

WATER LEAF

5200-B DAVIS LANE | AUSTIN, TEXAS 78749

INVESTMENT SUMMARY

WATER LEAF

ECR is pleased to offer the exclusive opportunity to purchase 5200-B Davis Lane (the “Property”), a 100% leased, two-story, 26,003 square foot medical office building/ambulatory surgery center located in Austin, Texas. The Class A Property is located amidst a larger medical office park comprised of over 125,000 square foot of medical office space in Southwest Austin. This irreplaceable location has limited future competition due to the lack of available sites in the area, thus providing high barriers to entry that will contribute to tight market conditions and strong rental rate growth. Additionally, the Property’s location provides immediate access to Austin’s major North/South thoroughfare, Loop 1, and is surrounded by dense residential communities with a history of strong income and population growth. 5200-B Davis Lane boasts strong cash flow with minimal rollover risk with 100% of the tenants committed to leases through 2023 and beyond.





BALCONES PAIN CONSULTANTS

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WATER LEAF

- Balcones Pain Consultants
- GenoRite Pharmacy
- Water Leaf Surgery Center
- Airrosti Rehab Centers
- Austin Foot & Ankle



Water Leaf Medical Center is located in an ideal location within Southwest Austin near populated residential areas. Being conveniently located directly on Mopac Expressway, the property offers access to all parts of South and Southwest Austin. Water Leaf Medical Center lauds high-quality medical space in new construction buildings within a rapidly growing healthcare services community. The Water Leaf Medical community offers unparalleled access to employees and medical patients throughout Austin as well as abundant nearby restaurants and retailers.

MEDICAL FOR SALE

ADDRESS	5200-B Davis Ln, Austin Texas, 78749
BUILDING	Size 26,003 SF
LAND AREA	2.7139 Acres
ROAD ACCESS	Westbound Davis Ln, Southbound Mo-Pac, Eastbound Davis Ln (curb-cut)
OCCUPANCY	100% Occupied
PROPERTY TYPE	Ambulatory Surgery Center/ Multi-tenant Medical Office Building
LEASE TYPE	NNN
PARKING	118 Spaces (4.54 per 1,000 SF)
UTILITIES	City of Austin
CLASSIFICATION	Class A
BLDG MAT.	Steel Frame with Masonry/Stucco Exterior
ZONING	GR-CO <i>(Community Commercial with a Conditional Overlay)</i>
YEAR BUILT	August 2016
STORIES	2
ELEVATOR	ThyssenKrupp gurney sized double-entry

DOWNTOWN

125,000 SF
MEDICAL
SURROUNDING
PROJECT

BRUNSON DENTAL
general + cosmetic

TEXAS DIABETES & ENDOCRINOLOGY

tfc
Texas Fertility Center

Austin
ROOT CANAL SPECIALISTS

REMBRANDT
SCHOOLS

N S

1 MOPAC EXPY

WATER LEAF

AUTUMN LEAVES
BETTER MEMORY CARE. BY DESIGN.

