

TEXAS INCOME PROPERTIES



LOCATION:

- [Click Here For Map](#)

HELPFUL WEBSITES:

- [New Braunfels Chamber of Commerce](#)
- [New Braunfels Economic Development](#)
- [Value Builders, Inc.](#)

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New Braunfels, TX

Brown Rock Springs/Oelkers Acres Duplexes

INVESTMENT HIGHLIGHTS

Accessibility:

Residents of Brown Rock Springs & Oelkers Acres have convenient access to a vast amount of jobs, shopping, medical, and dining from the subdivision's close-in location.

- ◆ 0.7 miles from Interstate 35
- ◆ Within 2 Miles of Subdivision's Elementary, Middle, and High Schools
- ◆ 2.4 Miles From The New [Baptist Health System Hospital](#) With 800-1000 New Medical Jobs
- ◆ 2.8 Miles From New Braunfels' New High End Retail and Dining
- ◆ 4 Miles From The [New Braunfels Regional Rehabilitation Hospital](#) with 100 New Medical Jobs
- ◆ 9 Miles From [Sysco's San Antonio/Round Rock Consolidation](#). This Distribution Center Will Bring With It Approximately 600 Jobs.
- ◆ 17 Miles to [Texas State University](#) in San Marcos with over 20,000 Students.
- ◆ 18 Miles to North San Antonio

Benefits of This Location:

- **Comal ISD:** One of New Braunfels' most significant growth drivers is the relocation of San Antonio residents who are seeking to place their children in the New Braunfels School Districts.
- **Medical - Amenities and Job Creation:** Between [Resolute Health](#) (Baptist Health System), and [New Braunfels Regional Rehabilitation Hospital](#) (Earnest Health), New Braunfels has close to 1100 new medical jobs on the way - all within 4 miles of this subdivision. **Total, more than 2,500 new primary healthcare jobs will be added to the New Braunfels area by FY 2012.**
- **Part of the San Antonio MSA:** San Antonio recently ranked #4 on Forbes' list of "[The Next Biggest Boom Towns In The U.S.](#)", due to its high population growth and job creation, as well as its stable home prices.
- **Geographic Position:** Due to New Braunfels' strategic position about halfway between Austin and San Antonio, approximately 1/2 of New Braunfels' 50,000+ residents commute to one of these two cities daily for work.

Shopping and Entertainment:

- **Town Center At Creekside:** A 400+ acre mixed use development with over 1M Sq.Ft. of new, high end retail. Strategically located at the northeast corner of the I-35 and FM 306—one of the only intersections in the Austin/San Antonio corridor to connect I-35 to SH 130 and I-10—three of the most traveled highways in Texas.
- **Schlitterbahn Water Park and The Comal/Guadalupe Rivers:** New Braunfels boasts the #1 water park in the nation, along with its famous tubing rivers. These attractions alone bring over 2 Million visitors annually to the city.

55 acres of health and wellness.

[View Map »](#)



The Resolute Health campus will include:

- Community centers and green spaces for events and physical activity
- Retail shops that promote healthy lifestyles with products and services
- Restaurants offering healthy - but still tasty - dining choices
- A fitness center where all are welcome to get and stay active
- A day spa that's more about fostering healthy habits than mere luxury
- A hospital for people who aren't fans of hospitals

Construction Timeline

- Breaking ground summer 2011.

