



OFFERING MEMORANDUM

10815 RM 2222, Bldg. 3B | Austin, TX 78730

NAIpartners

McCullough-Jaynes Investment Group

NAI PARTNERS AUSTIN
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DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. NAI Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that NAI Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall NAI Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. NAI Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

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EXECUTIVE SUMMARY

PRICE \$8,000,000

PRICE PER SF \$507.68

**PRO-FORMA
CAP RATE** 5.57%

**TOTAL
BUILDING SIZE** 15,758 SF

YEAR BUILT 2013

LOT SIZE 1.48 AC

PARKING 72 SPACES
4.57 : 1,000 SF

SUITE 100

FOR LEASE 6,825 SF

LEASE RATE \$26.00/SF NNN



PROPERTY HIGHLIGHTS

FOR SALE AND FOR LEASE | SUITE 100

- Take advantage of this opportunity to purchase or lease a turn-key creative office in one of Austin's most desirable submarkets.

CREATIVE OFFICE BUILDOUT

- The first floor is built out perfect for a professional office user looking to utilize open collaborative space with perimeter offices and a large training/conference room.

QUALIFIES FOR SBA FINANCING

PERFECT LOCATION | FOUR POINTS

- Positioned in the River Place Medical Center of Four Points, this site offers immediate access to a trove of surrounding amenities. Situated in the gorgeous hill country surrounding Lake Travis, the property is still only a short drive from Downtown Austin via R.M. 2222.

FF&E INCLUDED

- Furniture, fixtures, and equipment included with lease or purchase.



RENT ROLL

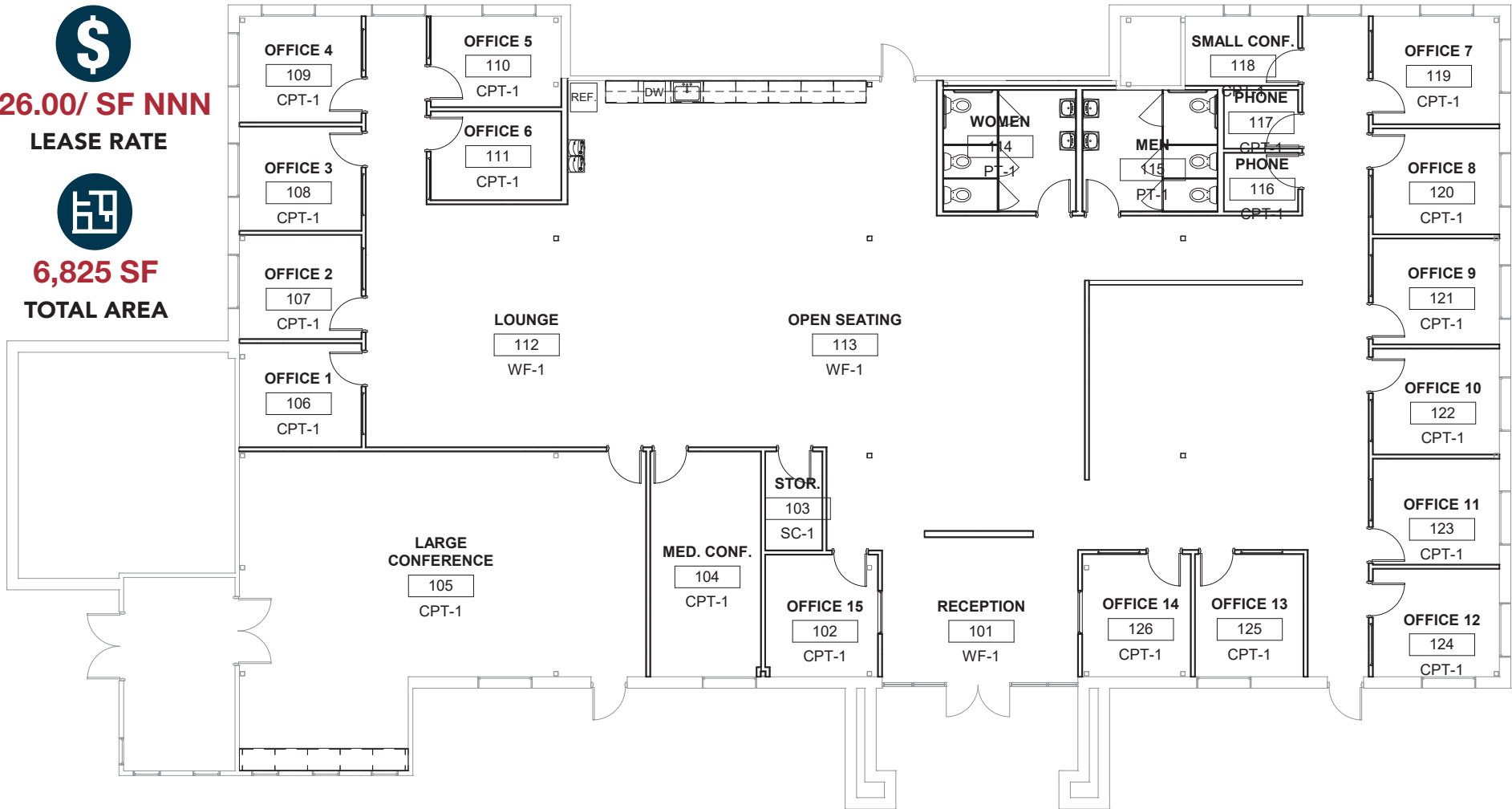
TENANT	SUITE	RENTABLE SF	LEASE COMMENCEMENT	LEASE TERM	BASE RENTAL RATE (MO.)	BASE RENTAL RATE (ANN.)	LEASE TYPE	MONTHLY RENT	ANNUALIZED RENT	ANNUAL ESCALATIONS
AVAILABLE	100	6,825	TBD	Negot.	\$2.17	\$26.00	NNN	\$14,787.50	\$177,450.00	3%
C.H.A.R.M.	200	8,933	Close of Escrow	10 Years	\$2.50	\$30.00	NNN	\$22,332.50	\$267,990.00	3%
Totals/ Averages:		15,758						\$37,120.00	\$445,440.00	

