MARSHALL MEADOWS - SAN ANTONIO, TX

Northwest San Antonio

- **Introduction:** This unique investment opportunity, consisting of 13 new construction duplexes, is located 4 miles from the South Texas Medical Center - which employs over 56,000 people, within 12 miles of Downtown San Antonio, and is surrounded on all sides by new, high-end retail.
- **Accessibility:** Marshall Meadows is 1 mile off of loop 1604, and 3.5 miles from loop 410. Because of this, residents enjoy ease of access to all of San Antonio's newest and most substantial shopping and medical amenities.
  - 0.4 miles to John Marshall High School
  - 1.7 miles to Leon Valley Elementary School
  - 3.5 miles to Connally Middle School
  - Surrounded by high end retail
  - 4 miles from the South Texas Medical Center
  - 8 miles from University of Texas San Antonio
  - 12 Miles from Downtown San Antonio
- **Investment Highlights:**
  - San Antonio leads Texas in construction job growth.
  - Methodist unveils $200M expansion of med center campus
  - San Antonio ranks #1 in Texas job growth
  - San Antonio economy diverse, resilient

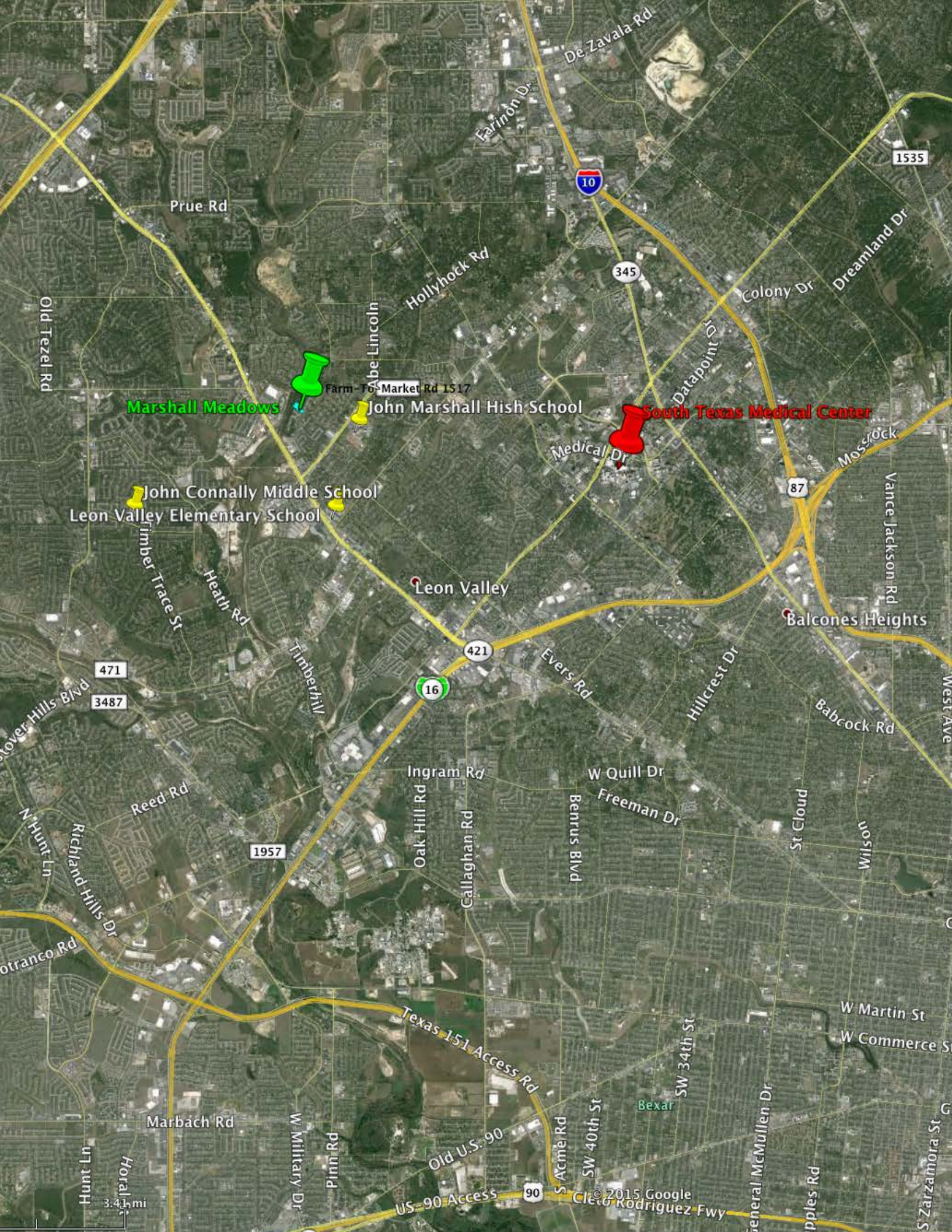
PRICE/COSTS:

