

INVESTMENT SALE UPSIDE POTENTIAL

INDEPENDENCE PLAZA III
14310 Northbrook Drive



NORTH CENTRAL SAN ANTONIO OFFICE BUILDING - 100% LEASED



PROPERTY DESCRIPTION

Independence Plaza III is a 2-story office building consisting of 20,912 rentable square feet. The property is 100% leased with thirteen professional businesses including legal, engineering, real estate, and certified public accounting; as well as healthcare related services including a deaf interpreter, consulting and dental. All tenants enjoy their share of covered surface parking.

LOCATION DESCRIPTION

Located at 14310 Northbrook Drive in the North Central submarket of San Antonio, Texas. The property is situated near US Hwy 281 just minutes from the San Antonio International Airport and provides convenient, easy access to and from all areas of the city. The building proximity is easily accessible to many restaurants, banking options, and recreational facilities, ideal for both work and leisure.

OFFERING SUMMARY

Sales Price: \$4,000,000

NOI: \$311,690

CAP Rate: 7.79%

Gross Bldg: 22,214 SF

Floors: 2 Story

Tenants: 13

Lot Size: 1.16 Acres

Pkg Ratio: 4/1,000

Year Built: 1999

Zoning: C-3R

LEASING SUMMARY

Independence Plaza III
14310 NORTHBROOK DRIVE | San Antonio, TX 78232



Lease Terms

Gross Bldg SF:	22,214
Rentable SF	20,912
Core Factor	17%
Lease Rate:	\$22.00
Lease Type:	Modified Gross
Parking:	Free surface
Parking Ratio:	3.99 per 1,000
Covered Pkg:	2 @ no chg
Elevators:	1
Janitorial Services:	Common Areas only; Tenant's provided own

Attractive Office Leasing Option

The office space at Independence Plaza III is economically priced with an easy, inclusive lease structure for budget conscious business executives looking for a practical, professional environment.

The property is nestled just off US Hwy 281 within a commercial office area that fosters a relaxing, professional business setting.

Property Amenities

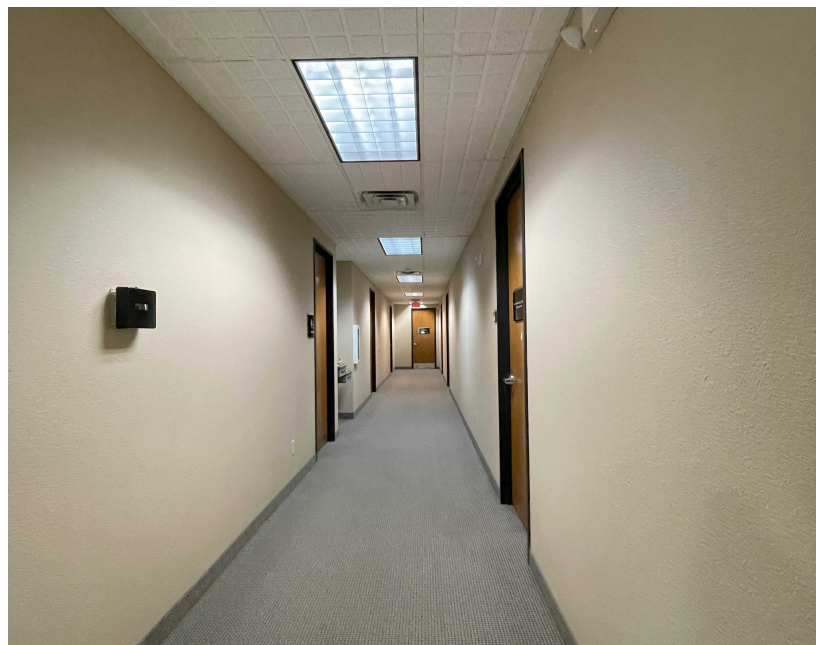
Visitors are welcomed by an attractive main open lobby, spacious with high ceilings, and well-lit by natural light through the full height perimeter glass entry wall. The lobby is framed on one side with a prominent open staircase encouraging use.