1ST FLOOR PLAN



\$
\$26.00/ SF NNN
LEASE RATE

🏠
6,825 SF
TOTAL AREA





At The Center For Healing And Regenerative Medicine

CHARM exists to be your partner in musculoskeletal health throughout your lifetime. Meeting you right where you are, our goal is to come alongside you until you arrive right where you want to be. We find our purpose in offering dynamic state of the art solutions to assist you in reaching the fullness of capacity and wellness needed to live out your roles, responsibilities, desires, and dreams.

Our focus is not simply to relieve your pain, but to resolve it. CHARM combines decades of experience and state of the art techniques to unleash the power of your own platelets and stem cells to repair injury, strengthen joint integrity, increase mobility, and decrease pain with little to no down time.

We provide comprehensive and integrated non-surgical solutions to promote tissue repair and recovery of function for individuals with musculoskeletal pain, orthopedic injuries, and degenerative joint conditions.

Appreciating fully the human body's unique blend of structure and function, CHARM's mission is to bring you the best of regenerative medicine, interventional pain, and neuromuscular re-education techniques to meet your individual needs and goals.

<https://charmaustin.com/>



FINANCING QUOTE

	CONVENTIONAL BANK FINANCING	CMBS	SBA
MAX LOAN-TO-COST	75%	75%	80%
INTEREST RATE	3.75% - 4.25%	4.30% - 4.70%	3.40% - 3.90%
INTEREST RATE TYPE	Fixed	Fixed	Fixed
TERM (YEARS)	5	10	5, 7, 10
AMORTIZATION (YEARS)	25	30	25
RECOURSE	Recourse	Non-Recourse	Recourse
PREPAYMENT PENALTY	Step-Down or None	Defeasance / Yield Maintenance	Recourse / Yield Maintenance / Step Down