- **Sales Price:**
  - **Plans 2536, 2596, 2614 = $347,200 per duplex**
  - **Plan 2736 = $357,300 per duplex**
  - **Plans 2806, 2832 = $369,600 per duplex**
- **Rents:**
  - **Plans 2536, 2596, 2614 = $1,550 per door**
  - **Plan 2736 = $1,595 per door**
  - **Plans 2806, 2832 = $1,650 per door**
- **H.O.A.: $600* per duplex/annually**
- **Tax Rate: 2.69% (Bexar Co.)**
- **Leasing & Mgmt: 65-100%** & 5%**
- **Utilities: Paid by Tenant**
- **Demographics (click link)**
- **Location Map (click link)**

***This fee includes the mowing of front yards.**

****65% if leased "in house", and 100% if the lease is represented by an outside agent.**

*All information contained within this package is to be verified by the individual buyers.


De Zavala Rd
Farinon Dr
1535
10
Prue Rd
Hollyhock Rd
345
Colony Dr
Dreamland Dr
Old Tezel Rd
Abe Lincoln
Datapoint Dr
Farm-To-Market Rd 1517
Marshall Meadows
John Marshall Hish School
South Texas Medical Center
Medical Dr
Mossrock
87
John Connally Middle School
Leon Valley Elementary School
Timber Trace St
Heath Rd
Vance Jackson Rd
Leon Valley
Balcones Heights
421
471
3487
16
Timberhill
Evers Rd
Hillcrest Dr
Babcock Rd
West Ave
Ingram Rd
W Quill Dr
Freeman Dr
Reed Rd
N Hunt Ln
Richland Hills Dr
1957
Oak Hill Rd
Callaghan Rd
Benrus Blvd
St Cloud
Wilson
Texas 151 Access Rd
W Martin St
W Commerce St
SW 34th St
Bexar
Marbach Rd
W Military Dr
Pinn Rd
Old U.S. 90
S Acme Rd
SW 40th St
General McMullen Dr
Hunt Ln
Horal
3.41 mi
US 90 Access
90
Cleto Rodriguez Fwy
© 2015 Google
S Zarzamora St

LOCATION HIGHLIGHT - SOUTH TEXAS MEDICAL CENTER

ABOUT US

The dream of a major health care center in south Texas started small. But over the years, it's gotten so much bigger. And so much better. When the South Texas Medical Center (STMC) started in 1961, it consisted of a single hospital. Today, it is made up of over 75 medically related institutions, more than 45 clinics, 12 major hospitals, 1 higher education institution, and countless small practices, offices and non-medical businesses.

With over 900 acres, the Medical Center has not only grown in size, it has grown in impact—serving patients from across the globe and contributing significantly to worldwide medical research.

TIMELINE

The Dream: 1947-1961

In 1944, community leaders began discussions about bringing a medical school to San Antonio. By 1947 they established the San Antonio Medical Foundation as a not-for-profit Texas corporation to formally pursue this goal—and backed it up with donations of 200 acres of land.

