

CONTROL

9870 MARBACH ROAD SAN ANTONIO, TX 78245

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LISTED IN **CONJUNCTION WITH**

Texas real estate broker DZ Net Lease Realty, LLC license 9002851



GROUND CONTROL

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MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

"Mountain West Commercial Real Estate and David B Zacharia of DZ Net Lease Realty, LLC have been retained on an exclusive basis to market the property described as 9870 Marbach Road, San Antonio, TX 78245. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY & HIGHLIGHTS

PRICING					
PURCHASE PRICE	\$5,500,000				
NET OPERATING INCOME	\$408,446				
CAP RATE	7.25%				
LEASE INFORMATION					
TENANT TRADE NAME	Ground Control Trampoline Park				
LEASE GUARANTOR	Ground Control Park				
LEASE TYPE	NNN				
COMMENCEMENT	6/13/2022				
EXPIRATION	6/30/2032				
LEASE TERM	10 Years				
LEASE TERM REMAINING	8 Years				
RENTAL INCREASES	3% Every 1-Year				
EXTENSION OPTIONS	One, 5-Year Option				
TENANT'S FIRST RIGHT OF REFUSAL	Yes				
PROPERTY TAXES	Tenant Responsible				
INSURANCE	Tenant Responsible				
UTILITIES	Tenant Responsible				
MAINTENANCE	Tenant Responsible				
PROPERTY INFORMATION					
PROPERTY ADDRESS	9870 Marbach Rd, San Antonio, TX 78245				
GROSS LEASABLE AREA (SF)	19,000 SF				
LAND SIZE (AC)	1.72				
YEAR BUILT	2007				

NEW LONG-TERM LEASE

Ground Control signed a 10-year NNN lease in June, 2022, with 3% annual rent increases. The lease includes one (1) 5-year option.

LOOP 1604 EXPANSION

The Loop 1604 North Expansion Project has been underway since late 2021 and will expand Loop 1604 from Bandera Rd to I-35. The massive \$1.3 billion project will expand the loop from a four-lane expressway to a ten-lane expressway. The project spans four phases and will replace the obsolete cloverleaf interchange at I-10.

PROXIMITY TO LARGE METROPOLITAN MARKET

The subject property is located near one of the largest metropolitan markets in the country. Home to over 1.4 million residents, San Antonio is the second largest city in Texas, and the seventh largest in the nation. Also nearby is the the main campus of the University of Texas San Antonio, with its 34,000+ student body. The facility is centrally located between the western side of inner loop I-410 and outer loop 1604.

LEASE TERM	START	EXPIRATION	M	ONTHLY RENT	Α	NNUAL RENT	RI	ENT/SF	% INCREASE
Initial Term	6/13/22	6/30/23	\$	32,083.33	\$	384,999.96	\$	20.26	
Initial Term	7/1/23	6/30/24	\$	33,045.83	\$	396,549.96	\$	20.87	3.00%
Initial Term	7/1/24	6/30/25	\$	34,037.20	\$	408,446.46	\$	21.50	3.00%
Initial Term	7/1/25	6/30/26	\$	35,058.32	\$	420,699.85	\$	22.14	3.00%
Initial Term	7/1/26	6/30/27	\$	36,110.07	\$	433,320.85	\$	22.81	3.00%
Initial Term	7/1/27	6/30/28	\$	37,193.37	\$	446,320.47	\$	23.49	3.00%
Initial Term	7/1/28	6/30/29	\$	38,309.17	\$	459,710.09	\$	24.20	3.00%
Initial Term	7/1/29	6/30/30	\$	39,458.45	\$	473,501.39	\$	24.92	3.00%
Initial Term	7/1/30	6/30/31	\$	40,642.20	\$	487,706.43	\$	25.67	3.00%
Initial Term	7/1/31	6/30/32	\$	41,861.47	\$	502,337.62	\$	26.44	3.00%
Option 1 Yr 1	7/1/32	6/30/33	\$	43,117.31	\$	517,407.75	\$	27.23	3.00%
Option 1 Yr 2	7/1/33	6/30/34	\$	44,410.83	\$	532,929.98	\$	28.05	3.00%
Option 1 Yr 3	7/1/34	6/30/35	\$	45,743.16	\$	548,917.88	\$	28.89	3.00%
Option 1 Yr 4	7/1/35	6/30/36	\$	47,115.45	\$	565,385.42	\$	29.76	3.00%
Option 1 Yr 5	7/1/36	6/30/37	\$	48,528.92	\$	582,346.98	\$	30.65	3.00%