NAIpartners
AUSTIN | SAN ANTONIO | HOUSTON

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PARCEL



AERIAL MAP



2222

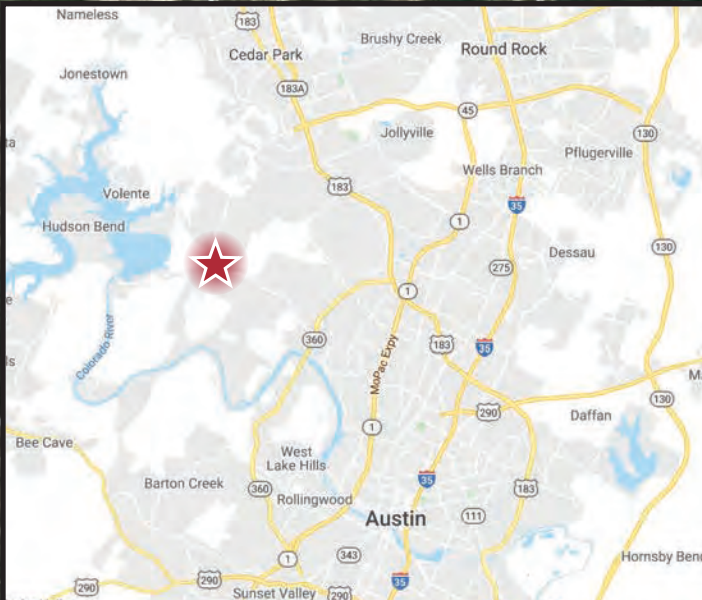
FOUR POINTS MIDDLE SCHOOL

SITE



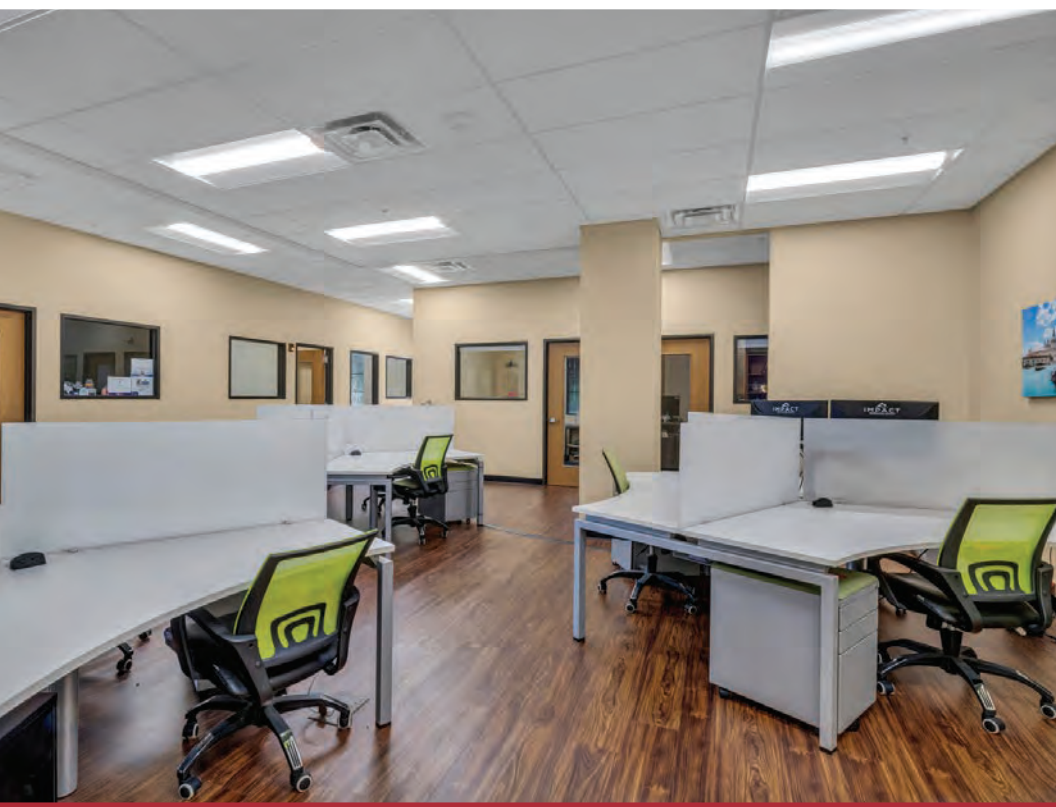
VANDEGRIFT HIGH SCHOOL

2222









FOUR POINTS, TEXAS

THE GROWING AUSTIN NEIGHBORHOOD

LOCATION | ACCESS

Comprised of Ranch to Market 2222 and Ranch Road 620, Four Points provides several points of access to the Austin MSA, Lake Travis, and the Texas Hill Country.

