



The Reserves at Alamo Heights

200 Units on 17.2 Acres



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General Property Information

First American Commercial Property Group is pleased to present for sale “The Reserves at Alamo Heights”, located in San Antonio, Texas. Built in 1965, The Reserves at Alamo Heights consists of multi-family units on 17.1892 acres.

Situated near the southwest corner of Broadway and Loop 410, this well-located property (visible from Loop 410) provides for strong traffic counts exceeding 160,000 cars per day on Loop 410. The Reserves at Alamo Heights is situated within a dense commercial/ multi-family area directly south of the San Antonio International Airport and along the proposed route for the Austin/ San Antonio Commuter Rail that is currently in the planning stages by the Lone Star Rail District.

Given the size and location of the Reserves at Alamo Heights this is an excellent redevelopment opportunity with interim cash flow.

Location: The physical address of the property is 8446 Country Village Lane, San Texas 78209. The property is situated in northwest San Antonio. The property is located just southeast of the intersection of U.S. Highway 281 and NE Loop 410, and directly south of the San Antonio International Airport.

Asking Price: Contact Broker for Pricing

Cap Rate & NOI: The Property’s financial information is available upon request, post execution of a Confidentiality Agreement and at Owner’s sole discretion.

Size: The property consists of an irregularly-shaped parcel of land that totals approximately 17.1892 acres.

Improvements: 200 units in 36 Buildings and a 3,000 s.f. Leasing Office/ Clubhouse

Unit Mix:	Size:	No. of Units:	Sq. Feet:
	1 bed/1 bath	32	640
	2 bed/1 bath	120	730
	2 bed/2 bath	48	850

School District: Alamo Heights Independent School District

Utilities: Water: San Antonio Water System (SAWS)
Sewer: San Antonio Water System (SAWS)
Electrical & Gas: City Public Service (CPS)
Prospective buyers should retain an independent engineer to verify the location, accessibility, and capacity of all utilities.

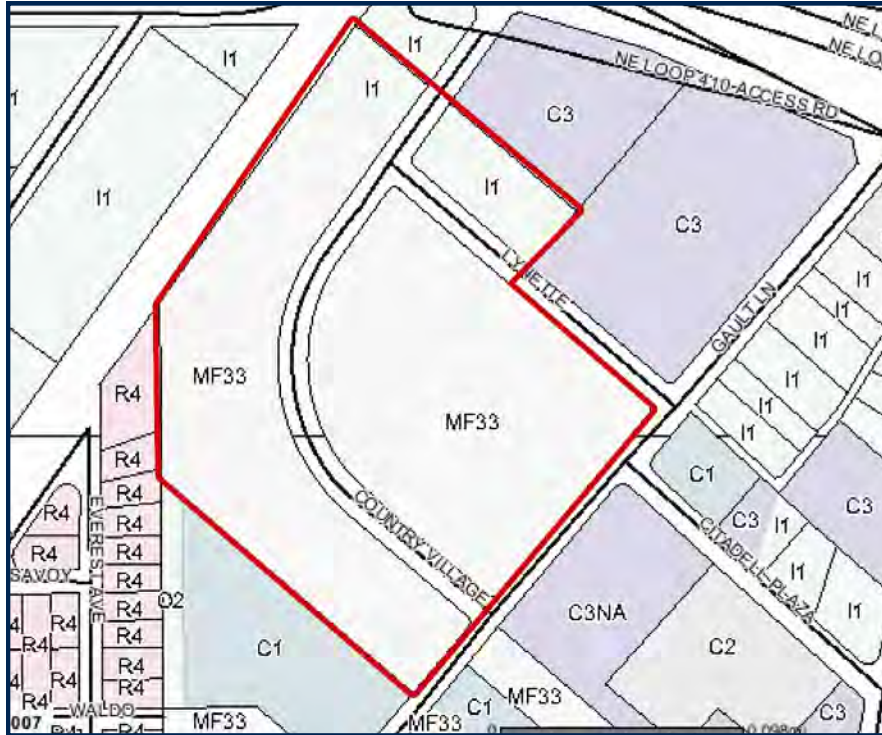


All information furnished regarding property offered is from sources deemed reliable, but no warranty or representation is made regarding accuracy or completeness thereof and same is subject to changes of price or terms, prior sales or disposition, or withdrawal without notice.

