

PROPERTY INSPECTION AND MARKET ANALYSIS COMMERCIAL

DEAL #:		PROPERTY ADDRESS:	
SORT #:			

1. GENERAL MARKET CONDITIONS					
CURRENT MARKET CONDITION:	<input type="checkbox"/> DEPRESSED	<input checked="" type="checkbox"/> SLOW	<input type="checkbox"/> STABLE	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> EXCELLENT
EMPLOYMENT CONDITIONS:	<input type="checkbox"/> DECLINING	<input type="checkbox"/> STABLE	<input checked="" type="checkbox"/> IMPROVING		
MARKET PRICE OF THIS TYPE OF PROPERTY HAS:	<input checked="" type="checkbox"/> DECREASED	7	% IN THE PAST	12	MONTHS
	<input type="checkbox"/> INCREASED		% IN THE PAST		MONTHS
	<input type="checkbox"/> REMAINED STABLE				
AMOUNT OF COMPARABLES:	<input type="checkbox"/> NORMAL SUPPLY	<input checked="" type="checkbox"/> OVER SUPPLY	<input type="checkbox"/> SHORTAGE		
DOMINANT PROPERTY USE:	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MULTI-FAMILY	<input checked="" type="checkbox"/> RETAIL	<input type="checkbox"/> OFFICE	<input type="checkbox"/> INDUSTRIAL
NEIGHBORHOOD TYPE:	<input checked="" type="checkbox"/> URBAN	<input type="checkbox"/> SUBURBAN	<input type="checkbox"/> RURAL		
AREA CAP RATES:	8	%	AREA VACANCY RATES:		

2. SUBJECT MARKETABILITY				
FOR THIS AREA, THE SUBJECT IS AN:	<input type="checkbox"/> OVER IMPROVEMENT	<input type="checkbox"/> UNDER IMPROVEMENT	<input checked="" type="checkbox"/> APPROPRIATE IMPROVEMENT	
NORMAL MARKETING TIME IN THE AREA IS:	180 DAYS			
MARKETABILITY OF SUBJECT PROPERTY IS:	<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> GOOD	<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> POOR

3. COMPARABLE LEASES				
ITEM	SUBJECT	COMPARABLE # 1	COMPARABLE # 2	COMPARABLE # 3
STREET ADDRESS				
CITY/STATE				
PROPERTY TYPE				
PROXIMITY TO SUBJECT				
LEASE PRICE/SF/YR	\$			\$
\$/UNIT (Multi-Family Only)	\$	\$	\$	\$
NNN OR GROSS				
DATA SOURCE				
BUILDING SIZE				
AVAILABLE SPACE				
TOTAL OCCUPANCY PER SF				
LOT SIZE				
QUALITY OF CONSTRUCT.				
AGE				
CONDITION				
PARKING				
#BLDGS/#UNITS			/	/