The Early Years: 1961-Present

In 1961, the University of Texas Board of Regents and the Texas Legislature decided to locate the South Texas Medical School in San Antonio—and the foundation responded by transferring 100 acres to the university for the building site. When the board advised that the school be associated with a teaching hospital, the foundation acquired over 700 acres to support this goal and ensure future expansion.

The Future: 2012 & Beyond

Most of the land held by the foundation has been granted or leased exclusively for medical and health service uses. Today, however, the Medical Center area has expanded to become its own community—with multiple office buildings, hotels, apartments, restaurants, shops and services in addition to numerous major hospitals, clinics, research labs, technical and support facilities. And there are approximately 290 acres of foundation land that still await future development.

8 FACTS ABOUT STMC*

Sheer numbers can't tell the whole tale of the impact that the Medical Center has had on the health of individuals, the lives of families, and the community as a whole. Still, some of those numbers are impressive:

The current number of employees working in the Medical Center (at both medical and non-medically related employers) has reached approximately 56,000 employees.

There were 5.38 million outpatient visits in 2010. A 55% increase since 2000.

Annual 2010 inpatient visit totaled 104,276. A 10% increase since 2000.

Total estimated annual billings and economic impact of patients coming from outside Bexar County—approximately $600 million.

Annual budget, including research, for 2010 was $3.409 billion—an increase of 69% over the year 2000.

In 2010, total research grants awarded amounted to $211 million—a 69% increase since 2000.

Total investment in facilities and equipment is valued at $2,679 billion—an increase of 43% since 2001.

Capital projects projected over the next 5 years total approximately $1.031 billion.

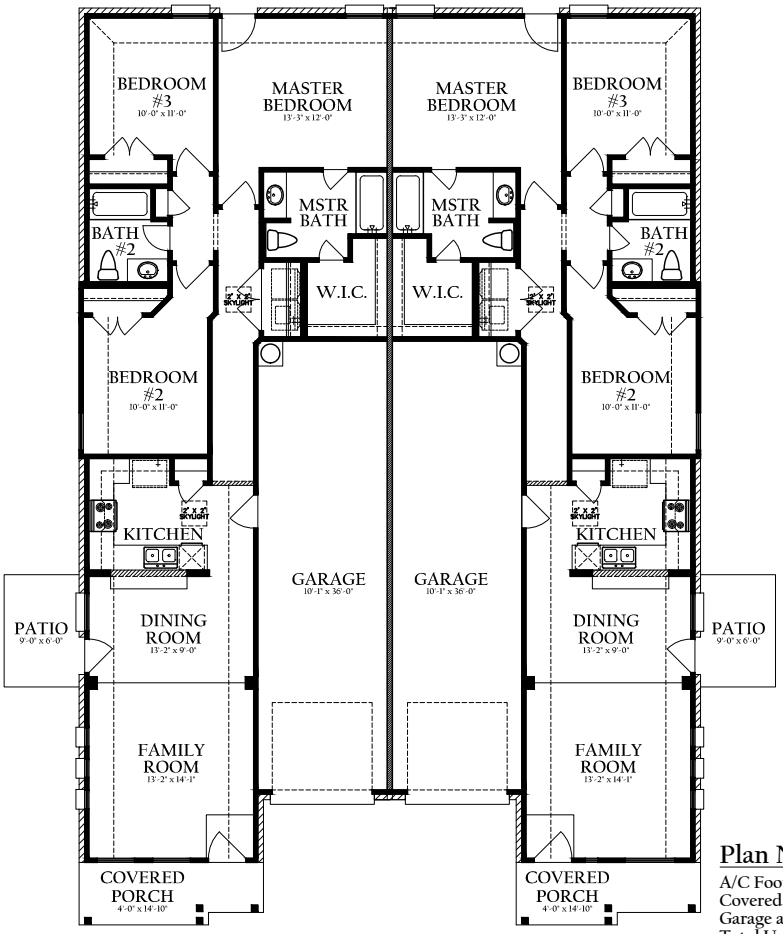
*Data from the 2011 South Texas Medical Center Area Progress report.