Seton Family of Doctors
EXPRESS CARE

DAVIS LN

prosthodontics of texas

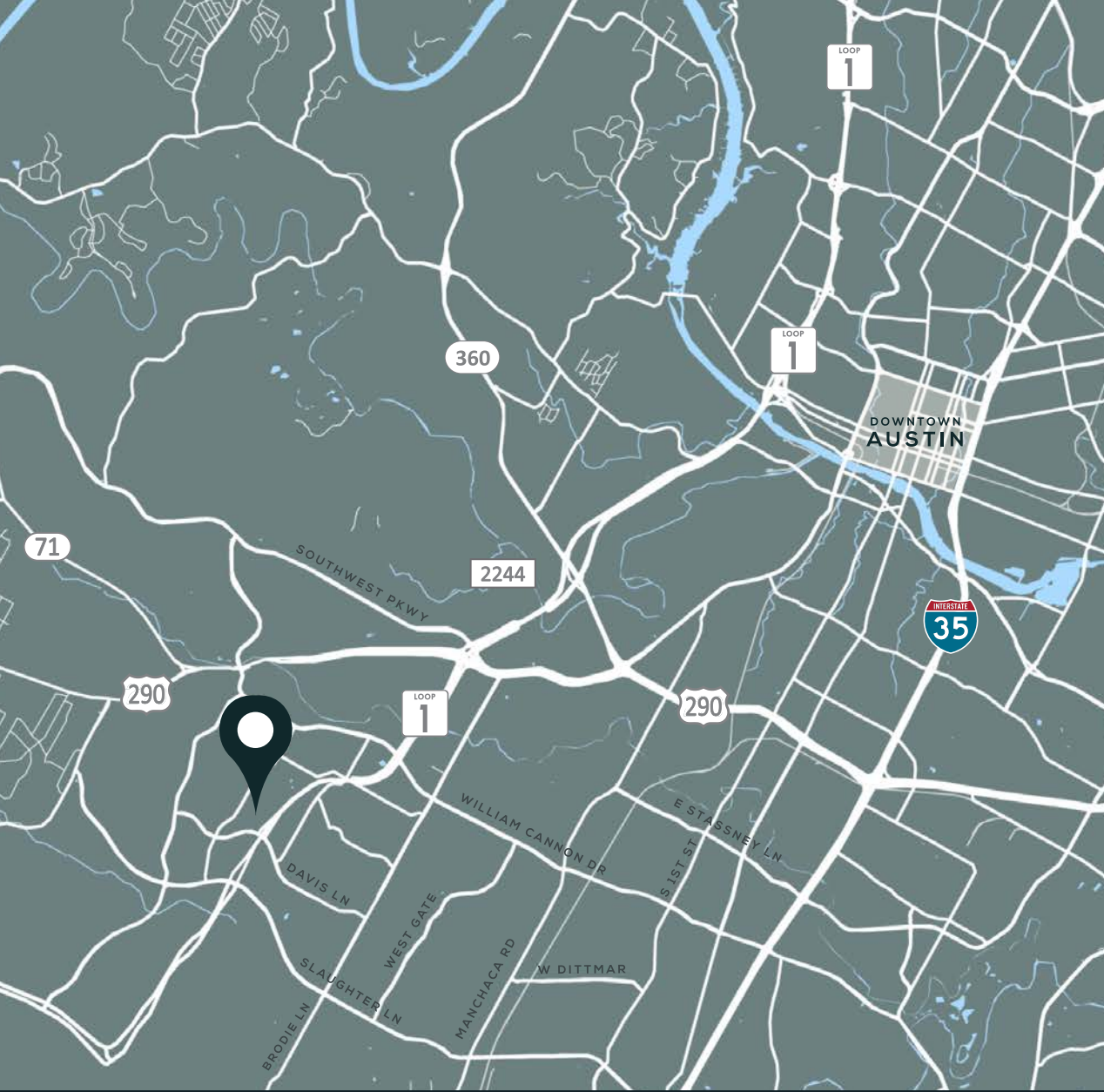
WESTLAKE DERMATOLOGY & Cosmetic Surgery

Child Neurology Consultants of Austin

SOUTH AUSTIN VEIN CENTER

ORAL SURGERY SPECIALISTS — OF AUSTIN —
BOARD CERTIFIED ORAL & MAXILLOFACIAL SURGEONS

FLINT
oral & maxillofacial surgery



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 Projection	17,773	97,600	210,921
2018 Estimate	16,175	88,766	191,543
2010 Census	13,800	75,319	160,923
Growth 2018-2023	9.88%	9.95%	10.12%
Growth 2010-2018	17.21%	17.85%	19.03%

MEDIAN HOME VALUE

2018 Home Value	1 Mile	3 Miles	5 Miles
	\$287,915	\$298,627	\$294,993

BUSINESS EMPLOYMENT - 5 MILE RADIUS

Business Type	# of Businesses	# of
HEALTHCARE & SOCIAL ASSISTANCE	1,368	7,919

TRAFFIC COUNT REPORT

Cross Street	Cross Street Distance	Volume Type	Count Year
DAVIS LANE	44,665	MSPi	2017

