




**Graphics Pack
Branded**

A photograph of a deer in a field with a text overlay. The deer is in the upper left, facing right. The field is green with some rocks. In the foreground, there is a large tree on the right and some cacti and dry grass on the left. A dark semi-transparent box contains white text.

Fredericksburg Deer Road Ranch
Home, Cabin, Barn, 5 Stalls
18.8 Acres 9.7 CAP \$357,000

Satellite



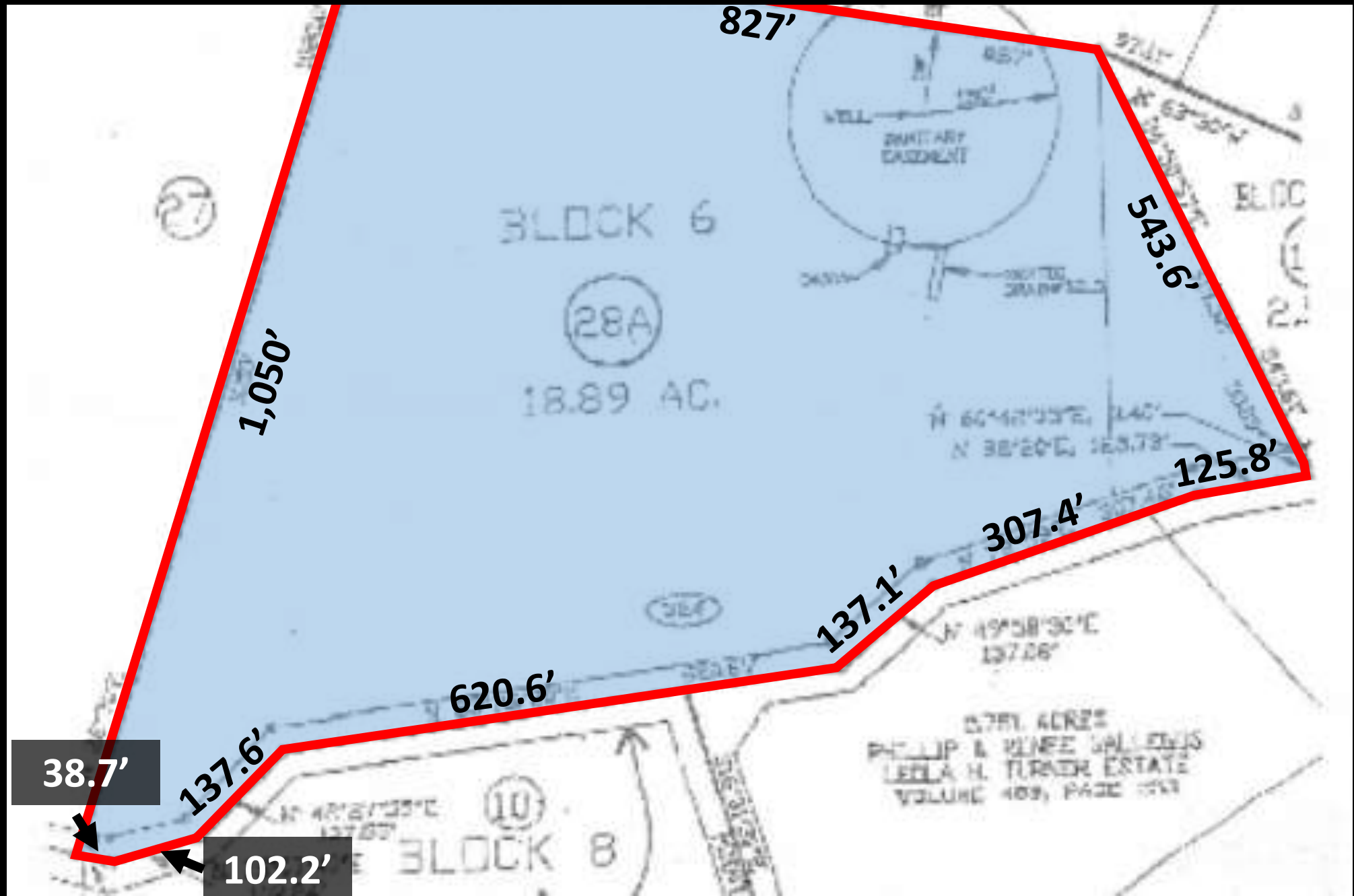
Satellite With Elevation Estimates – Home At Property High Point



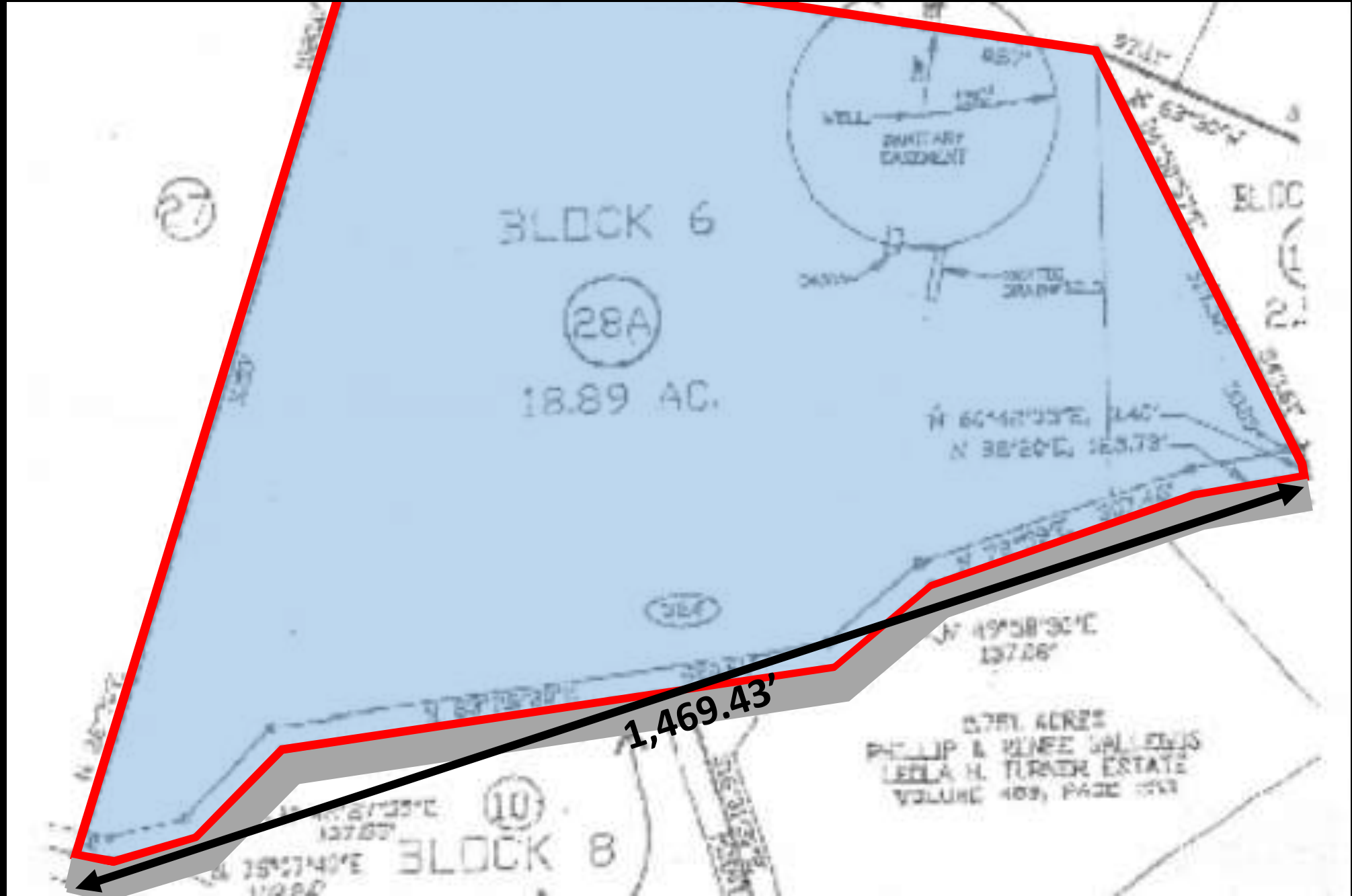
Hybrid Satellite with Topographic Overlay Map