LIVE, WORK, PLAY

Four Points offers a wide variety of amenities and access to endless entertainment on and around Lake Travis. The demand at Four Points is fueled by the desire to live, work, and play outside of the busy city center while still being conveniently located to nearby suburbs.

TOP SCHOOLS

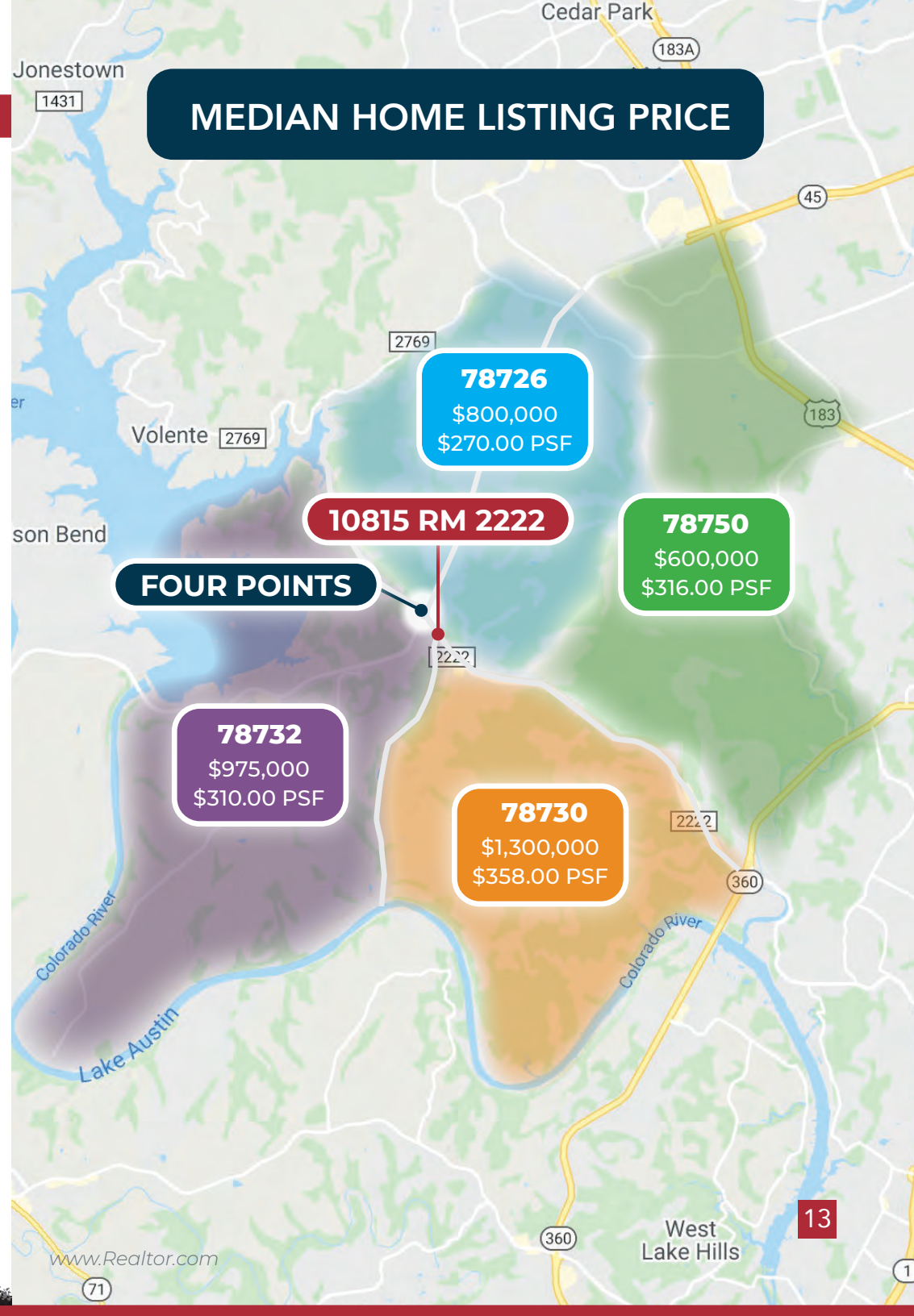
Four Points is positioned ideally between 3 of Austin's top 5 school districts, Eanes, Leander, and Lake Travis ISD.