LOCATION

5200-B DAVIS LANE | AUSTIN, TEXAS 78749

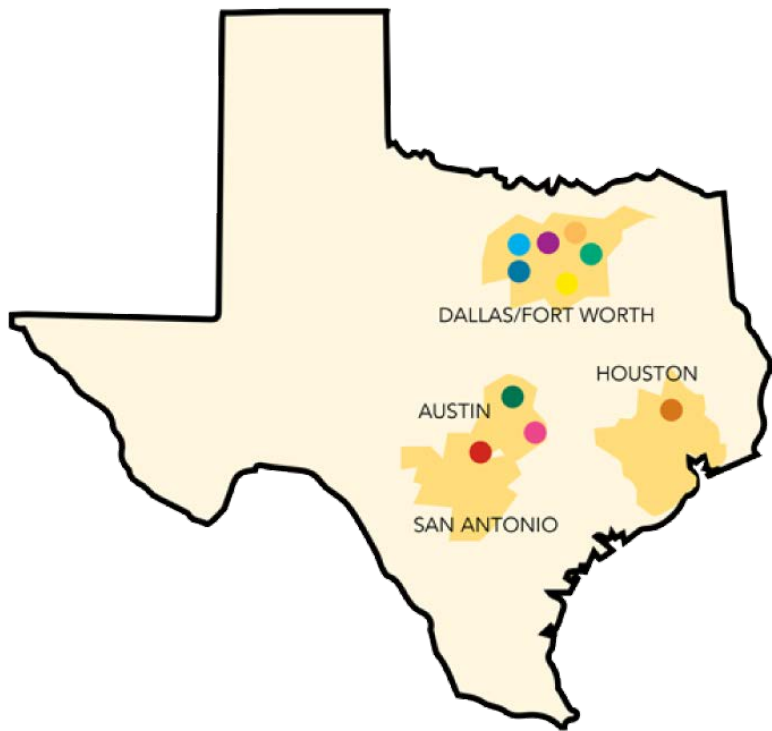
TEXAS



The “Texaplex” or “Texas Triangle”

The “Texaplex” or “Texas Triangle” is expected to be home to 35 million people by 2050. This area, composed of Dallas-Fort Worth, Houston, San Antonio and Austin, has a population greater than 46 states while only making up 25% of Texas’s land mass. The Texaplex contains the fastest growing corridor in the USA, just a few miles south of Austin and north of San Antonio in Greater San Marcos.

The Texas Triangle makes up 77% of the Texas economy and houses 53 Fortune 500 companies. This area has three times the job growth rate of NYC and five times that of LA. Austin alone has had a 35% increase in job growth from 2001-2016 in STEM jobs, while the US rate is 10%. Companies from all over the US and internationally are relocating to the Texas Triangle due to the diverse economy, business friendly environment, wealth of talent and access to the rest of the world.



The \$1.6 trillion Texas economy is the second biggest in the U.S., behind only California. Texas ranks first for current economic climate thanks to strong employment and gross state product growth over the past five years. In addition, there are 100 of the 1,000 largest public and private companies in the U.S. based in Texas, including giants like AT&T, ExxonMobil and Dell. Startup activity is also tops in the nation among larger states per the Kauffman Foundation.

The number of people living in Texas has grown from 22.5 million about a decade ago to more than 28 million and could rise above 40 million over the next quarter century, enabling it to outperform the nation as a whole, in coming years. Population is one of the biggest factors in economic growth, not only providing workers needed by businesses, but also customers who buy houses, cars and other goods and services.

AUSTIN



Year after year the Austin area gets top marks for its quality of life. We're the country's 11th largest city with all the positive attributes of a smaller town: quality healthcare, low crime rates, affordable housing, outstanding schools, and a low cost of living. Our sunny climate includes lush green hills, cool natural springs and miles of hike and bike trails.

Austin hosts a highly educated, bilingual, multi-tiered workforce and a passion for success. Our population offers skill sets that ranges from high-end technology design, development and marketing to back-office operations that help customers with everything from banking services to video game advice.

For a lot of companies, Texas is a business-friendly destination. There's no personal state income tax and wages are competitive. In Austin you'll find a thriving business base that includes enterprises in technology, digital media, clean energy and life sciences, advanced manufacturing and data centers. It's a dynamic business ecosystem that has provided consistent growth for some of the world's most successful companies, including Dell, Whole Foods Market, eBay, Facebook, 3M, General Motors, NXP Semiconductors, Samsung, and more.



UNEMPLOYMENT

Austin	2.9%
Texas	4.1%
US	3.8%

AUSTIN ECONOMIC OVERVIEW

The Austin Business-Cycle Index, a summary of several economic indicators compiled monthly by the Federal Reserve Bank of Dallas, has consistently increased since October 2009 with an increasing growth rate over time. Economic indicators used in the analysis of the index include employment and payroll indicators.



