

ASC for Sale / 7402 John Smith, San Antonio, TX 78229



Licensed ASC with Adjoining Clinic for Sale in San Antonio Medical Center



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Location



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Property Details

MEDICAL CENTER ASC

Location:	7402 John Smith, San Antonio, Texas 78229
Zoning:	C-2
Building Size:	9,620 square feet
ASC Size:	6,920 square feet - (2) 220 sf OR , (3) Procedure Rooms, (4/4) Pre and Post Op Recovery, Lab and Pharmacy
License Number:	#130238 Expiration 5/31/2023
Clinic Size:	2,712 square feet - (4) Exam Rooms with Lab
Parcel Number:	NCB 13663 BLDG A UNIT 101 WESTRIDGE CONDOMINIUM
Parking Ratio:	5.46 / 1,000 sq ft 29 spaces

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IMPROVEMENT DESCRIPTION

The following description of the subject improvements in the absence of plans and specifications.

General Information

General Property Type: Ambulatory surgical center.
Number of Buildings: 1
Number of Stories: 1

Building Areas/Ratios

Building Area: 6,920 sf ambulatory surgical center
2,712 sf clinic
9,632 sf total
Land-to-Building Ratio: 1 to 1

Exterior Construction Details

Construction Class: Outpatient (Surgical) Centers, Class A-B, Average-
Marshall Valuation Service
Foundation: Concrete foundation
Frame: Steel and wood framed
Exterior: Brick and storefront
Roof Structure: Standing seam metal.
Exterior Doors: Storefront aluminum, hollow metal

Interior Finish

Flooring: Vinyl flooring
Walls: Finished gypsum board
Ceilings: Suspended ceiling tile
Lighting: Recessed fluorescent

MEP

Heating & Cooling: Central HVAC.

Electrical: For the purposes of this report, we have assumed all electrical services are in good working condition and code compliant.

Plumbing: For the purpose of this report, we have assumed that the plumbing systems are in good working condition and in compliance with all codes and requirements.

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Site Improvements:	Concrete paved parking and circulation, approximately 29 parking spaces.
FF&E:	Not included
Floor Plan:	<p>The subject ASC includes two licensed operating rooms; pre-op, post-op and sedation area; recovery with nurse station and 12 patient capacity, three procedural rooms, sterilization room, lab, pharmacy and breakroom.</p> <p>The clinic area includes waiting room, business office, education room, exam rooms (4), lab.</p> <p>The subject has 6,920 square feet of surgical space and 2,712 square feet of clinic space which totals 9,632 square feet. It is anticipated that the market would absorb all of the space as related ambulatory surgical space recognizing the smaller square footage size of the center.</p>

SITE DESCRIPTION

The following site description of the subject site is applied in the absence of a survey.

Site Area: 0.221 acres per Bexar County records
Shape/Configuration: Rectangular
Street Frontage: The subject has frontage on John Smith Drive.
Topography: Sloping at the street frontage.
Utilities: All public utilities available
Curb Cuts: Two approaches.

Flood Information

FEMA Map Panel #: 48029C0240G
Map Date: September 29, 2010
Flood Zone: The subject is not located in a flood hazard zone. Please see the flood map included at the end of this section of the report.

Site Conditions

Soil Conditions: We did not receive or review a soil report. However, we assume that the soils load bearing capacity is sufficient to support the existing structure. Drainage is understood to be adequate.