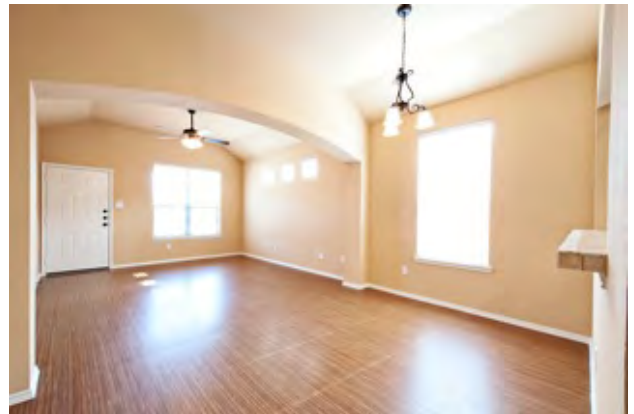
**RESOLUTE HEALTH
NEW MEDICAL COMPLEX**

- Medical Complex Will Now Cover Nearly 90 Acres
- 200 Bed Medical Center
- Surgery Center
- Acute Care
- Physicians Offices
- Day Spa and Wellness Center
- Estimated 800-1000 Medical Jobs
- 12,000-15,000k Sqft of Retail Shops
- Restaurants
- Walking Trails, Green Spaces, and Water Gardens

UNIT MIX/DESCRIPTION

Averages/Totals:

- **Total # of Units:** 92 Units (46 Duplexes)
- **Average Rent/Month:** \$1,250 per unit
- **Average Rent PSF:** \$.99
- **Average Unit Size:** 1,266 Sq.ft.



EXPENSE SUMMARY

- **Sales Price:**
 - Plan 2496 & 2504 = \$244,900 per duplex
 - Plan 2536 & 2596 = \$254,900 per duplex
- **Rents:**
 - Plan 2496 & 2504 = \$1,225 per door
 - Plan 2536 & 2596 = \$1,275 per door
- **Taxes:** 2.113%
- **H.O.A.:** 200 per duplex/annually
- **Leasing Fee:** 65-100 %
- **Management Fee:** 5%
- **Utilities:** All utilities are paid for by the tenant.

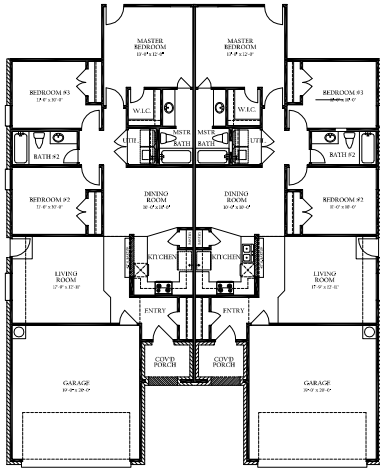
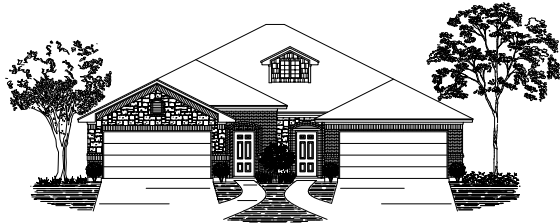


L O C A T I O N



FLOOR PLANS & ELEVATIONS

2496 Plan

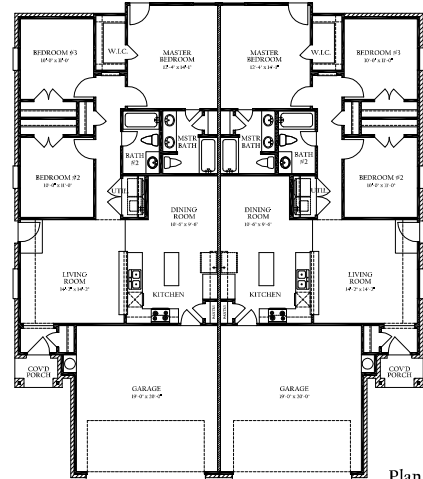
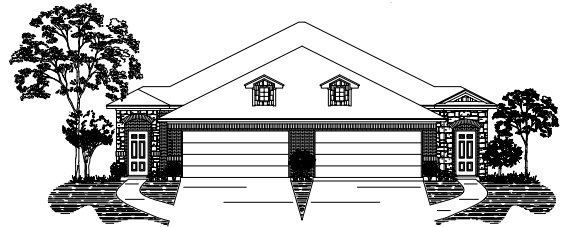


Plan Number: 2496
 A/C Footage: 2,496 S.F.
 Covered Porch/Patio: 88 S.F.
 Garage and Storage: 852 S.F.
 Total Under Roof: 3,436 S.F.
 Width/Depth: 56' X 69'