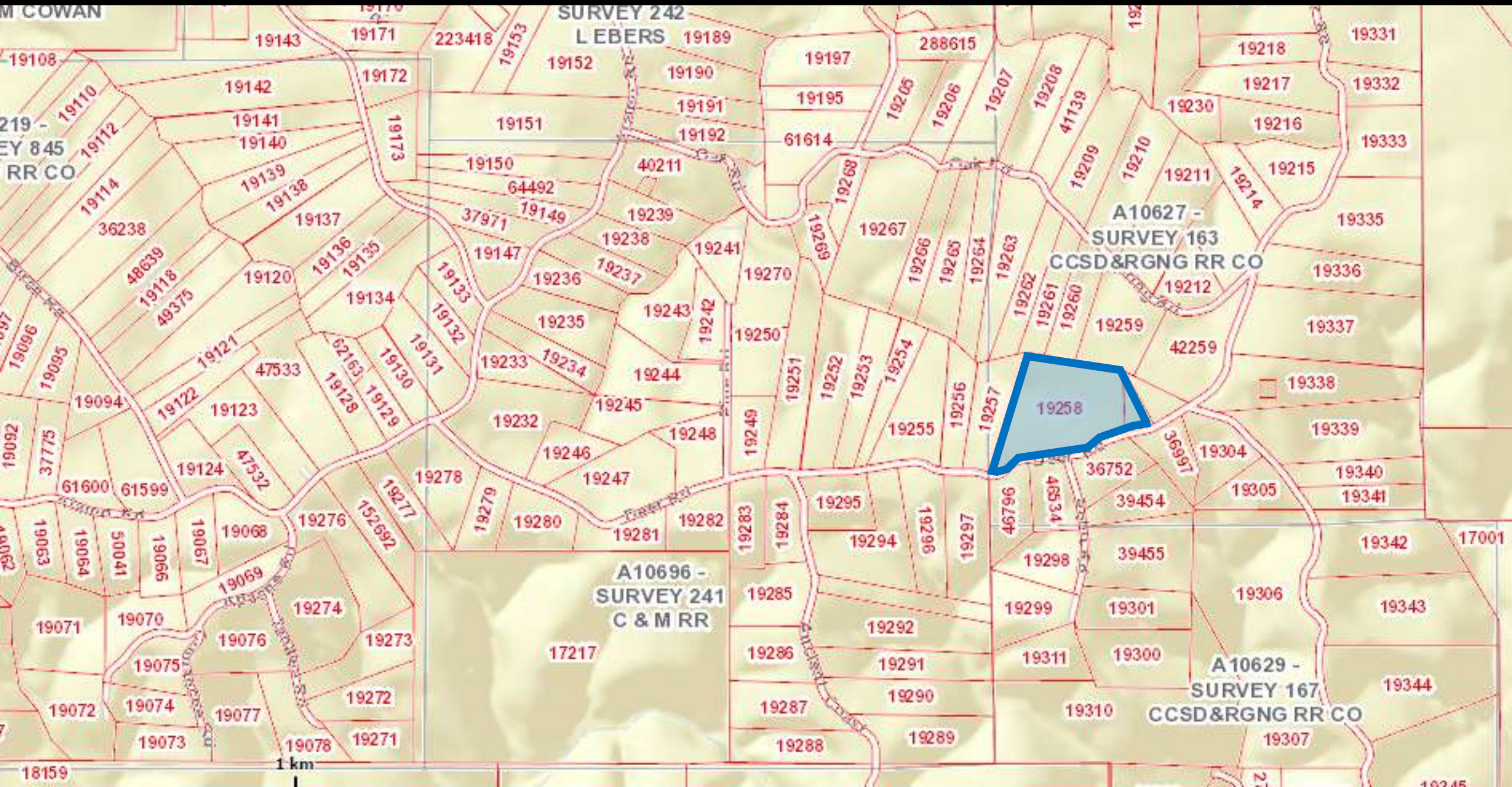
Enhanced Plat



1,469.43' Frontage – Potential for Multiple Entrances



Easy to Subdivide – Smaller Tracts Common in Immediate Area

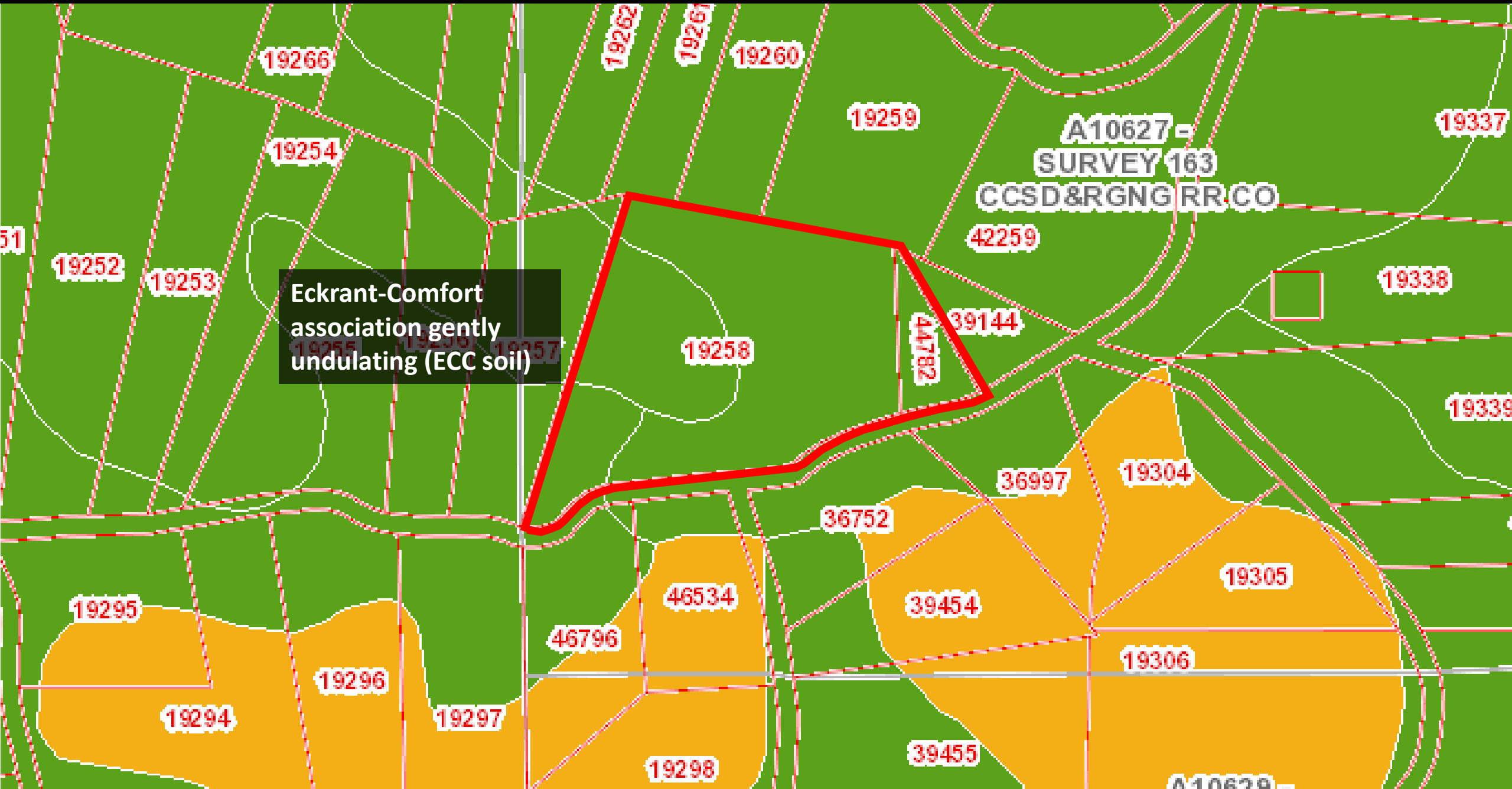


Site Plan

| # | Improvement | SF |
|---|----------------------|-------|
| 1 | Main Home | 1,333 |
| 2 | Cabin | 512 |
| 3 | Barn | 2,000 |
| 4 | Storage Shed | 450 |
| 5 | Water Catchment Tank | N/A |
| 6 | Metal Goat Shed | 192 |



Soil Analysis



Eckrant-Comfort
association gently
undulating (ECC soil)

A10627 =
SURVEY 163
CCSD&RGNG RR CO

Financial Model

324 Deer RD, Fredericksburg, Kendall County, TX Proforma Annual Financial Model

| # | Category | Description | \$/# |
|----|-------------------------------|--------------------|-------------|
| 1 | Sale Price | List \$ | \$ 357,000 |
| 2 | Main Home | Month Rent EST | \$ 1,500 |
| 3 | Cabin | Month Rent EST | \$ 800 |
| 4 | Equestrian (5 Stalls * \$250) | Month Rent EST | \$ 1,250 |
| 5 | Monthly Gross Lease Income | #2 + #3 + #4 | \$ 3,550 |
| 6 | Annual Gross Lease Income | #5 * 12 | \$ 42,600 |
| 7 | Maintenance/Repairs | \$200 Month EST | \$ (2,400) |
| 8 | Taxes | Actual 2014 | \$ (4,171) |
| 9 | Insurance | Actual 2014 | \$ (1,100) |
| 10 | HOA | None | \$ - |
| 11 | Total Expenses | #7 + #8 + #9 + #10 | \$ (7,671) |
| 12 | Net Operating Income | #6 + #11 | \$ 34,929 |
| 13 | Annual Debt Service | * see note | \$ (15,414) |
| 14 | Est. Net Cash Flow | #12 + #13 | \$ 19,515 |
| 15 | Capitalization Rate | #12 / #1 | 9.78% |
| 16 | Gross Rent Multiplier | #1 / #5 | 100.56 |

*80% loan, 3.5% APR interest rate, 30-year amortization. No PMI.

National lender. Source: Bank Rate Monitor.