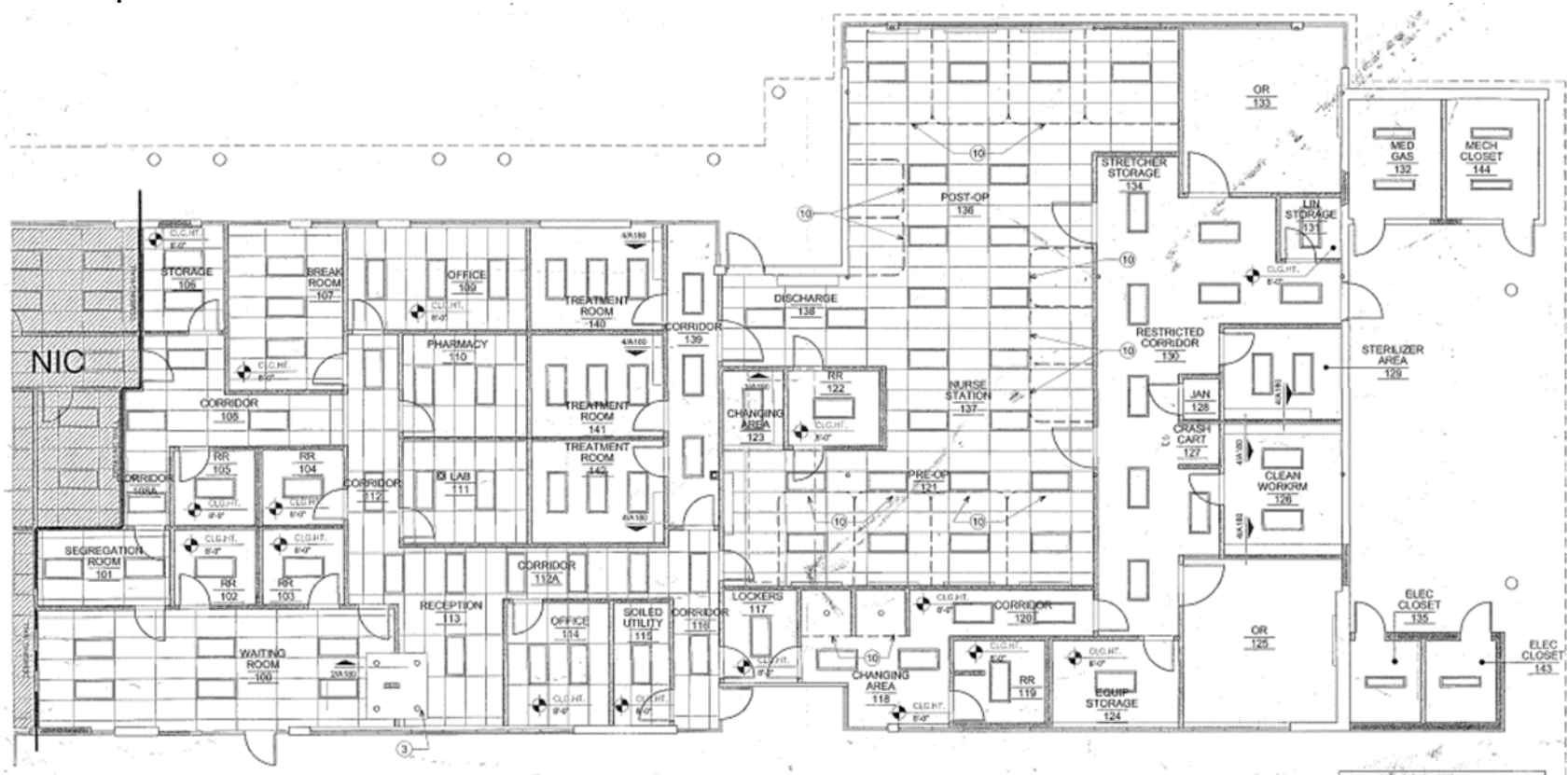
Land Use Restrictions: Typical easements and building setbacks assumed in the absence of a Schedule B.

Encumbrances: To the knowledge of the appraisers, there are no known encumbrances or encroachments.

Toxic Waste: No waste hazards affecting the subject site are known. Identification of hazardous material is not within the scope of this appraisal assignment and we have assumed that no such materials are present. We have not made a thorough inspection nor are we qualified to determine whether such hazardous materials exist on the subject site.

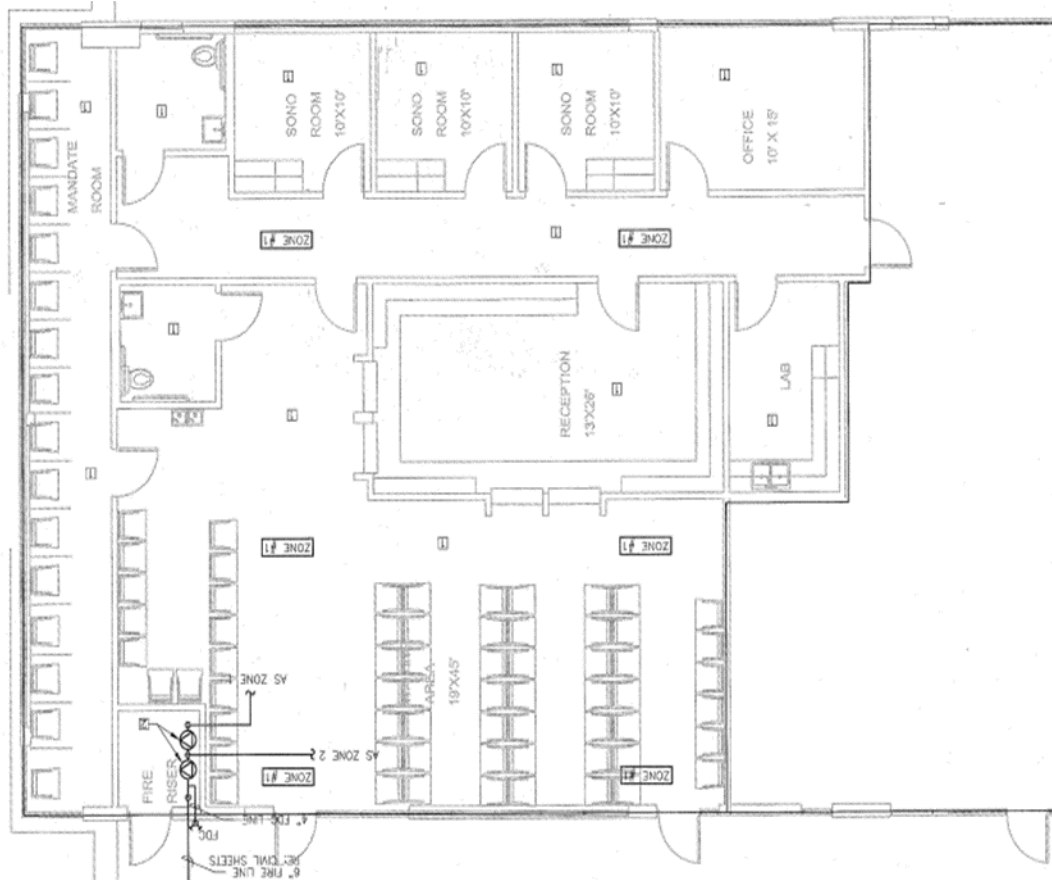
Neighboring Properties: Surrounding properties include medical, office and apartments.