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2504 Plan



Plan Number: 2504
 A/C Footage: 2,504 S.F.
 Covered Porch/Patio: 48 S.F.
 Garage and Storage: 850 S.F.
 Total Under Roof: 3,402 S.F.
 Width/Depth: 56' X 65'

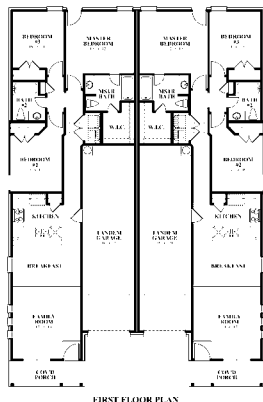
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2536 Plan



FRONT ELEVATION A



FIRST FLOOR PLAN



ELEVATION B

ELEVATION C



ELEVATION D

ELEVATION E



ELEVATION F

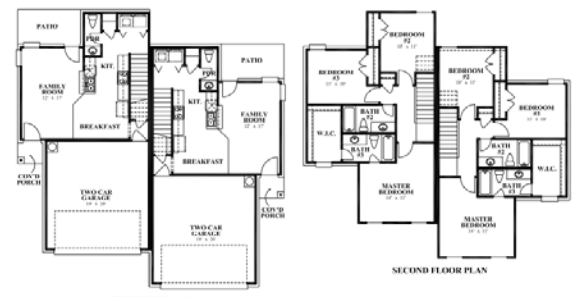
Plan Number: 2536
 A/C Footage: 2,536 S.F.
 Covered Porch/Patio: 148 S.F.
 Garage and Storage: 778 S.F.
 Total Under Roof: 3,462 S.F.
 Width/Depth: 58' X 74'

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2596 Plan



FRONT ELEVATION



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Plan Number: 2596
 A/C Footage: 2,596 S.F.
 Covered Porch/Patio: 76 S.F.
 Garage and Storage: 846 S.F.
 Total Under Roof: 3,478 S.F.
 Width/Depth: 58' X 57'

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TOWN CENTER AT CREEKSIDE NEW BRAUNFELS, TX

New Braunfels Town Center at Creekside is a 400+ acre master planned, mixed use development positioned at the epicenter of the rapidly growing Austin/San Antonio corridor in historic New Braunfels, TX. The project integrates over one million square feet of retail with a 200 bed medical center, and an entertainment complex - all interlaced with streams and fountains.

City & State Market Highlights:

- [New Braunfels' Growth Exploding](#)
- [The Next Biggest Boom Towns in the U.S.](#)
- [New Braunfels' Benchmark Study](#)
- [More Than Half Of Texas State's Students Live Outside of San Marcos - New Braunfels Gets The Benefit](#)
- [Texas Wins Site Magazine's 2010 Governor's Cup](#)





SITE INFORMATION

Completion Estimate:

- Estimated Completion Date: October 2011.

Lot Size:

- 70'x110' (Avg.)

Mechanical System:

- Electricity: Individually metered (resident pays)
- HVAC: Individually climate-controlled units
- Water: City of New Braunfels (resident pays)
- Hot Water: 50 gallon, energy miser, electric water heater

Construction:

- Foundation: Concrete post tension slab
- Exterior Walls and Masonry:
 - 80% Brick and stone mixture.
 - Siding to be 7/16" Hardiboard concrete siding per plan.
- Roofing: 7/16" O.S.B. with ply clips; 15# felt, calotte fiberglass asphalt shingles, 26 gauge metal flashing. 20-year warranty on shingles.
- Flooring: Carpet; tile in all wet-areas.