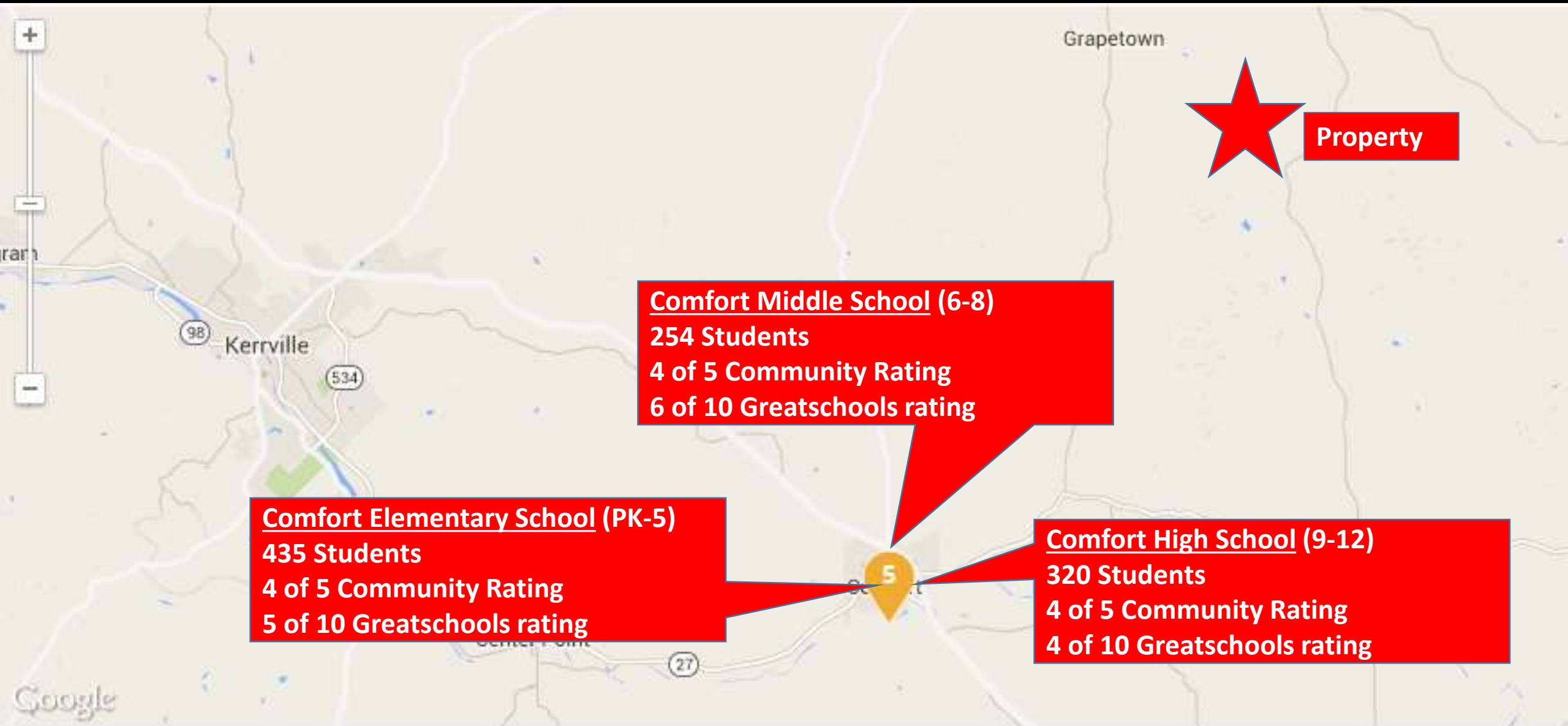


Hill Country Memorial Hospital Foundation SWPRE Real Estate Philanthropy

Hill Country Memorial Hospital Foundation SWPRE Real Estate Philanthropy Gift Model Based on \$357,000 List Price



12.1 MI to Comfort Public Schools – From Grapetown



Property

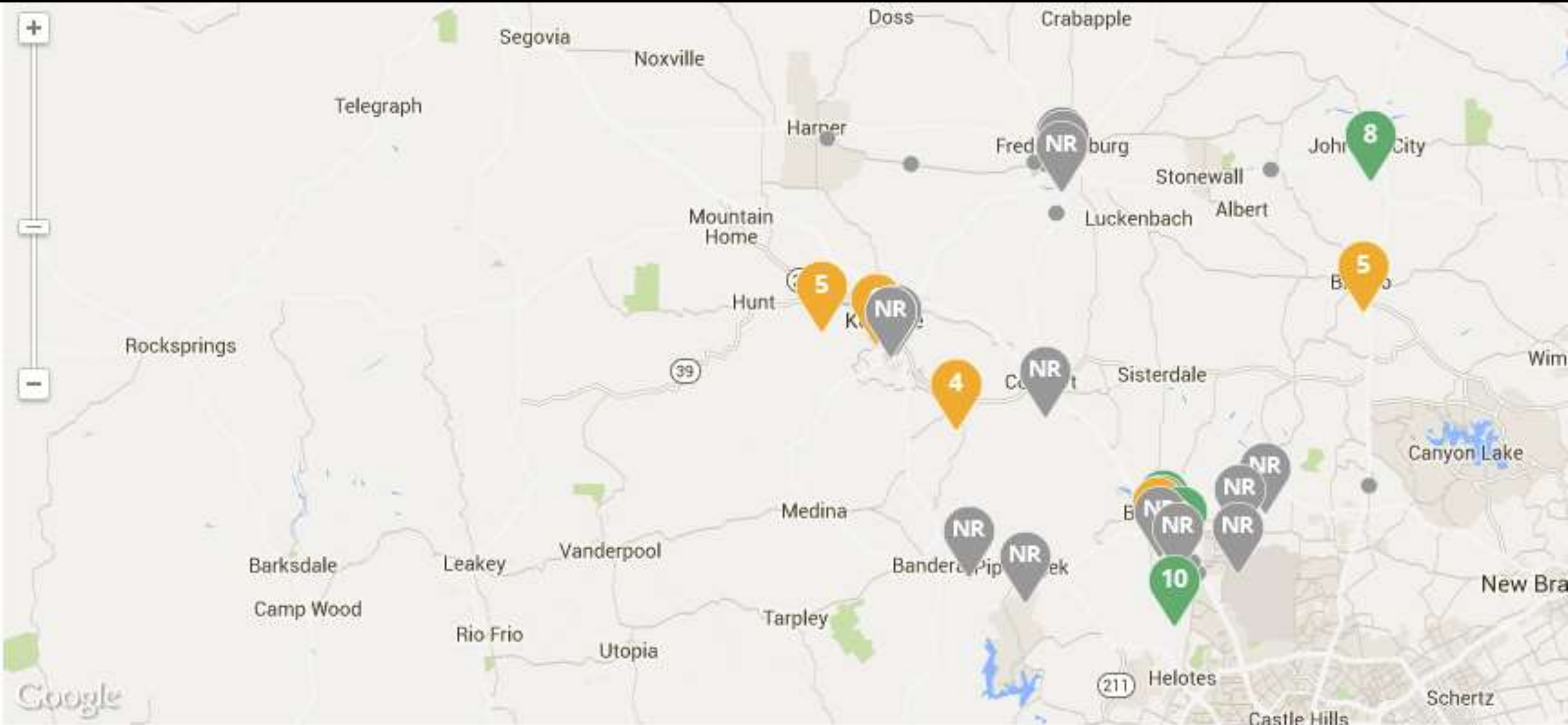
Comfort Middle School (6-8)
254 Students
4 of 5 Community Rating
6 of 10 GreatSchools rating

Comfort Elementary School (PK-5)
435 Students
4 of 5 Community Rating
5 of 10 GreatSchools rating

Comfort High School (9-12)
320 Students
4 of 5 Community Rating
4 of 10 GreatSchools rating