General Property Information, cont.

Zoning: "MF-33" Multi-Family District & "I-1" Light Industrial District

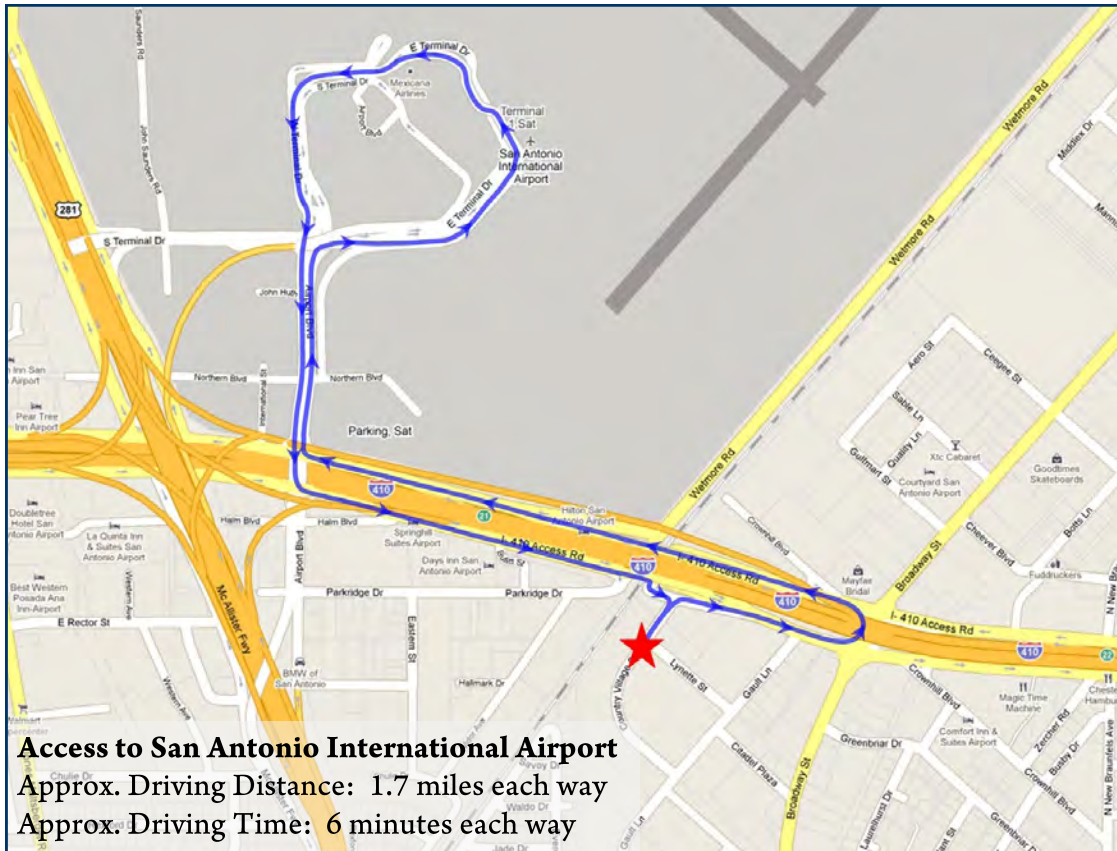
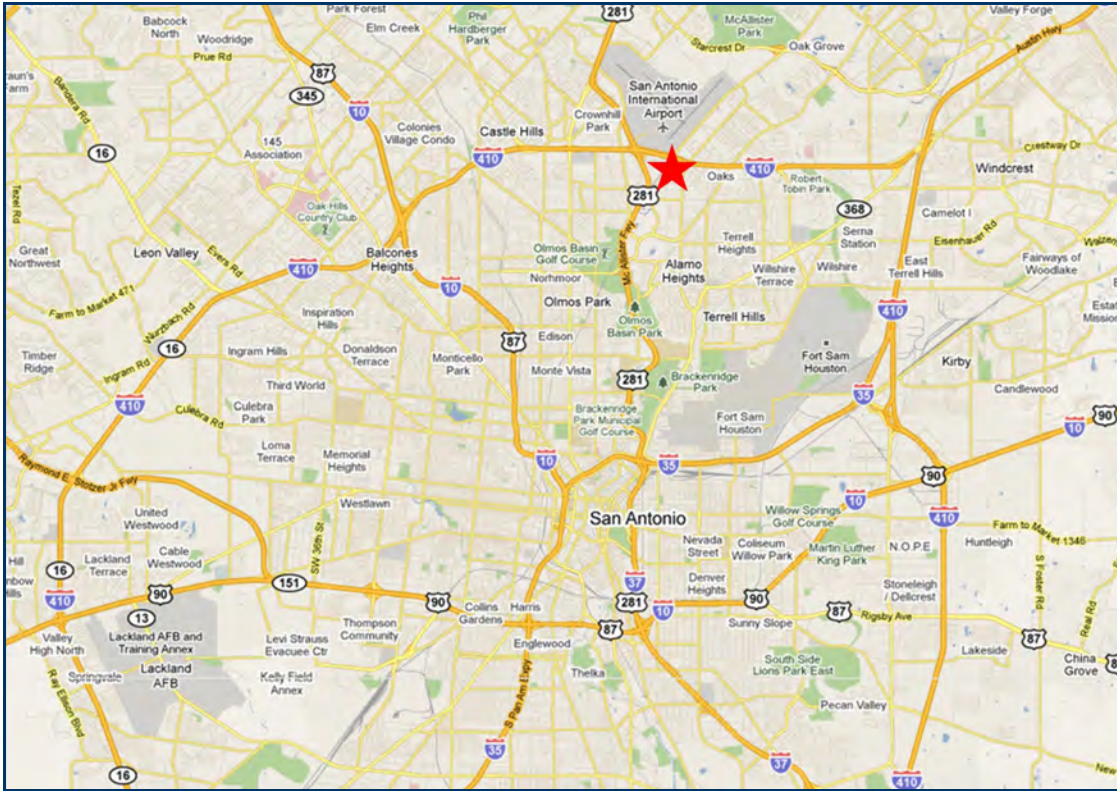
Current COSA Zoning Map:



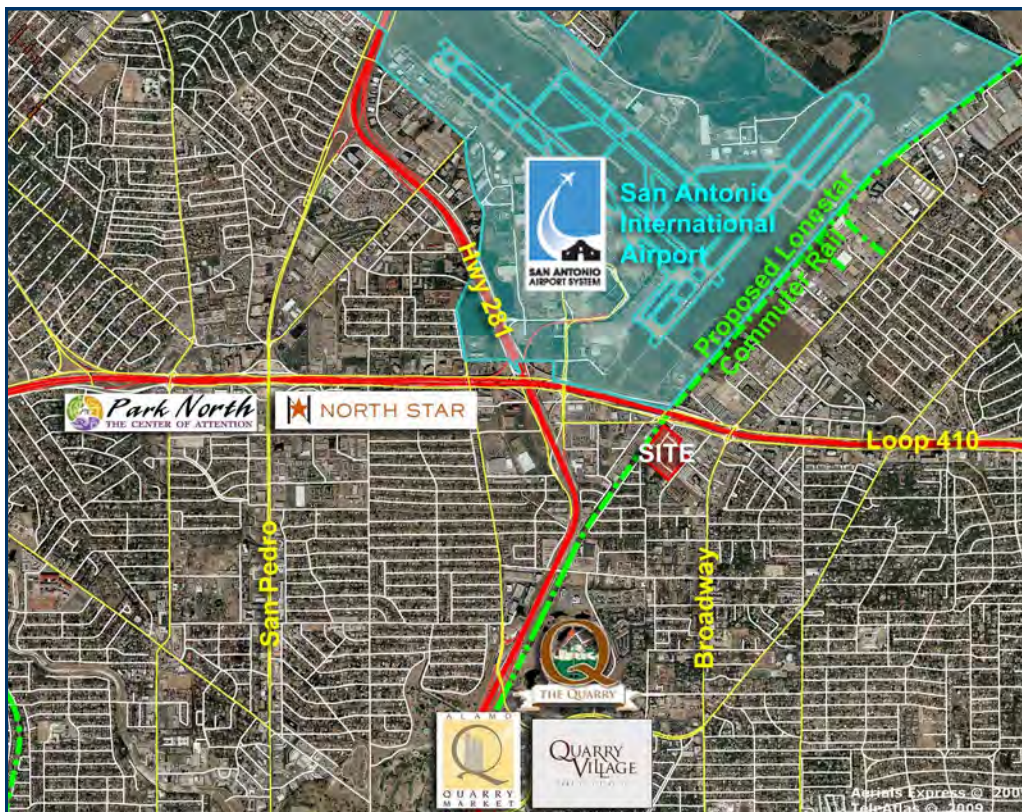
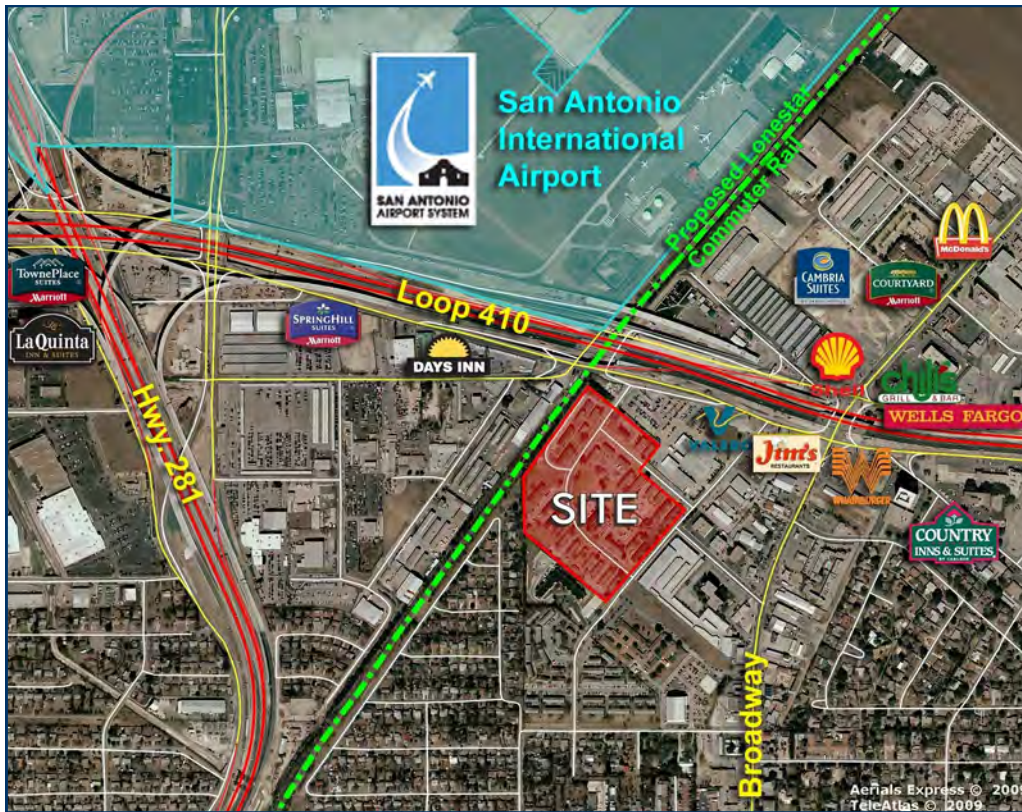
2010 Demographics:

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	8,784	82,341	276,405
Est. No. of HH:	3,843	36,085	113,172
Avg. HH Income:	\$62,300	\$65,386	\$61,771
Median Age:	42.4	40.2	36

Maps and Location



Aerials



Information About Brokerage Services

Information Regarding Agency Relationships

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE OWNER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date