SUBDIVISION PLAT

FLOOR PLANS & ELEVATIONS

2536 Plan

Value Builders, Inc.



ADAMSON Home Designs, Inc.

ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.

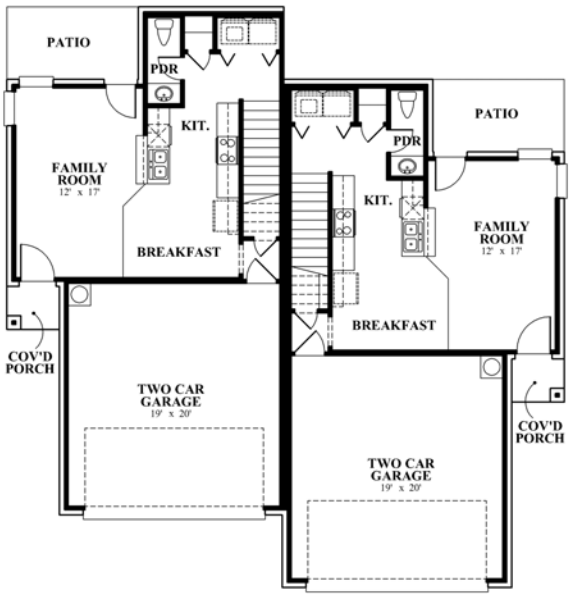
COPYRIGHT © ADAMSON HOME DESIGNS, INC. 2013

Plan Number:	2536
A/C Footage:	2,536 S.F.
Covered Porch/Patio:	137 S.F.
Garage and Storage:	778 S.F.
Total Under Roof:	3,451 S.F.
Width/Depth:	49'-10" X 73'-6"

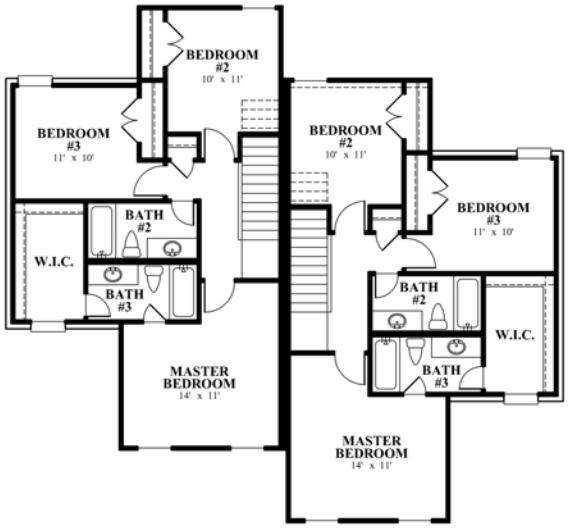
FLOOR PLANS & ELEVATIONS

2596 Plan

FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plan Number:	**2596**
A/C Footage:	2596 S.F.
Covered Porch/Patio:	36 S.F.
Garage and Storage:	846 S.F.
Total Under Roof:	3478 S.F.
Width/Depth:	50' X 52'