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

LOCATION

9870 Marbach Rd San Antonio, TX 78245

SITE

Centrally located between I-410, Loop 1604, and Texas Routes 90 and 1957

LAND AREA

Consists of one parcel totaling approximately 1.72 acres or 74,923 SF of land area

BUILDING AREA

The subject property consists of one (1) commercial building totaling approximately 19,000 SF of gross leasable area.

PARKING

76 total spaces 4.00/1,000 SF parking ration

FRONTAGE & ACCESS

Three-Hundred (300) feet of frontage with two (2) entrances off Marbach Rd on the east and west end of the lot.

TRAFFIC COUNTS

Marbach Road: 20,207 cars/day Texas 1604 Loop: 45,557 Interstate 410: 138,121

YEAR BUILT

2007

ZONING

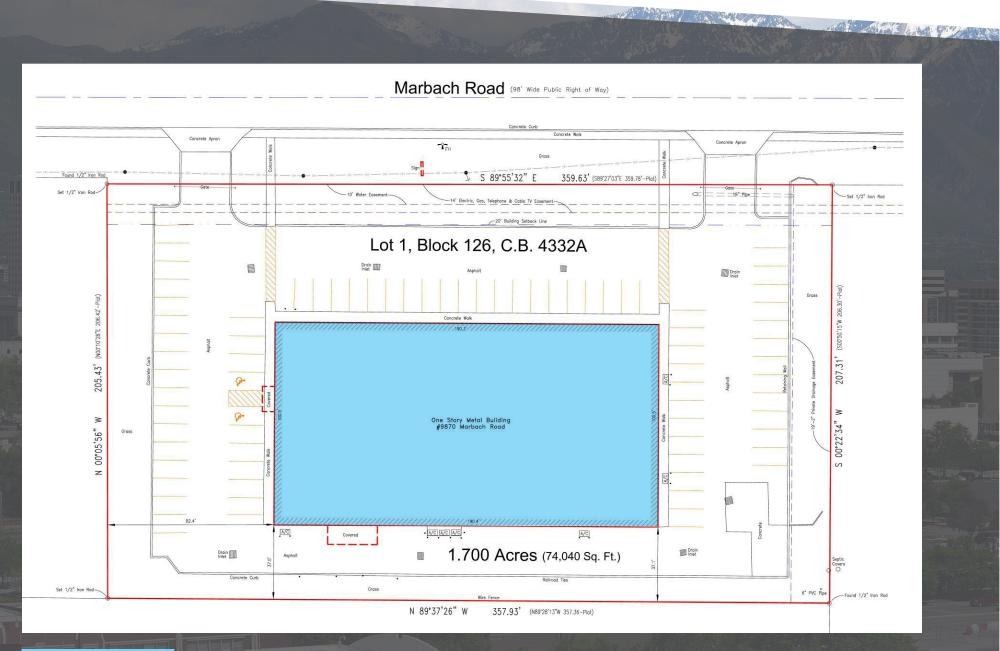
F1 Commercial Real Property

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
1125433	9870 Marbach Rd	1.72	19,000