AUSTIN LABOR FORCE

3.8% ▲



JOBS ADDED IN AUSTIN

0.9% ▲

AUSTIN IN THE BEST

PLACE TO LIVE IN THE US

(US News & World Report April 2018)

Austin is the **SECOND**
Fastest Growing Metro

(Business.org, Mar 2018)

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AUSTIN IS NO. 2
*on Best Places
to Start a Business*

(Urbanophile, Mar 2018)

Texas is the Best

STATE FOR BUSINESS

(CNBC, July 2018)

AUSTIN HEALTHCARE



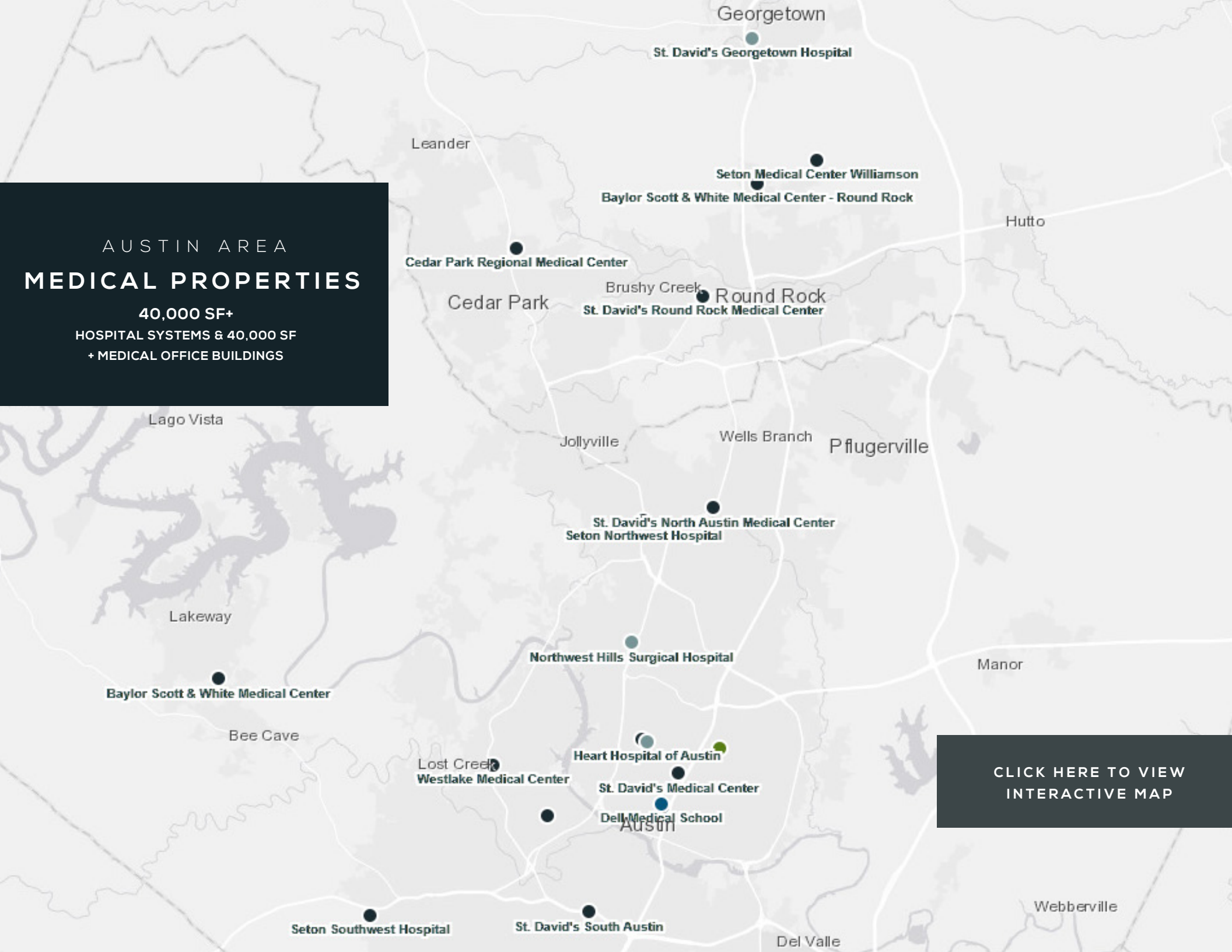
Healthcare is one of Austin's largest and fastest-growing industries, with 87,000 local jobs and an annual payroll of more than \$5 billion. Austin is home to six publicly traded healthcare company headquarters that generate approximately 5,600 jobs (700 locally) and \$1.3 billion in annual revenue worldwide. The impact of healthcare will continue to grow and the Austin Health Council wants to make sure Austin is at the forefront in innovation and leadership. AHC is working through education, mentoring, networking, and international programs, to foster a supportive environment for healthcare and bring together a wide spectrum of organizations.