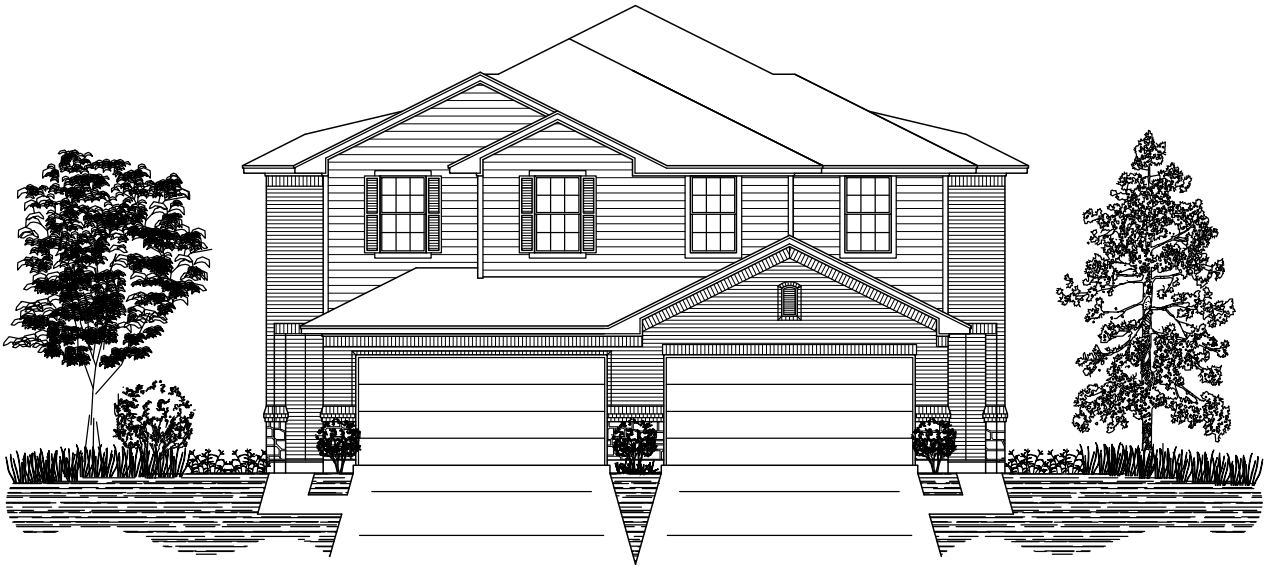
ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.

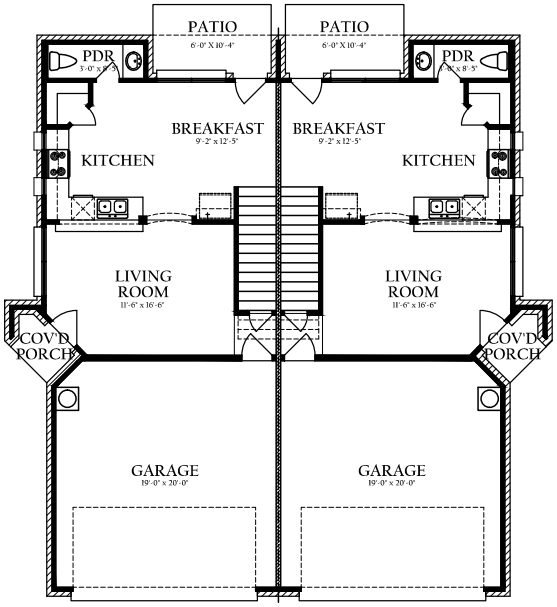
COPYRIGHT © ADAMSON HOME DESIGNS, INC. 05-13-08

FLOOR PLANS & ELEVATIONS96

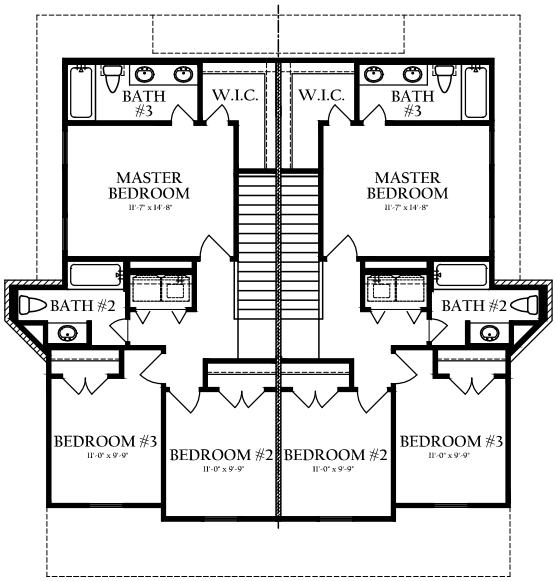
2614 Plan

Value Builders, Inc.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plan Number:	2614
A/C Footage:	2,614 S.F.
Covered Porch/Patio:	122 S.F.
Garage and Storage:	834 S.F.
Total Under Roof:	3,570 S.F.
Width/Depth:	51'-1" X 47'-11"

ADAMSON Home Designs, Inc.