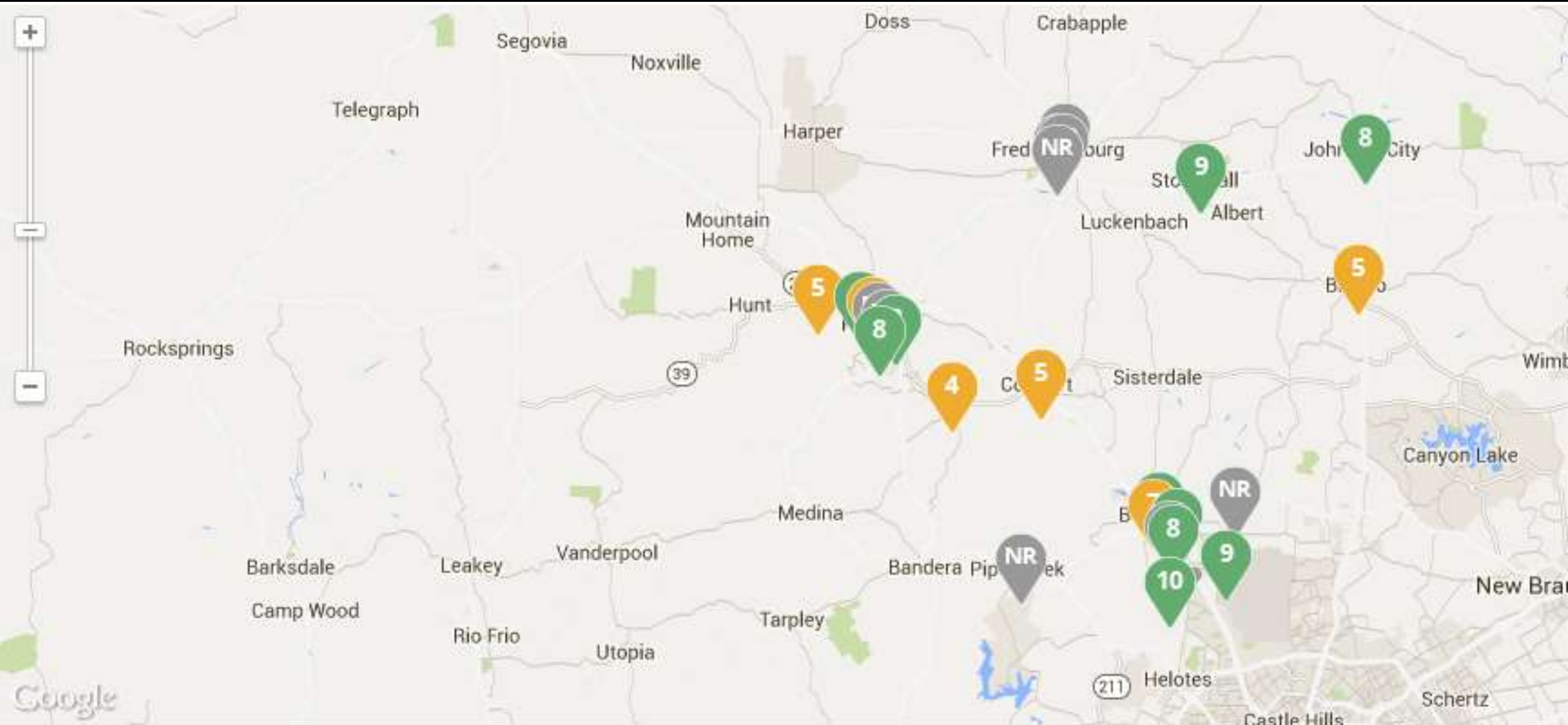
3 schools found in Comfort, TX

75 Preschools Within 30 Miles – From Greatschools



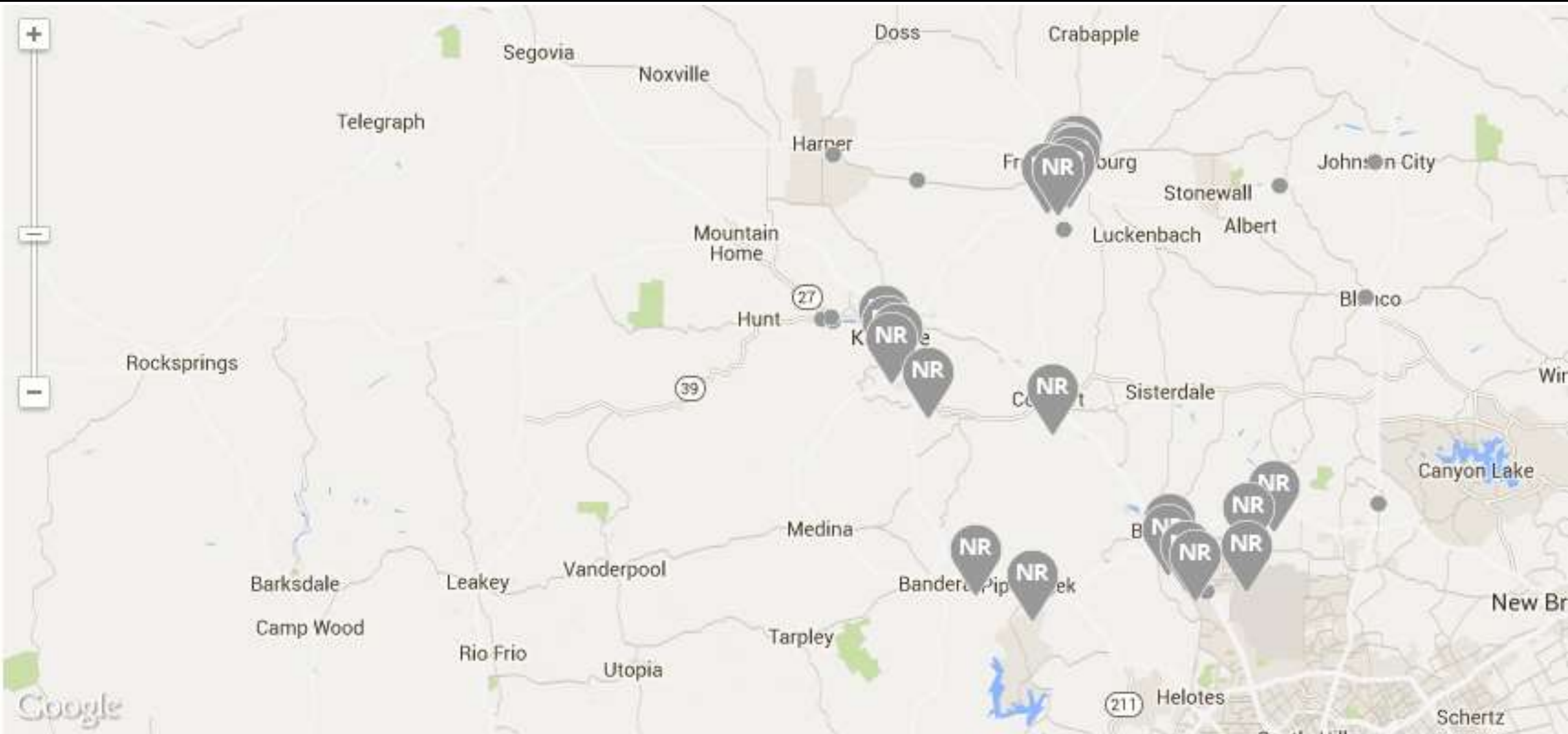
75 schools found within 30 miles of 324 Deer Road, Fredericksburg, TX 78624