The building lobby is comfortably furnished, contains a new electronic directory, and is conveniently accessible to a shared building conference room available for building tenants.

PROPERTY PHOTOS

Independence Plaza III

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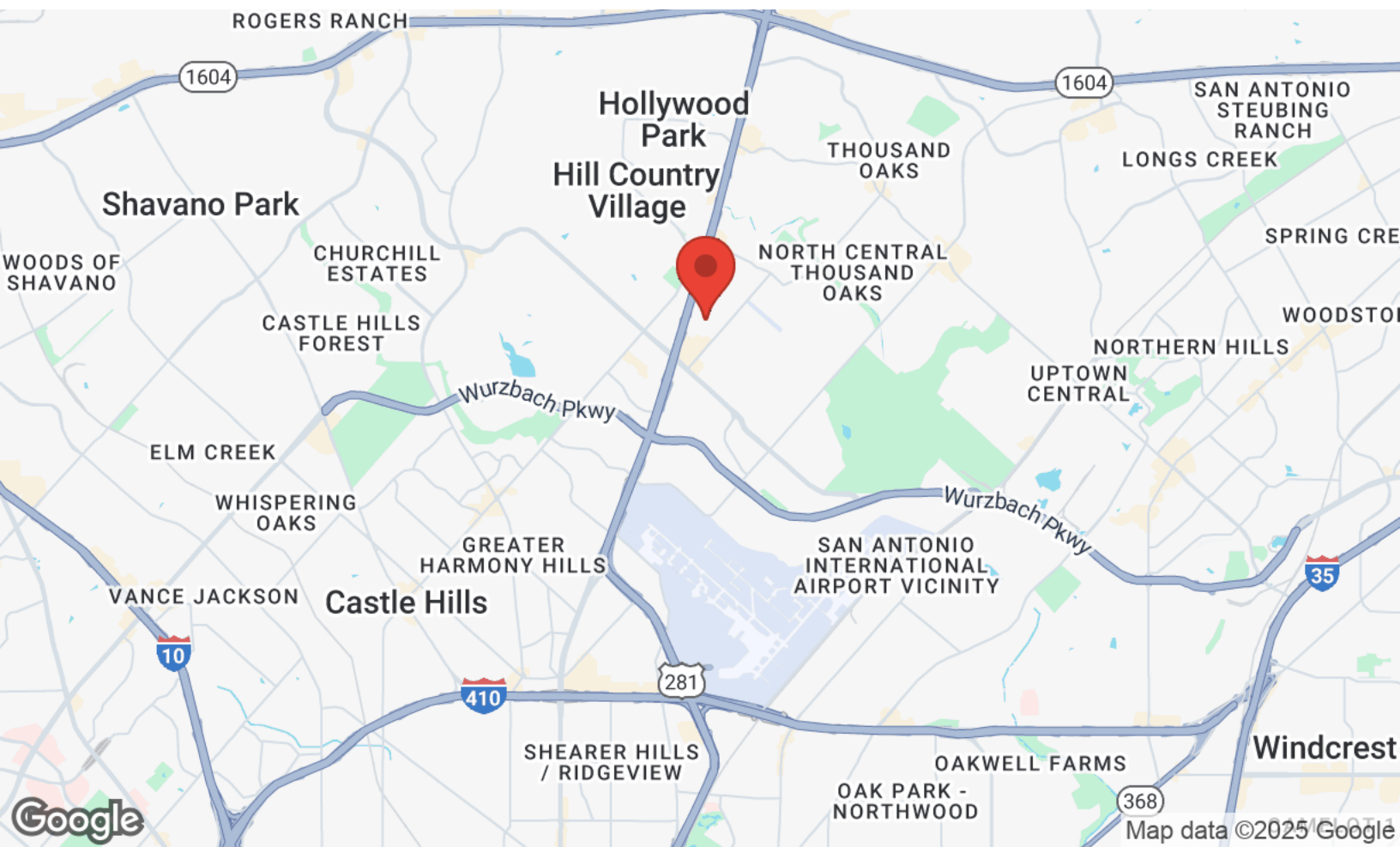
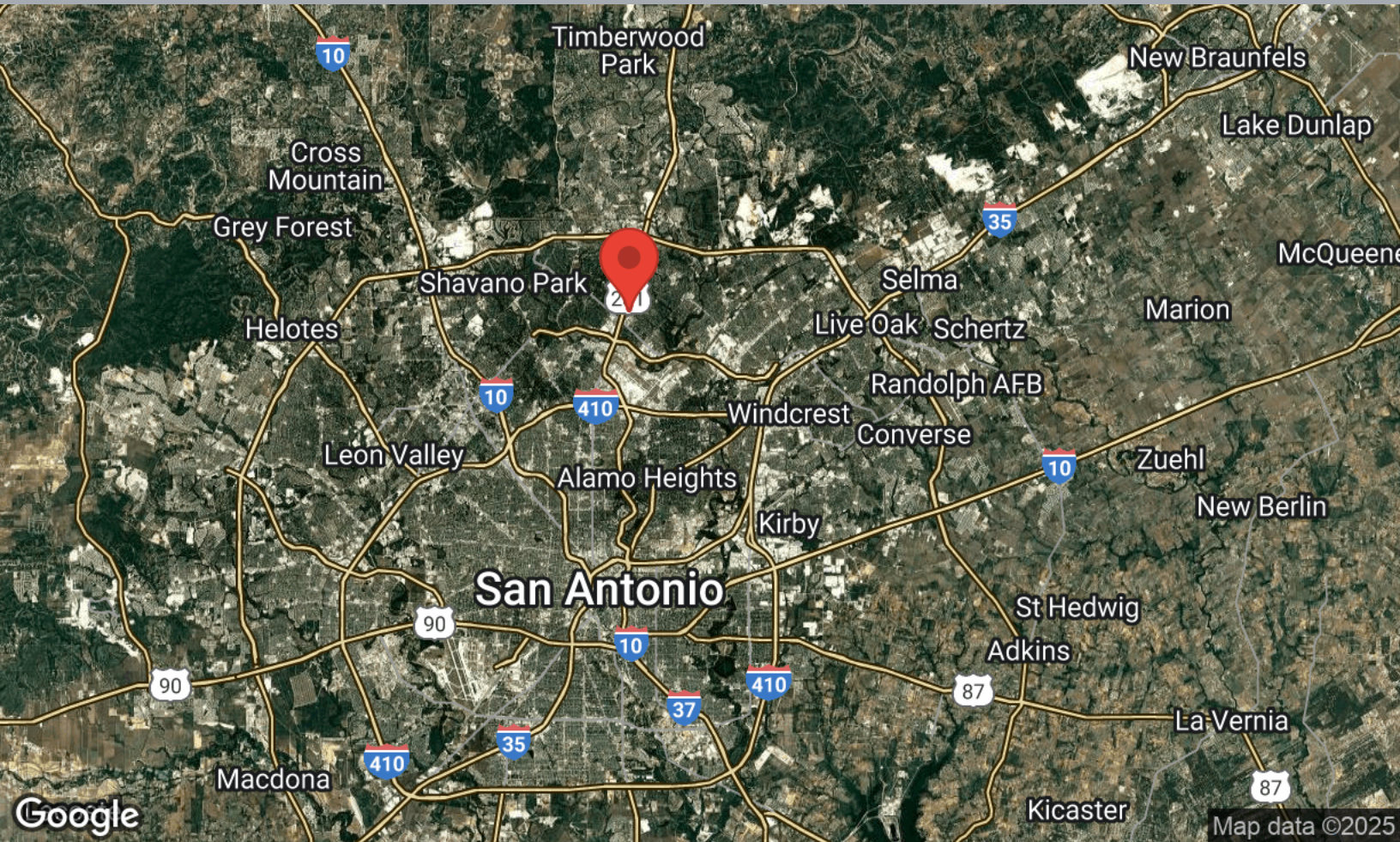
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LOCATION MAPS