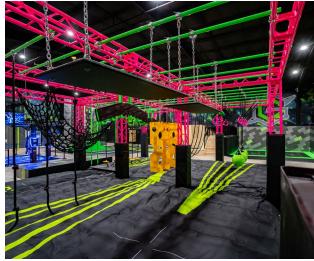
SITE PLAN



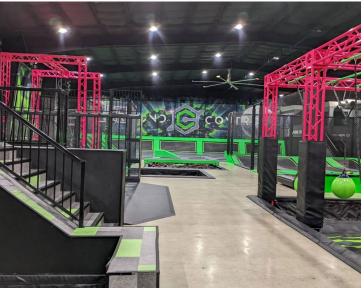


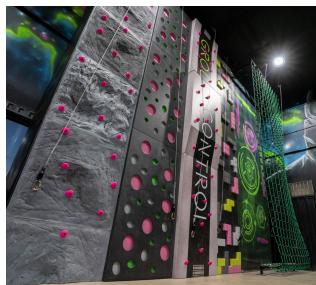


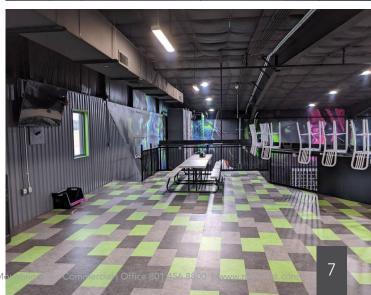












SOUTH WEST FACING

TT MAP 23,663 ADT MARBACH ROAD MARBACH ROAD 32,762 ADT DOLLAR GENERAL MARBACH OAKS MOS. 8. 000 00 000 0 0

ANCHOR TENANT PROFILE



Ground Control is a private leisure company headquartered in San Antonio, Texas. Their trampoline facility offers ninja warrior course, dodgeball, stunt fall, rock climbing wall, hologate virtual reality and other related activities. The company was formed in 2020, by Brady Spencer and Erick Paulino, and opened it's first location in San Antonio. They have since expanded to a location in Irving, Texas,

and across state lines into Oklahoma. Ground Control's largest facility is currently under construction in Yukon, OK. The building will rest on a 3-acre site on Health Center Parkway and will span more than 33,000 square feet. The company has raised over \$1.75MM since its inception, and has plans to continue its steady growth in the southwest.

DEMOGRAPHICS

POPULATION



1 MILE 20,423 2023 EST. POPULATION 3 MILES 132,014 2023 EST. POPULATION 5 MILES 247,856 2023 EST. POPULATION

1 MILE 21,972 2028 EST. POPULATION 3 MILES 144,306 2028 EST. POPULATION 5 MILES 280,036 2028 EST. POPULATION

HOUSEHOLDS & MEDIAN INCOME

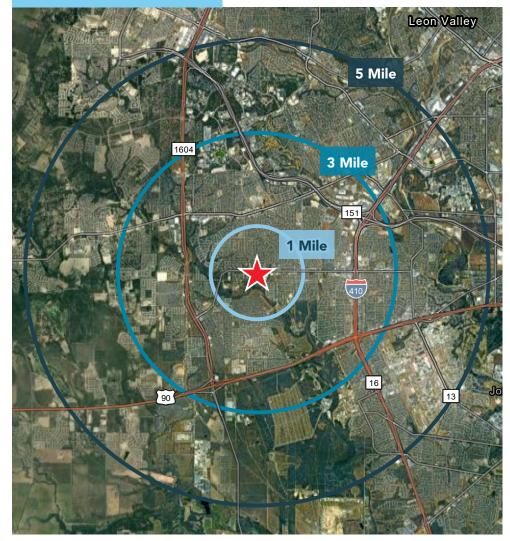


1 MILE 6,067 2023 EST. HOUSEHOLDS 3 MILES 43,875 2023 EST. HOUSEHOLDS 5 MILES 80,768 2023 EST. HOUSEHOLDS



1 MILE **\$77,795** 2023 EST. INCOME 3 MILES **\$77,240** 2023 EST. INCOME 5 MILES **\$79,667** 2023 EST. INCOME

BUFFERS - 1, 3, 5 MILES



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DZ Net Lease Realty, LLC	9002851	david@dznetlease.com	702.304.9900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David B Zacharia	634656	david@dznetlease.com	702.304.9900
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/Ter	 nant/Seller/Landl	lord Initials Date	_

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES

REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,

EASEMENT AND RIGHT-OF-WAY AGENTS,

AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT

WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



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