38 Kindergartens Within 30 Miles – From Greatschools



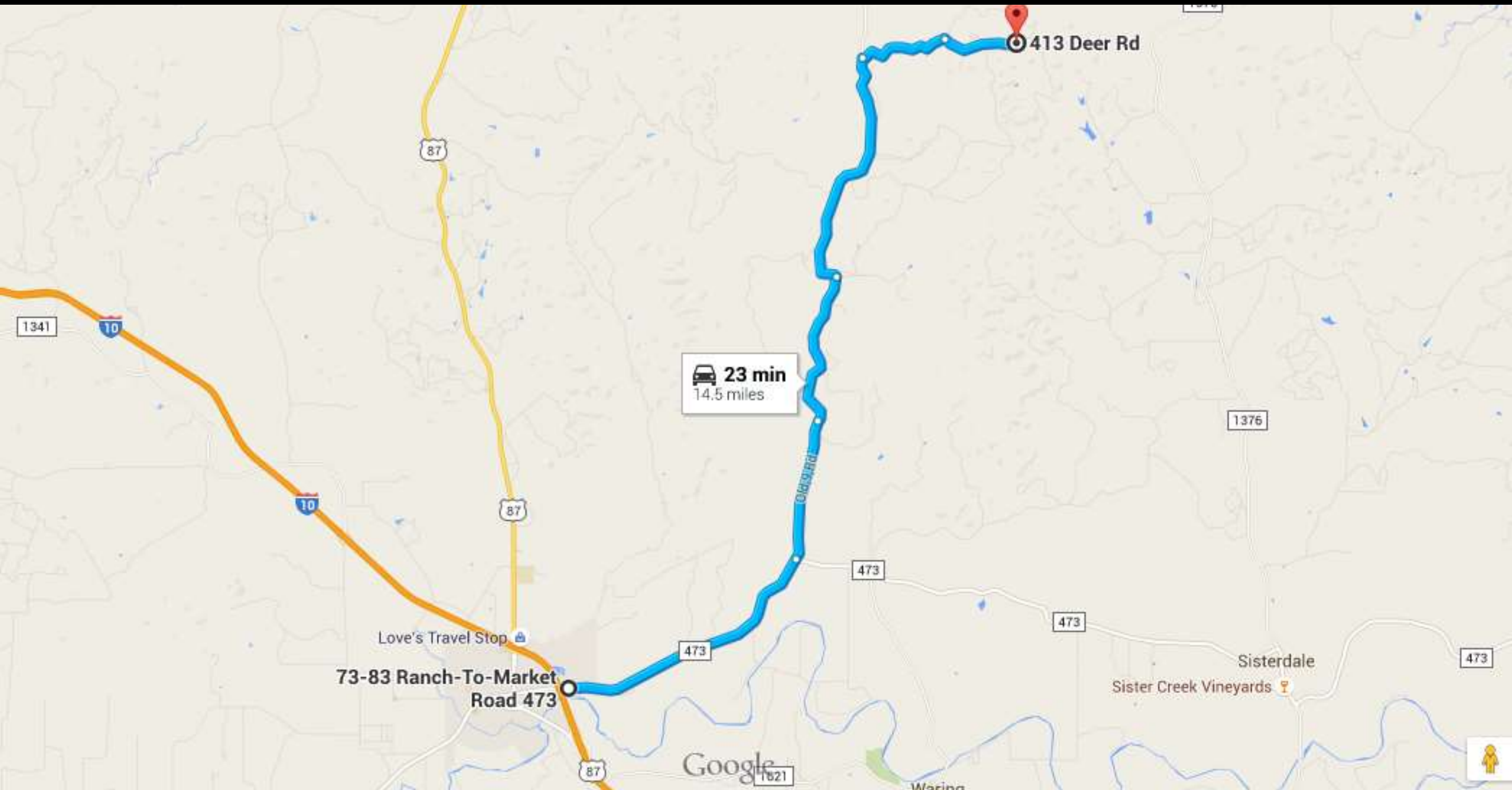
38 schools found within 30 miles of 324 Deer Road, Fredericksburg, TX 78624