Independence Plaza III

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AERIAL MAP

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BUSINESS MAP


Independence Plaza III


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 Prosperity Bank


 Alamo Cafe


 Burger Boy


 EZ'S Brick Oven & Grill

 Max and Louie's New York Diner


 El Jarro de Arturo


 Ozona Bank - San Antonio

 Comerica Bank

 Olive Garden Italian Restaurant

 CAVA

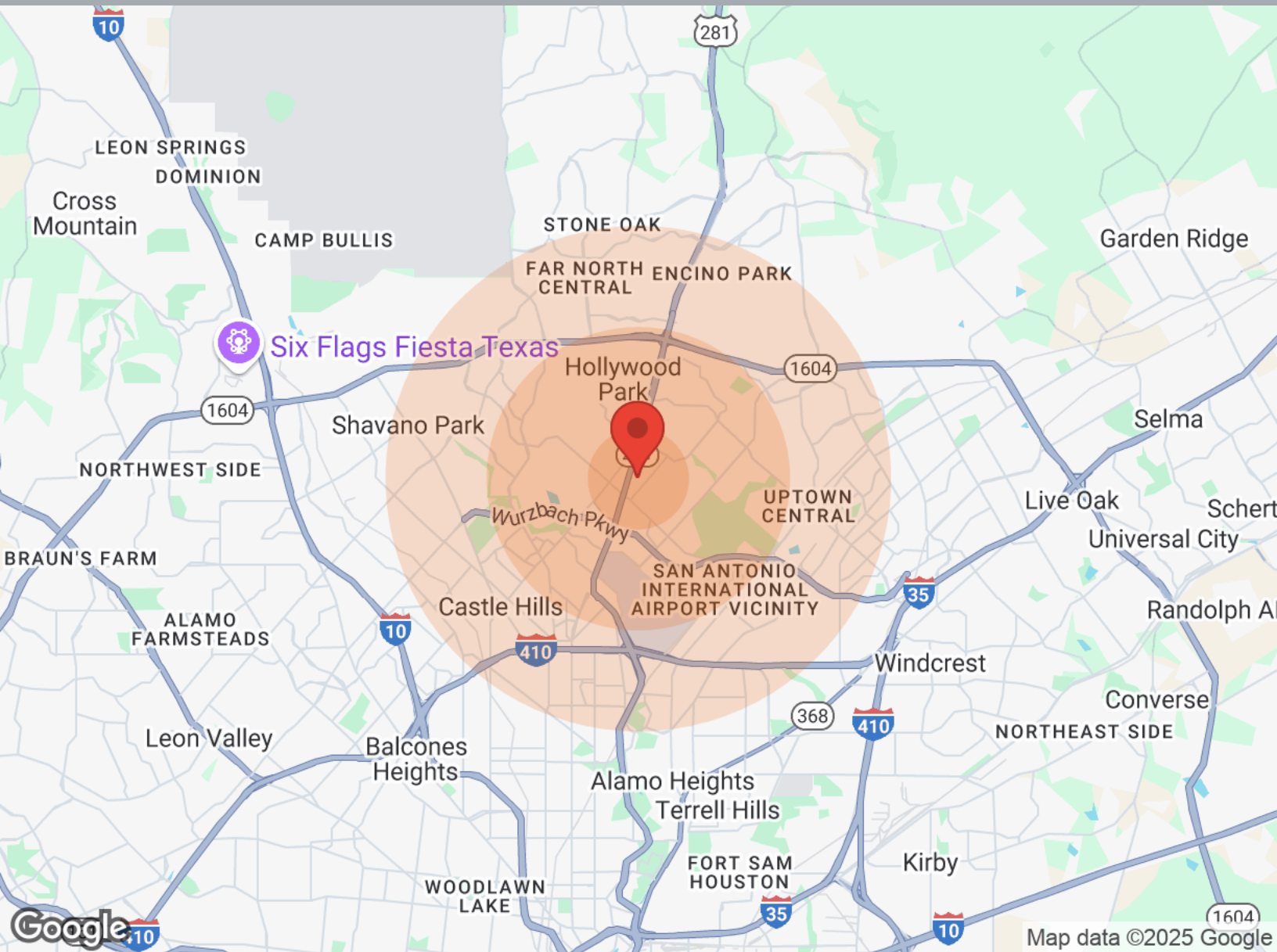
 Texstar National Bank

 American Bank

DEMOGRAPHICS

Independence Plaza III

14310 NORTHBROOK DRIVE | San Antonio, TX 78232



Population	1 Mile	3 Miles	5 Miles
Male	4,520	43,549	122,101
Female	4,804	46,143	130,246
Total Population	9,324	89,692	252,347

