.62	3,807.62	4,432.62	3,832.62	3,182.62	4,432.62	41,795.49

Tenancy Schedule I

Property: metr0302 As of Date: 01/01/2024 By Property Notes : 1. * Future Active lease / Future Active Amendment 2. ** Pending Amendments 3. *** Past / Superseded Amendments

Property	Unit(s)	Lease	Lease Type	Area	Lease From	Lease To	Term	Tenancy	Monthly	Monthly	Annual	Annual	Annual	Annual
								Years	Rent	Rent/Area	Rent	Rent/Area	Rec./Area	Misc/Area
Metro Real Estate Holdings LLC (metr0302)	100	Blue Sprig Pediatrics Inc. (t0000096)	Office Net	6,600.00	4/1/2021	3/31/2027	72.00	2.75	11,275.00	1.71	135,300.00	20.50	11.17	0.00
	Spaces	Unit Code	Building	Floor	From	To	Move In	Location	Area	Notes				
		100			12/26/2022	3/31/2027	12/26/2022		6,600.00					
	Rent Steps	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
		RNT	Rent	100	Net Lease	6,600.00	3/26/2023	3/31/2027	11,275.00	1.71	135,300.00	20.50	0.00	135,300.00
	Charge Schedules	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/Area	Annual	Annual/Area	Management Fee	Annual Gross Amount
		RNT	Rent	100	Net Lease	6,600.00	3/26/2023	3/31/2027	11,275.00	1.71	135,300.00	20.50	0.00	135,300.00
		OER	CAM	100	Net Lease	6,600.00	1/1/2024	3/31/2027	6,143.51	0.93	73,722.12	11.17	0.00	73,722.12
Occupancy Summary		Area	Percentage											
Occupied Area		6,600.00	100.00											
Vacant Area		0.00	0.00											
Total		6,600.00	100.00											
Occupancy Summary		Area	Percentage											
Total Occupied Area		6,600.00	100.00											
Total Vacant Area		0.00	0.00											
Grand Total		6,600.00	100.00											

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,315	73,044	185,631
2020 Total Population	6,157	80,954	213,338
2020 Group Quarters	312	971	1,276
2023 Total Population	6,614	84,194	219,485
2023 Group Quarters	313	971	1,276
2028 Total Population	6,940	84,648	224,997
2023-2028 Annual Rate	0.97%	0.11%	0.50%
2023 Total Daytime Population	23,606	100,336	232,663
Workers	20,660	60,697	129,641
Residents	2,946	39,639	103,022
Household Summary			
2010 Households	1,843	28,629	73,615
2010 Average Household Size	2.21	2.53	2.51
2020 Total Households	2,639	32,142	84,712
2020 Average Household Size	2.21	2.49	2.50
2023 Households	2,867	33,705	87,675
2023 Average Household Size	2.20	2.47	2.49
2028 Households	3,065	34,388	91,095
2028 Average Household Size	2.16	2.43	2.46
2023-2028 Annual Rate	1.34%	0.40%	0.77%
2010 Families	1,005	19,662	49,642
2010 Average Family Size	3.05	3.08	3.08
2023 Families	1,335	22,096	57,335
2023 Average Family Size	3.30	3.10	3.12
2028 Families	1,395	22,448	59,689
2028 Average Family Size	3.28	3.06	3.07
2023-2028 Annual Rate	0.88%	0.32%	0.81%
Housing Unit Summary			
2000 Housing Units	963	19,665	51,653
Owner Occupied Housing Units	83.9%	69.1%	63.5%
Renter Occupied Housing Units	13.6%	25.1%	31.0%
Vacant Housing Units	2.5%	5.8%	5.5%
2010 Housing Units	1,969	31,009	78,421
Owner Occupied Housing Units	48.6%	60.5%	61.1%
Renter Occupied Housing Units	44.7%	31.8%	32.7%
Vacant Housing Units	6.4%	7.7%	6.1%
2020 Housing Units	2,861	34,887	91,073
Owner Occupied Housing Units	32.2%	55.5%	56.9%
Renter Occupied Housing Units	60.0%	36.7%	36.1%
Vacant Housing Units	8.1%	7.8%	7.0%
2023 Housing Units	3,114	36,648	94,504
Owner Occupied Housing Units	46.7%	57.0%	57.0%
Renter Occupied Housing Units	45.3%	35.0%	35.8%
Vacant Housing Units	7.9%	8.0%	7.2%
2028 Housing Units	3,340	37,589	98,560
Owner Occupied Housing Units	48.0%	57.1%	56.8%
Renter Occupied Housing Units	43.7%	34.4%	35.6%
Vacant Housing Units	8.2%	8.5%	7.6%
2023 Households by Income			
Household Income Base	2,867	33,705	87,675
<\$15,000	5.4%	4.8%	4.6%
\$15,000 - \$24,999	6.5%	3.7%	4.4%
\$25,000 - \$34,999	6.9%	6.9%	6.5%
\$35,000 - \$49,999	10.4%	8.5%	10.0%
\$50,000 - \$74,999	12.3%	15.3%	15.8%
\$75,000 - \$99,999	11.5%	12.6%	12.7%
\$100,000 - \$149,999	23.2%	21.4%	19.8%
\$150,000 - \$199,999	11.2%	12.2%	11.6%
\$200,000+	12.6%	14.6%	14.6%
Average Household Income	\$120,161	\$129,727	\$127,395



	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	4,713	59,469	152,209
Less than 9th Grade	1.8%	1.5%	1.4%
9th - 12th Grade, No Diploma	1.3%	2.6%	2.3%
High School Graduate	6.9%	9.8%	11.8%
GED/Alternative Credential	0.0%	1.9%	2.2%
Some College, No Degree	17.1%	17.6%	17.9%
Associate Degree	12.9%	9.4%	8.8%
Bachelor's Degree	40.7%	35.3%	33.9%
Graduate/Professional Degree	19.3%	21.8%	21.7%
2023 Population 15+ by Marital Status			
Total	5,573	69,747	179,417
Never Married	15.2%	28.7%	30.0%
Married	56.0%	56.6%	56.2%
Widowed	13.8%	4.9%	4.4%
Divorced	15.0%	9.8%	9.4%

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