ASC Space



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Clinic Space



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Survey

SCALE 1"=40'

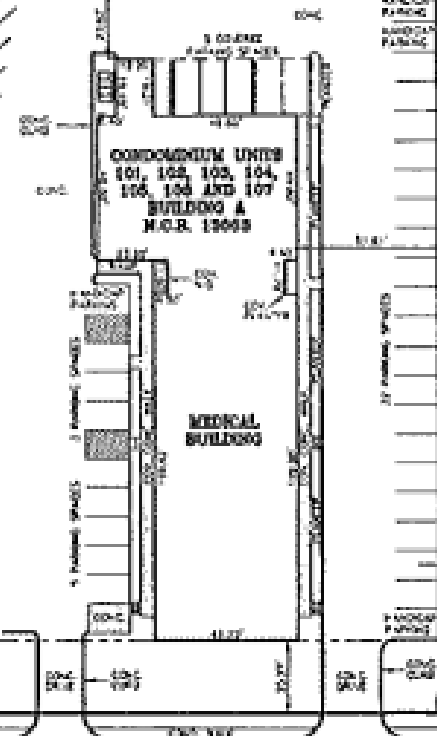
545'04" 07" E (PLAT/FIELD)

LOT 18

LOT 14

S41°55'53"W 431.98' (PLAT/FIELD)

LOT 19
3.489 ACRES
ADDITIONAL BUILDINGS
AND PARKING AREA



545'04" 07" W (PLAT/FIELD)

LOT 20

N41°55'53"E 431.98' (PLAT/FIELD)

JOHN SMITH DRIVE
(16' E.O.M. 2004/17/04/05)

- 1/4" = 1' CON ROD
- 1/4" = 1' CON ROD
- FENCE POST

BUYER: SARINA P. BAYLU & STEPHEN W. PAUL, JR	
ADDRESS: 7402 JOHN SMITH DRIVE	
TITLE COMPANY	D.F. NO: 03-1000173
LOT: 101, 102, 103, 104, 105, 106 AND 107 BLDG. A	BLOCK: ---
SUBDIVISION: MESTRICE A CONDOMINIUM REGIME	
CITY: SAN ANTONIO	STATE: TEXAS
PLAT RECORDED IN: VOLUME 2524 PAGE 2131 - DEED AND PLAT RECORDS OF BEAVER COUNTY, TEXAS	
THIS PROPERTY IS SUBJECT TO ACCEPTED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:	
VOLUME 2211 PAGE 2035, REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS	
VOLUME 2225 PAGE 205, REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS	
VOLUME --- PAGE ---, REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS	
VOLUME --- PAGE ---, REAL PROPERTY RECORDS OF BEAVER COUNTY, TEXAS	

P.O. BOX 100443
SAN ANTONIO, TEXAS 78209
PHONE: 210-324-5700
FAX: 210-324-9673

DRAWN BY: INO

BEAR
1. UNDERFIELD UTILITY
2. UTILITY FROM THE PROPERTY
3. UTILITY FROM THE PROPERTY
4. UTILITY FROM THE PROPERTY
5. UTILITY FROM THE PROPERTY
6. UTILITY FROM THE PROPERTY
7. UTILITY FROM THE PROPERTY
8. UTILITY FROM THE PROPERTY
9. UTILITY FROM THE PROPERTY
10. UTILITY FROM THE PROPERTY

STATE OF TEXAS
COUNTY OF BEAVER

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACCURATE SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO UNLAWFUL ENCROACHMENTS OF BUILDINGS OR IMMOVABLE PROPERTIES AND THAT ALL BUILDINGS ARE FULLY LOCATED ON THE PROJECTS ON AS SHOWN ABOVE.

THIS 15TH DAY OF JULY 2008 . A.D.

Peter G. Smith
PETER G. SMITH, P.E.

JOB NO: 33322-001

FIELD WORK COMPLETED: 27 JULY 2008

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OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY: _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____



Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

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 subagency 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 interests 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 BROKER 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 or 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 or any 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 that 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 responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date