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,432	16,012	47,763
Ages 15-24	963	9,924	31,518
Ages 25-54	3,901	38,241	101,589
Ages 55-64	1,410	11,502	32,535
Ages 65+	1,618	14,013	38,942

Race	1 Mile	3 Miles	5 Miles
White	8,121	72,849	205,758
Black	254	3,950	11,424
Am In/AK Nat	10	277	535
Hawaiian	N/A	13	63
Hispanic	2,925	35,308	99,599
Multi-Racial	1,398	20,802	55,454

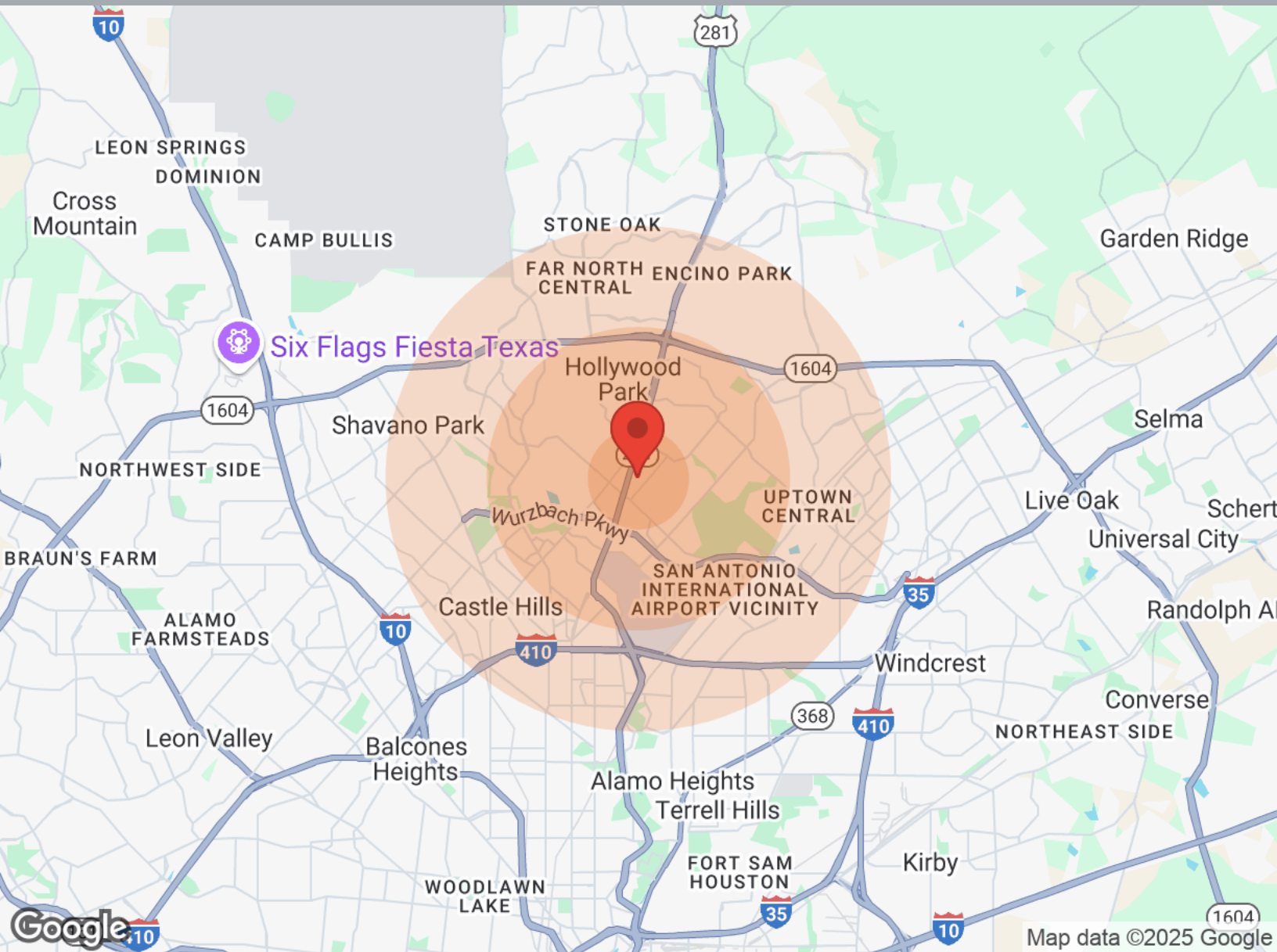
Income	1 Mile	3 Miles	5 Miles
Median	\$71,052	\$59,080	\$67,327
< \$15,000	295	3,321	9,215
\$15,000-\$24,999	305	4,552	10,394
\$25,000-\$34,999	609	4,515	10,165
\$35,000-\$49,999	669	6,096	13,876
\$50,000-\$74,999	757	7,215	18,659
\$75,000-\$99,999	556	5,524	13,785
\$100,000-\$149,999	636	5,409	15,954
\$150,000-\$199,999	401	2,140	7,281
> \$200,000	228	1,686	7,134