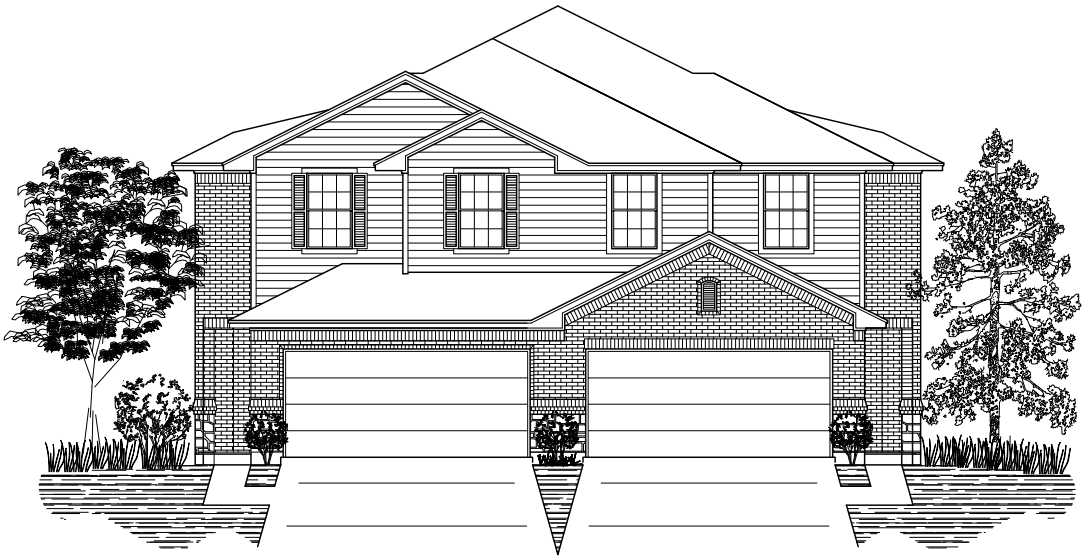
ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.

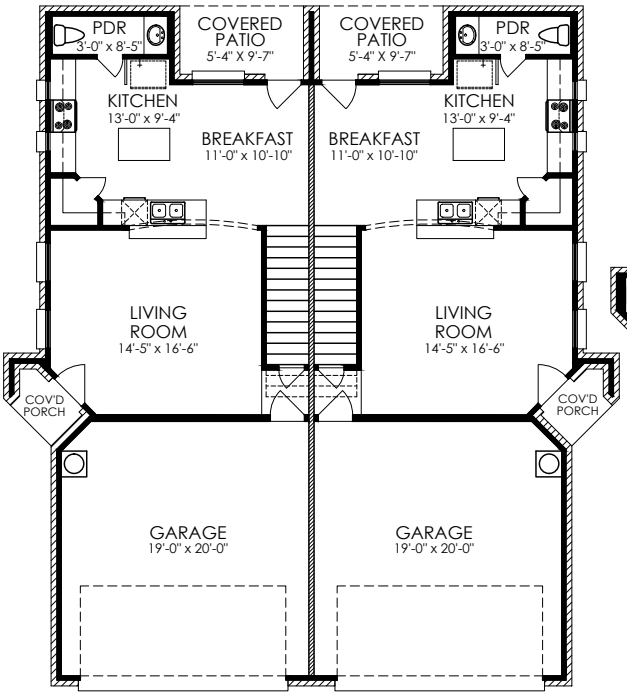
COPYRIGHT © ADAMSON HOME DESIGNS, INC. 2013