Austin is home to best-in-class research facilities and boasts one of the most educated populations in the U.S. The dynamic, creative and entrepreneurial environment is fueled by the availability of funding, research collaboration, clinical trials, and skilled talent. Dell Medical School at the University of Texas at Austin, welcomed its first class in 2016, transforming the local economy as dramatically as the semiconductor and dotcom industries did in previous decades. The Seton Medical Center at the University of Texas is a 211-bed teaching hospital that opened in 2017. Dell Medical School & The Seton Medical Center at the University of Texas are expected to have an economic impact of over \$2 billion annually and create more than 15,000 new permanent jobs for Central Texas.

Through a mix of strategic relocations and continued support for our existing industry, Austin's life sciences cluster has evolved into a well-rounded representation of the industry as a whole. Over 200 life sciences companies in the region, and a workforce of nearly 12,300 is focused on the highest growth segments and research areas in the industry, including the specialties of biologics, medical devices, diagnostics, pharmaceutical, contract research, and others. We're in good company: more than 3,700 companies with 93,800 workers make the State of Texas one of the leading biotech states in the country.

AUSTIN AREA MEDICAL PROPERTIES

40,000 SF+
HOSPITAL SYSTEMS & 40,000 SF
+ MEDICAL OFFICE BUILDINGS



[CLICK HERE TO VIEW
INTERACTIVE MAP](#)

TENANTS



WATER LEAF
SURGERY CENTER

Suite 100

Water Leaf Surgery Center is an 8,724 square foot multi-specialty AAAHC Medicare certified ambulatory surgery center, licensed in the State of Texas. The surgery center is comprised of nine pre-operation/recovery bays and three operative suites. Water Leaf Surgery Center is a fully equipped ASC which services Pain Management, Neurosurgery, Podiatry and Periodontics.



GenoRite
PHARMACY

Suite 110

GenoRite, a Class A retail PCAB accredited compounding pharmacy, combines each individual's unique genetic information and the practice of pharmacy to improve drug safety, increase efficacy, and identify potential issues before they become a problem. GenoRite specializes in compounded medications such as bio-identical hormones, pediatric, veterinary, and a wide variety of other medications. GenoRite delivers prescriptions free of charge to the Austin area, provides immunizations, offers curbside service, and bills all insurances .



AUSTIN
FOOT & ANKLE CENTER

Suite 120

Led by Dr. Rajan Patel, Austin Foot & Ankle Center recently opened a full-time practice at Waterleaf Medical Center after one year of weekly clinics due to the continued demand for their services in South Austin and the need for an accessible surgery center for procedures. Their team of board-certified Podiatrists provide the latest medical and/or surgical treatments serving Austin and the surrounding areas.