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,741	44,095	117,527
Occupied	4,477	41,312	108,360
Owner Occupied	2,505	21,023	61,894
Renter Occupied	1,972	20,289	46,466
Vacant	264	2,783	9,167

DETAILED DEMOGRAPHICS

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Elize Pruske, CCIM

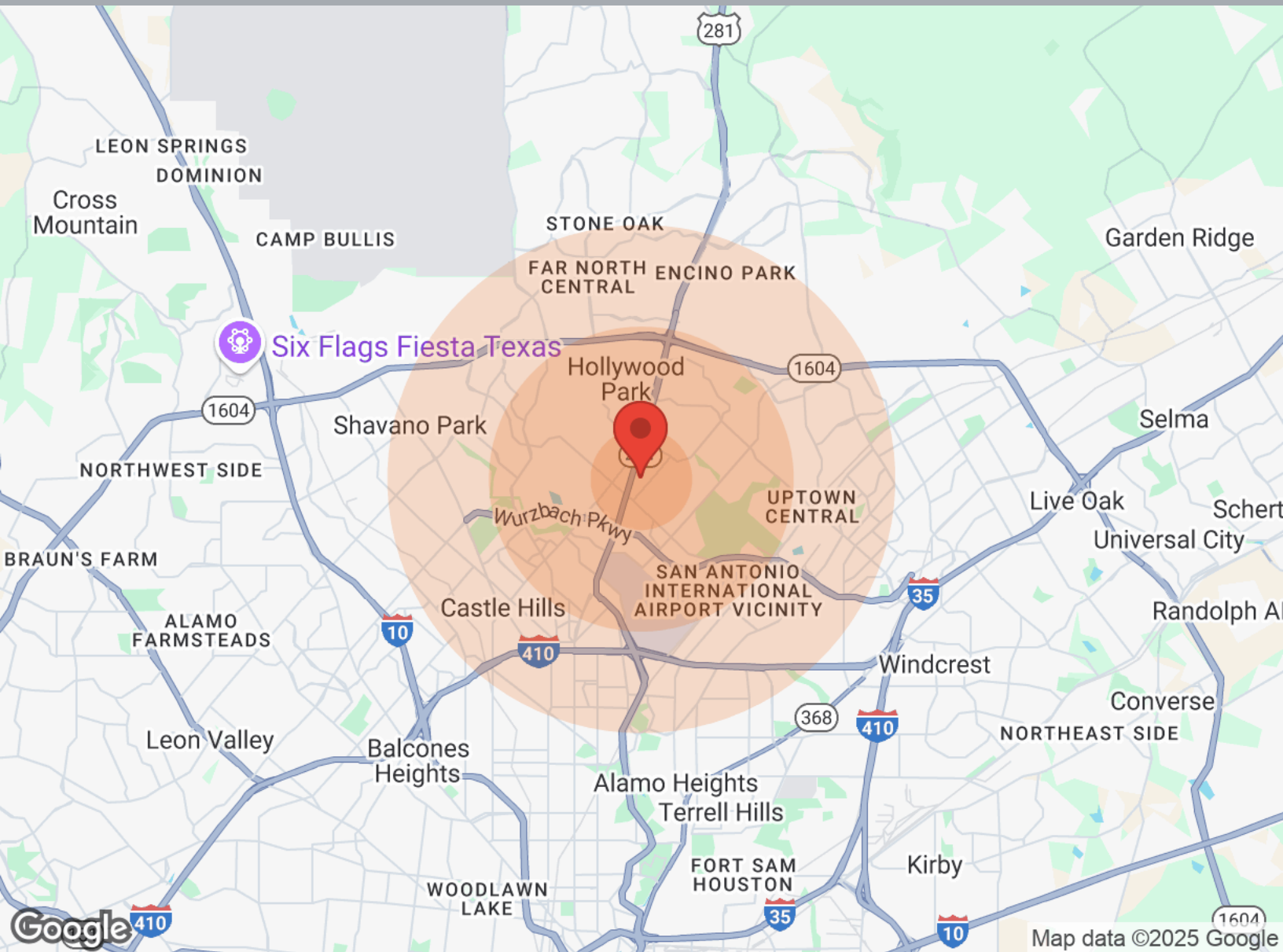
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Ages 0-4	450	5,017	14,405	Median	\$71,052	\$59,080	\$67,327
Ages 5-9	519	5,832	17,300	< \$10,000	197	1,897	4,791
Ages 10-14	463	5,163	16,058	\$10,000-\$14,999	98	1,424	4,424
Ages 15-19	466	4,881	15,636	\$15,000-\$19,999	79	2,217	5,051
Ages 20-24	497	5,043	15,882	\$20,000-\$24,999	226	2,335	5,343
Ages 25-29	543	5,525	15,797	\$25,000-\$29,999	253	2,302	4,974
Ages 30-34	576	5,971	15,653	\$30,000-\$34,999	356	2,213	5,191
Ages 35-39	621	6,403	16,076	\$35,000-\$39,999	272	1,948	4,509
Ages 40-44	672	6,792	17,177	\$40,000-\$44,999	196	2,181	4,867
Ages 45-49	735	6,953	18,483	\$45,000-\$49,999	201	1,967	4,500
Ages 50-54	754	6,597	18,403	\$50,000-\$60,000	302	3,167	8,033
Ages 55-59	736	6,114	17,340	\$60,000-\$74,000	455	4,048	10,626
Ages 60-64	674	5,388	15,195	\$75,000-\$99,999	556	5,524	13,785
Ages 65-69	546	4,447	12,272	\$100,000-\$124,999	435	3,781	9,929
Ages 70-74	400	3,348	9,120	\$125,000-\$149,999	201	1,628	6,025
Ages 74-79	275	2,411	6,575	\$150,000-\$199,999	401	2,140	7,281
Ages 80-84	176	1,628	4,438	> \$200,000	228	1,686	7,134
Ages 85+	221	2,179	6,537				

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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

<u>EP Commercial Real Estate, LLC</u>	<u>9008404</u>	<u>epruske@epcommercialrealestate.com</u>	<u>(210)416-3491</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Elize Pruske</u>	<u>0367619</u>	<u>epruske@epcommercialrealestate.com</u>	<u>(210)416-3491</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Elize Pruske</u>	<u>0367619</u>	<u>epruske@epcommercialrealestate.com</u>	<u>(210)416-3491</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

EP Commercial Real Estate, LLC, 215 West Bandera Road, Ste. 114-724 Boerne TX 78006
Elize Pruske

Information available at www.trec.texas.gov

IABS 1-0 Date

Independence

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www.lwolf.com

DISCLAIMER / DISCLOSURES

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GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA") (if applicable), to determine the potential flood risk of their Property.