Parking:

- Each unit has a **2-Car Garage** with 2 additional spaces in driveway. **Existing New Braunfels duplexes are almost exclusively 1-car garage, giving VBI's units an enormous competitive advantage.**

School District: [Comal Independent School District](#)

- **Elementary School:** Freiheit Elementary School
- **Secondary School:** Canyon Middle School
- **High School:** Canyon High School



Demographics

Comal County Housing Units

2009	44,212
2008	44,305
2007	42,370
2006	42,285
2005	40,240
2004	38,513
2003	36,880
2002	34,472
2001	34,290
2000	33,031

34% increase over the last 10 years
Source: Census.gov, 2005-2009 ACS

	New Braunfels 2010	Comal County 2010	Hayes County 2008	Guadalupe County 2010	% Change from 2000
Median Household Income	\$55,929	\$65,544	\$52,049	\$59,375	5%
Per Capita Income	\$25,749	\$30,327	\$23,984	\$24,484	1%
Total Households	20,933	44,212	49,064	41,632	13%
Median Family Income	\$73,372	\$73,372	\$72,467	\$69,052	18%
% Below Poverty Level	9%	9.0%	18%	10.1%	30%

Source: census.gov, 2005-2009 ACS

Median Home Value

New Braunfels ISD	\$179,933
City of New Braunfels	\$165,312
Tri-County Area	\$175,000

Source: Buildnb.org, NBCLAAR 2010

# Renter-occupied units	8,532
Median Cost (dollars)	\$841

Source: census.gov, 2010 ACS

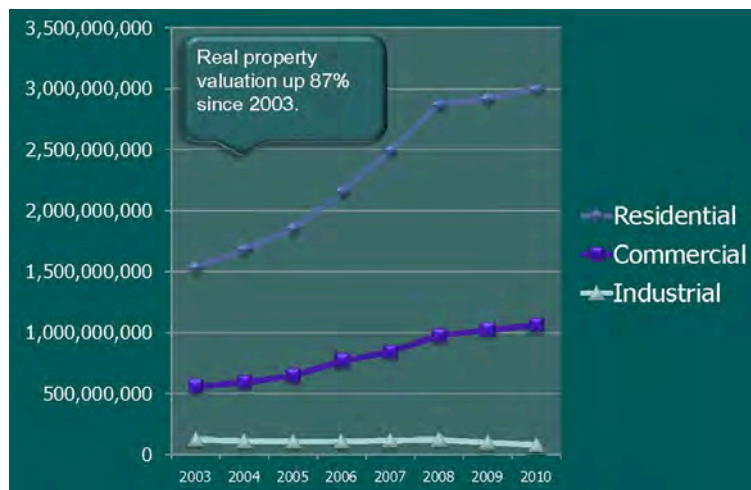
Median cost of rental and mortgage rates

# Housing units w/a Mortgage	19,958
Median Cost (dollars)	\$1,438

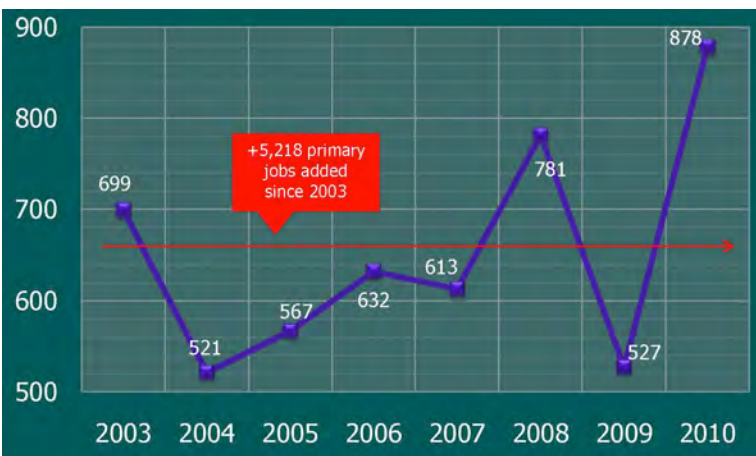
City Household Values Have Risen 58% Since 2003



Real Property Valuation Has Grown 87% Since 2003



Number of new primary jobs announced/created in 2010 hit an all time high. More than 5,000 jobs have been created since 2003.



The Population of New Braunfels Has Increased 43% In The Last 8 Years