DEMOGRAPHICS

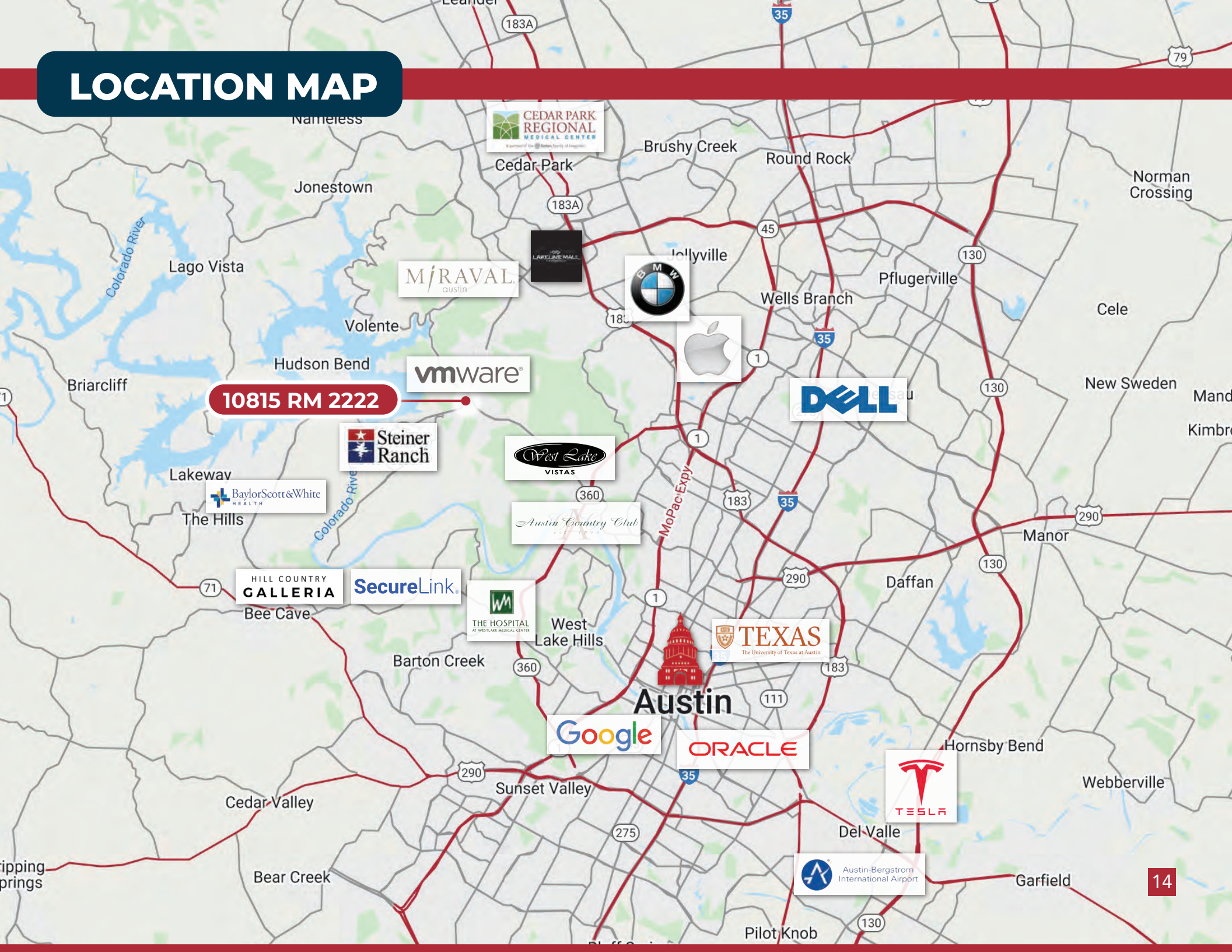
AUSTIN, TX

2022 CURRENT ESTIMATE	1 MILE	3 MILES	15 MIN DRIVE
Population	6,610	29,470	179,005
Households	1,410	11,457	20,264
Median Age	34.90	37.40	37.40
Median HH Income	\$109,249	\$131,965	\$110,812
Daytime Employees	1,853	9,295	98,739
Population Growth '21-'26	+6.90%	+5.70%	+10.09
Household Growth '21-'26	+6.69%	+5.71%	+9.53%

MEDIAN HOME LISTING PRICE



LOCATION MAP



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date