FLOOR PLANS & ELEVATIONS

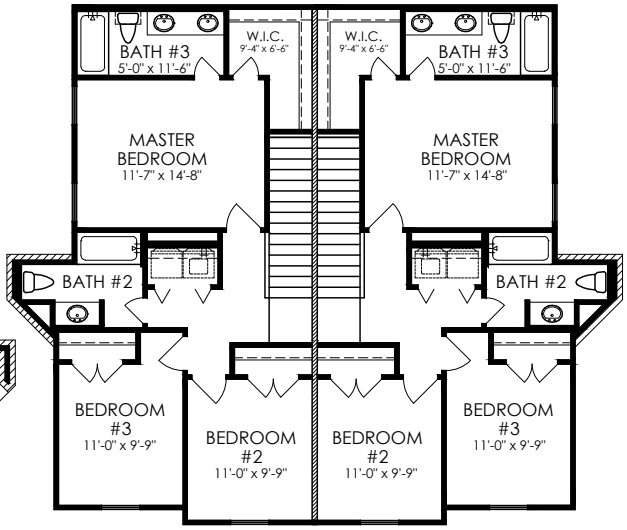
2736 Plan

Value Builders, Inc.





FIRST FLOOR PLAN



SECOND FLOOR PLAN

ADAMSON Home Designs, Inc.

ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.

COPYRIGHT © ADAMSON HOME DESIGNS, INC. 2015

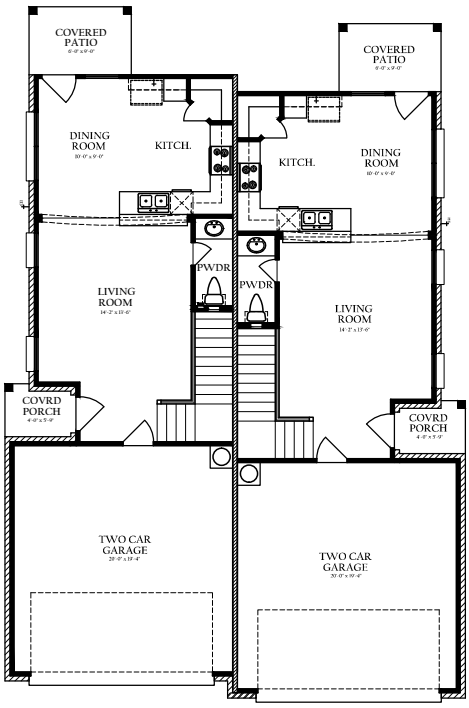
Plan Number: 2736

A/C Footage:	2,736 S.F.
Covered Porch/Patio:	158 S.F.
Garage and Storage:	834 S.F.
Total Under Roof:	3,692 S.F.
Width/Depth:	47'-11.5" X 53'-0"

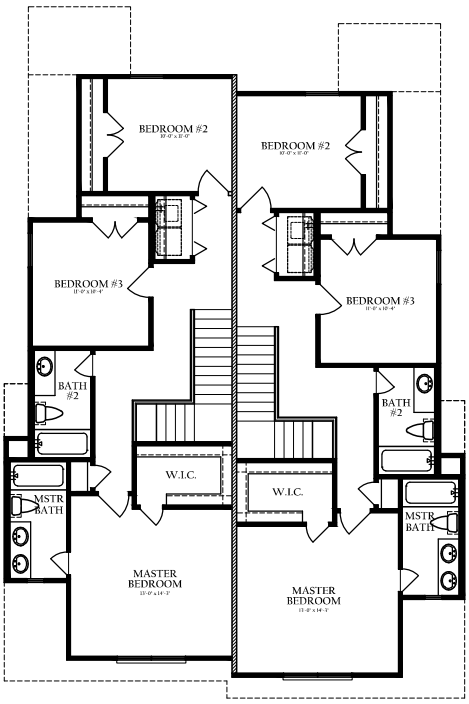
FLOOR PLANS & ELEVATIONS

2806 Plan

Value Builders, Inc.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plan Number:	2806
A/C Footage:	2,806 S.F.
Covered Porch/Patio:	158 S.F.
Garage and Storage:	854 S.F.
Total Under Roof:	3,818 S.F.
Width/Depth:	40'-7" X 60'-0"

ADAMSON Home Designs, Inc.

ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.

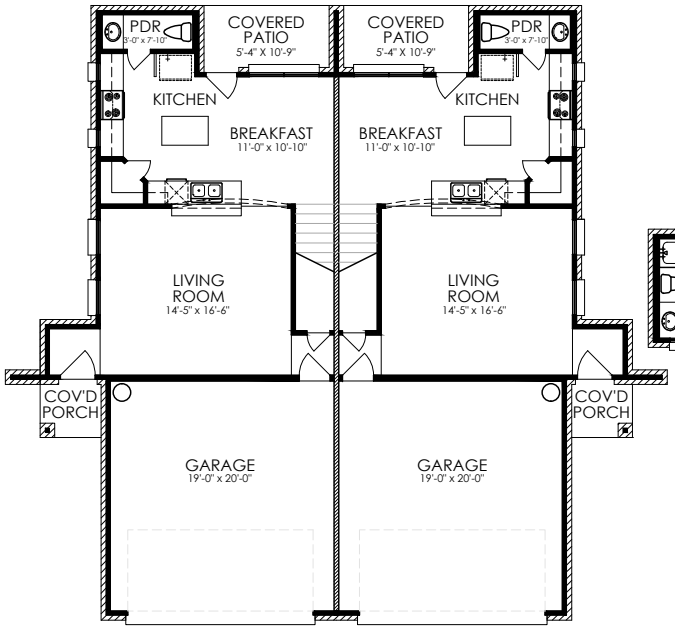
COPYRIGHT © ADAMSON HOME DESIGNS, INC. 2013

FLOOR PLANS & ELEVATIONS

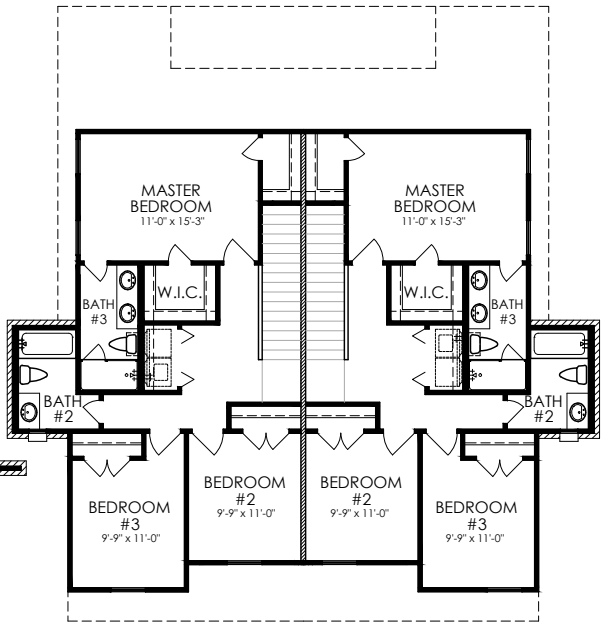
2832 Plan

Value Builders, Inc.

FRONT ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ADAMSON Home Designs, Inc.

ALL SQUARE FOOTAGES AND ROOM SIZES ARE APPROXIMATE.
COPYRIGHT © ADAMSON HOME DESIGNS, INC. 2015

Plan Number: 2832-1

A/C Footage:	2,832 S.F.
Covered Porch/Patio:	170 S.F.
Garage and Storage:	836 S.F.
Total Under Roof:	3,838 S.F.
Width/Depth:	57'-1" X 53'-0"