70 Private Schools Within 30 Miles – From Greatschools

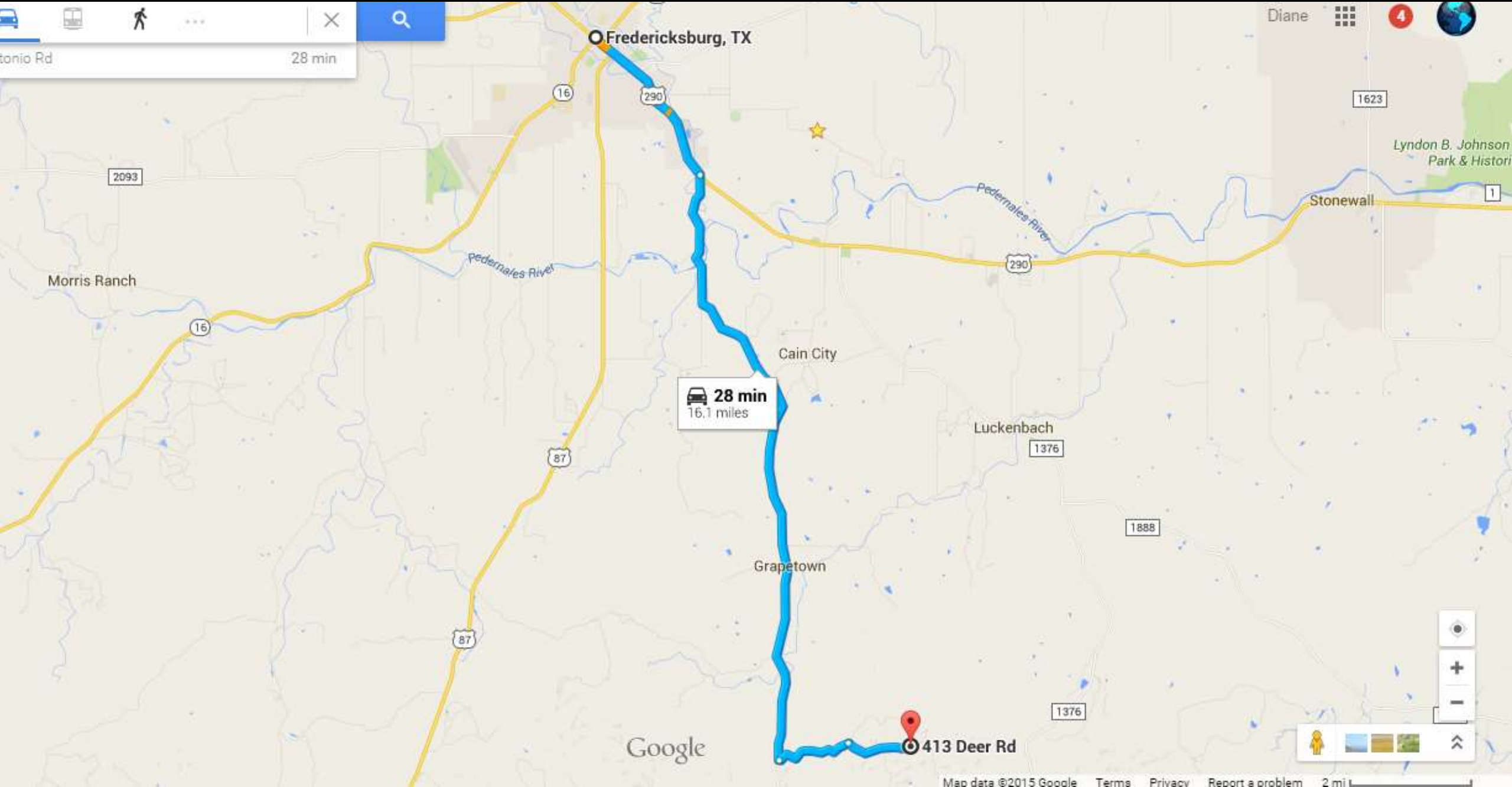


70 schools found within 30 miles of 324 Deer Road, Fredericksburg, TX 78624

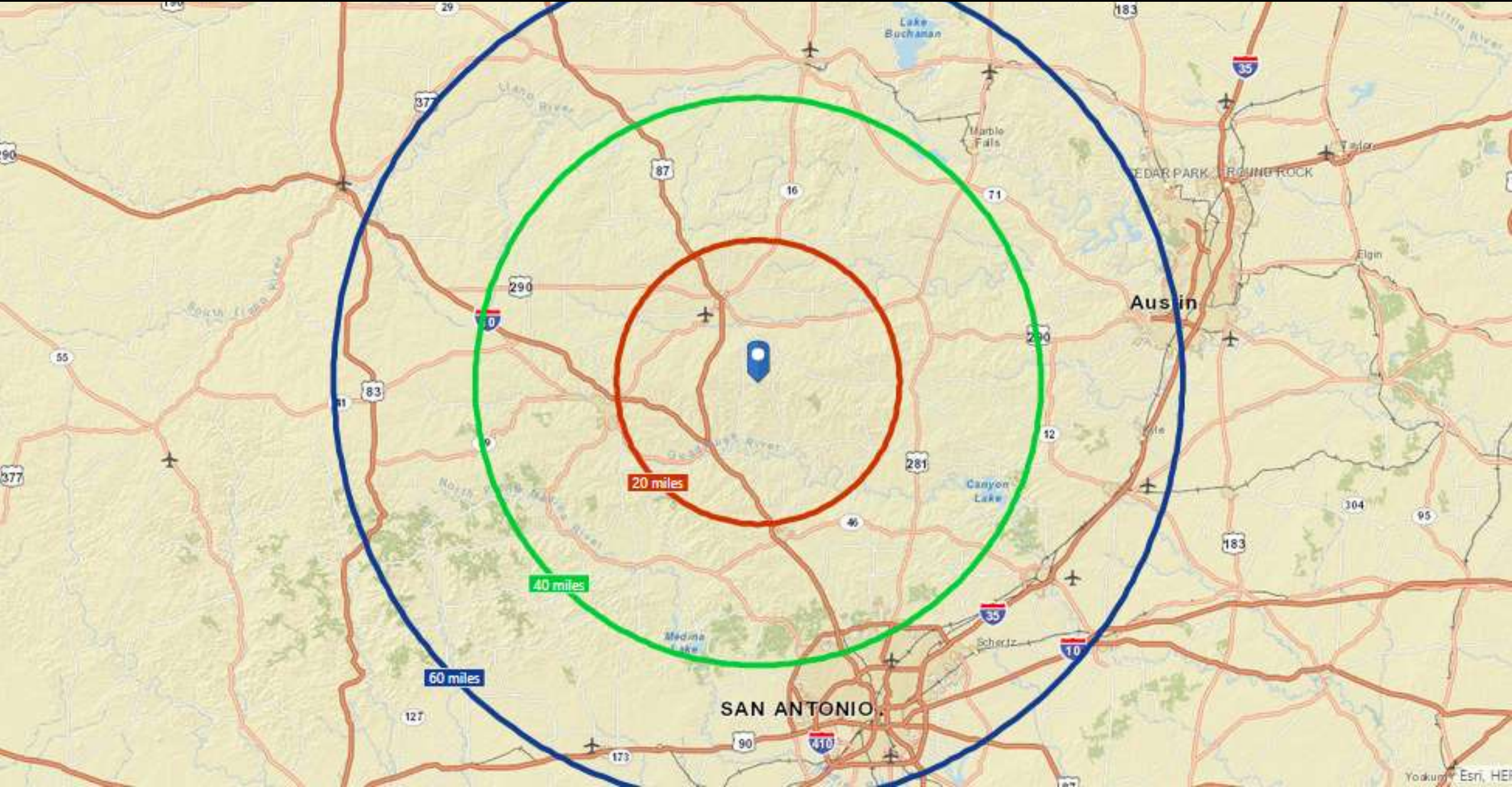
14.5 MI From Comfort at I-10



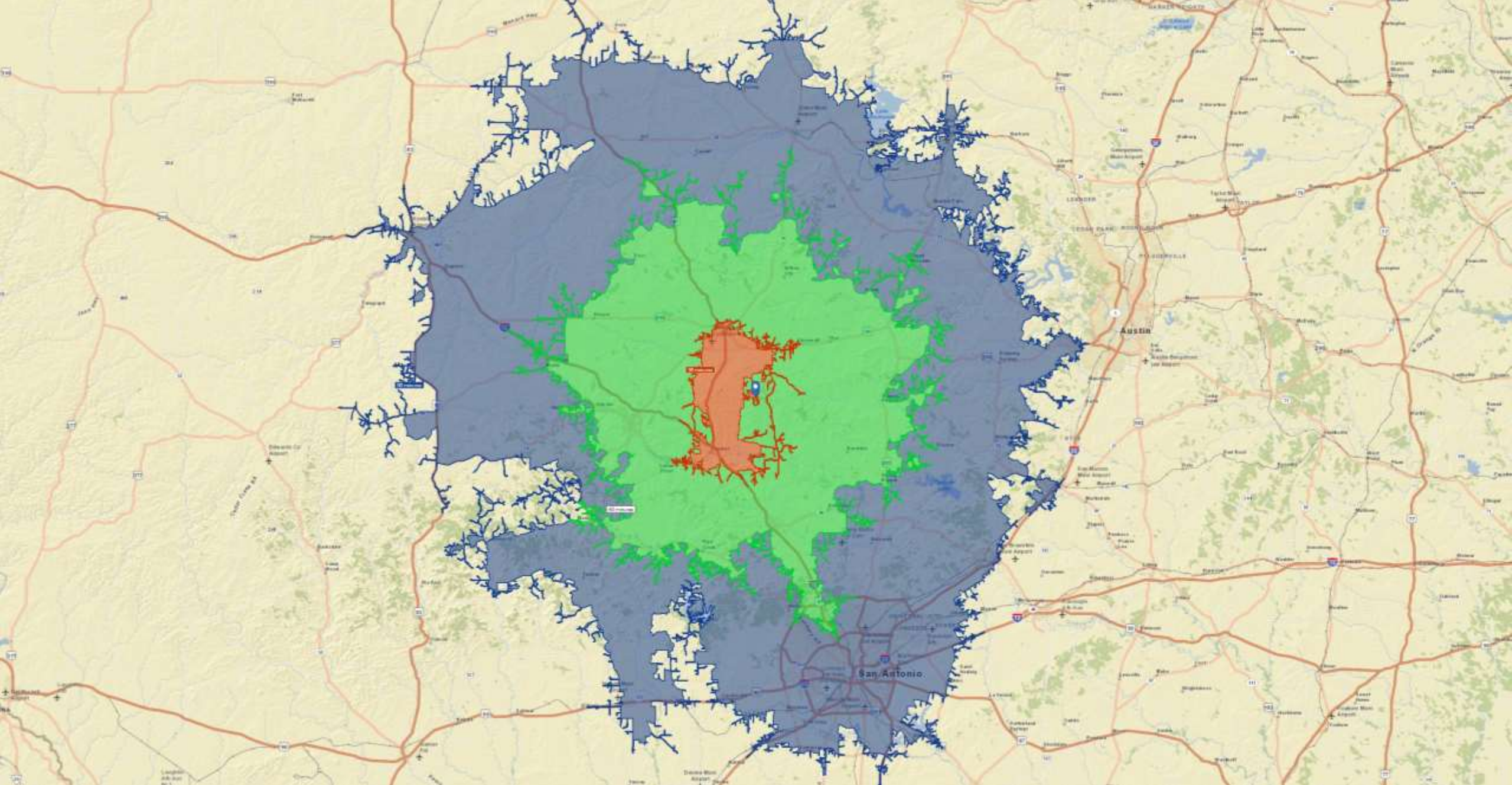
16.1 MI From Downtown Fredericksburg