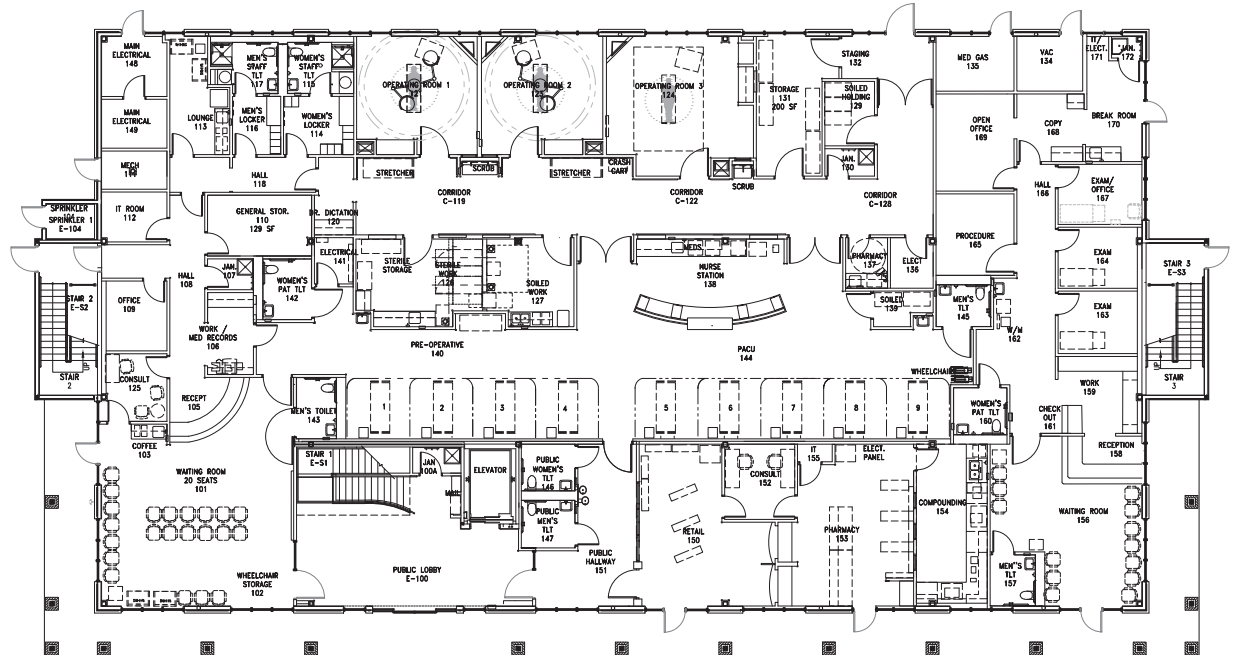


balcones
PAIN CONSULTANTS
Listen. Restore. Live.™

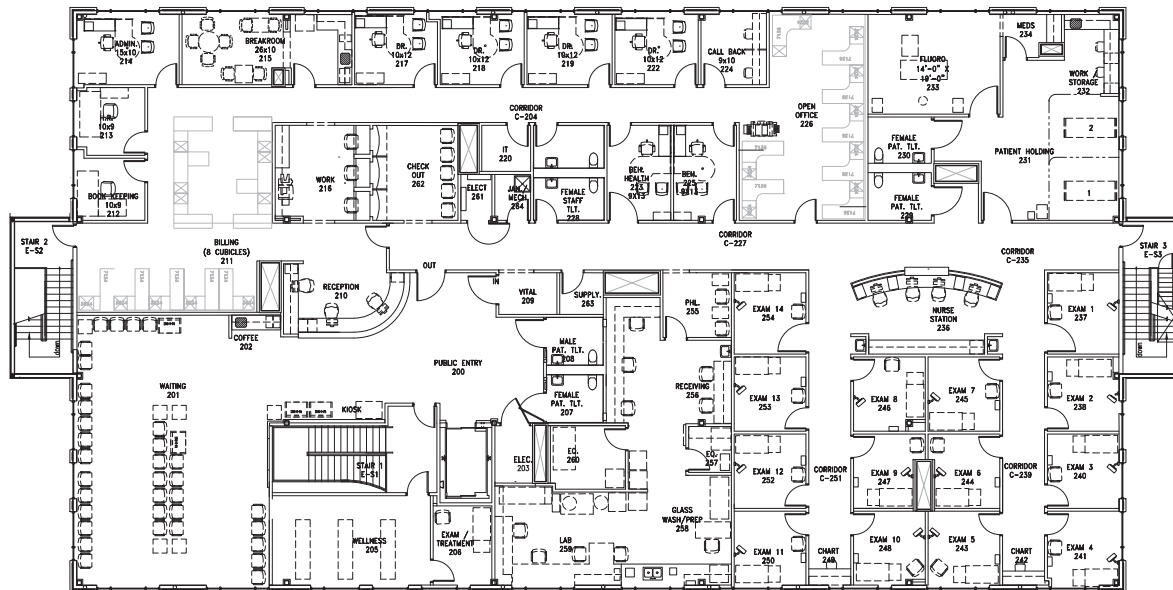
Suite 200

Balcones Pain Consultants operates three locations in Austin, Cedar Park, and Marble Falls serving the Greater Austin Area. Balcones Pain Consultants identifies the proper diagnostic tests and therapy needed to create a customized, tailored approach. By employing physical and behavioral therapy, advanced interventional procedures – even testing a patient's DNA – they create a precision-guided treatment plan to ease suffering and restore functionality.

FLOOR 1



WATER LEAF



FLOOR 2



WATERLEAF SURGERY CENTER LOBBY ENTRANCE



SURGERY CENTER RECOVERY ROOM

WATER LEAF

GENORITE PHARMACY ENTRANCE + WAITING ROOM





BALCONES PAIN CONSULTANTS RECEPTION



SHARED
BREAK ROOM
+ KITCHEN



BALCONES PAIN CONSULTANTS WAITING ROOM

WATER LEAF

5200-B DAVIS LANE | AUSTIN, TEXAS 78749

FOR MORE INFORMATION

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