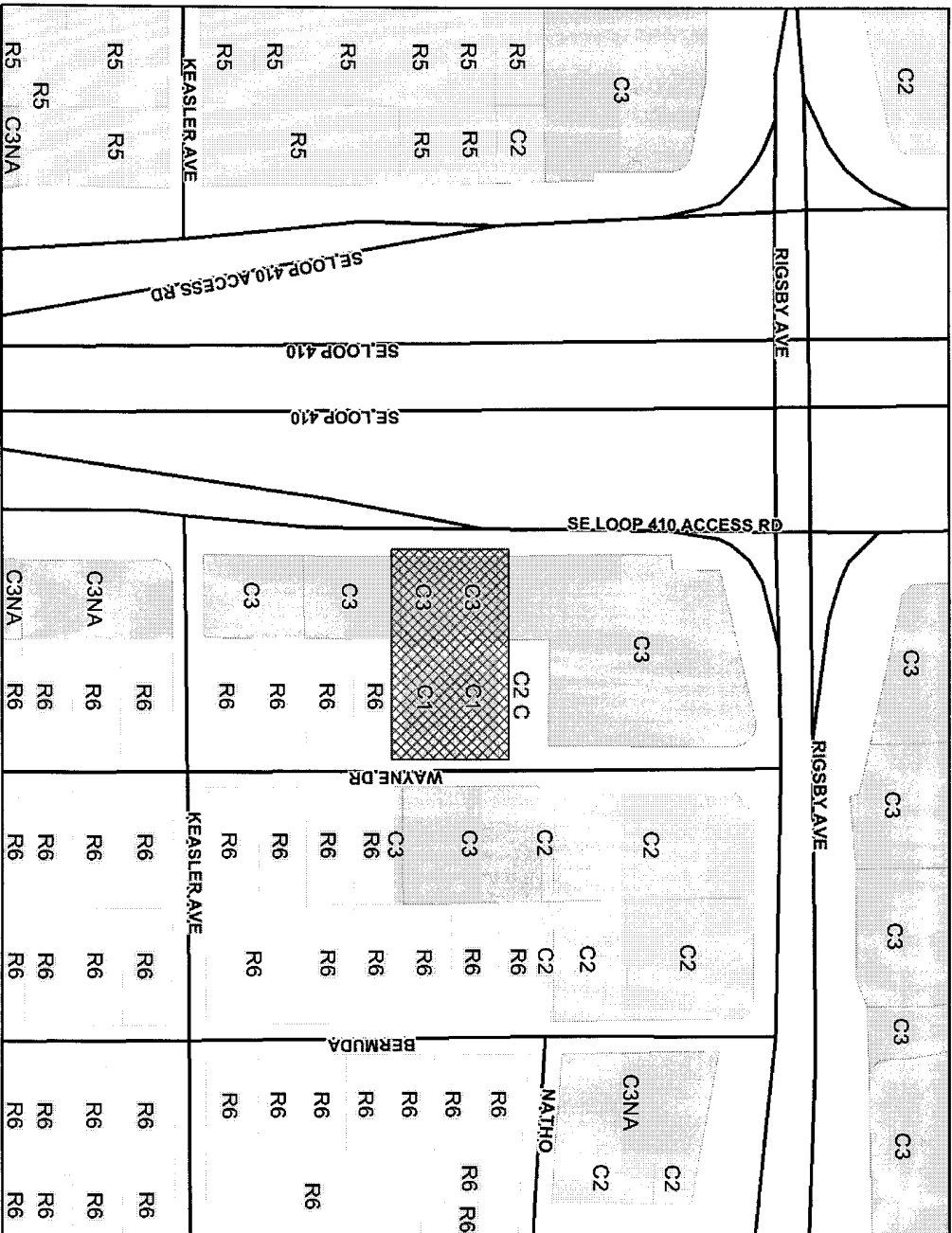
4. COMPARABLE CLOSED SALES (IF THREE CLOSED SALES ARE NOT AVAILABLE, PLEASE USE CURRENT LISTINGS)				
ITEM	SUBJECT	COMPARABLE # 1	COMPARABLE # 2	COMPARABLE # 3
STREET ADDRESS	2424 SE Loop 410	4731 Rigsby Ave	2300 South WW White	10637 SE Loop 410
CITY/STATE	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
PROPERTY TYPE	Vacant land	Vacant land	Vacant land	Vacant land
PROXIMITY TO SUBJECT		0.6 mile	1.5 miles	6.25
LIST PRICE	\$119,000	\$529,896	\$320,000	\$651,658
SALES PRICE	\$	\$	\$	\$
SALES PRICE/SF	\$	\$	\$	\$
\$/UNIT (Multi-Family only)	\$	\$	\$	\$
DATA SOURCE				
DATE OF SALE				
BUILDING SIZE				Sq. Ft.
LOT SIZE	28,809 SF	87,120 SF	106,666 SF	81,457 SF
QUALITY OF CONSTRUCT.				
AGE				
CONDITION				
PARKING				
#BLDGS/#UNITS				/

5. HOW WOULD YOU MARKET THIS PROPERTY?			
TARGET BUYER:	<input checked="" type="checkbox"/> OWNER OCCUPANT	<input type="checkbox"/> INVESTOR	
PLANNED MARKETING ACTION IN ADDITION TO CLEANING, REPAIRING, ZONING CHANGES, SIGNAGE, ETC:			
Internet and local print advertising			
RECOMMENDED REPAIRS AND ESTIMATED COST:			
\$		\$	
\$		\$	

6. MARKET VALUE (SHOULD FALL WITHIN OR CLOSE TO THE RANGE OF SALE PRICES/SF INDICATED ABOVE)					
	SUGGESTED LIST PRICE	MARKET VALUE	MONTHS NEEDED TO MARKET SUBJECT PROPERTY		
AS IS:	100,000	100,000	AT 100% OF VALUE: 4	AT 75% OF VALUE:	AT 50% OF VALUE:
AFTER REPAIRS:	\$	\$			

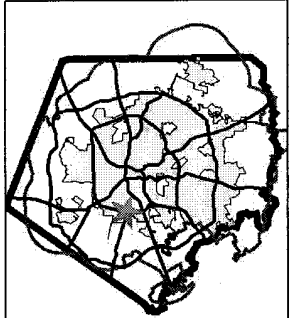
7. GENERAL COMMENTS/CONCERNS (PLEASE LIST CONCERNS, IF ANY, LIKE APPARENT STRUCTURAL ISSUES, EASEMENTS, ENCROACHMENTS, WATER RIGHTS, HAZARDOUS WASTE, FLOOD ZONE, ETC.) ATTACH ADDENDUM IF ADDITIONAL SPACE IS NEEDED.	
Two Challenges face this property. First, while it fronts the SE Loop 410 access road a turn in from the North bound down ramp will probably be denied by TXDOT . They have pointed out that it is almost a 90 degree maneuver. Second the property has a very inclusive C3 zoning at the access road and a more restrictive C1 at the Wayne Drive side making rezoning a necessity for most users.	
PREPARED BY: Bill Cromeey	SERVICE PROVIDED BY:
DATE: May 1, 2009	

Internet Mapping Framework



0 250 500 750 ft.

Map center: 2163273, 13692455



Legend

- Lakes
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Zoning

- BZNA
- C1
- C2
- C3NA
- C3
- C3NA
- C3R
- D
- I1
- I2
- L
- MF25
- MF33
- MF40
- NC
- NP-10
- NP-15
- NP-8
- O1
- O2
- OCL
- R20
- R4
- R5
- R6
- RE
- RM4
- RM5

Scale: 1:2,500

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