40 Miles to San Antonio, 60 Miles to Austin: 20-40-60 Mile Radii Map



60 MIN to San Antonio, 90 MIN to Austin: 30-60-90 MIN Drive Time Map





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Pam Stefanov, Partner

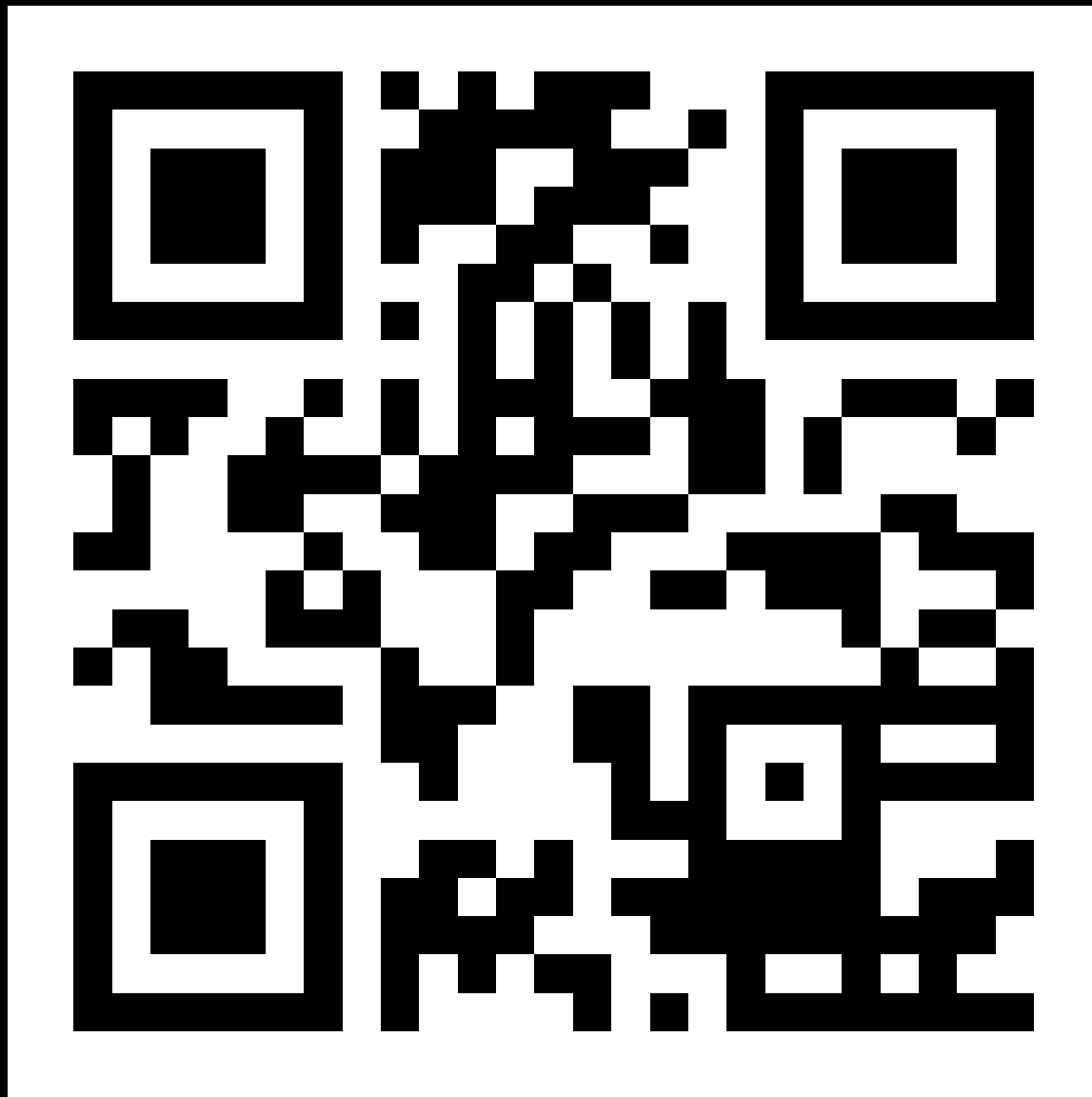
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