

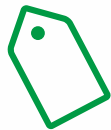
NNN LEASED TO A CORPORATE LONG TERM TENANT

400-414 N. King St.
Seguin, TX 78155

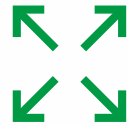
RESOLUT



7.32%
CAP RATE



\$1,295,000
Price



5,500 SF
GLA



Corporate Tenant in
place since 2015

ALAN RUST, CCIM

Principal - Investment Sales

512.373.2814

alan@resolutre.com

resolutre.com

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NNN LEASED TO A CORPORATE LONG TERM TENANT

- NNN leased to 2 tenants
- Gold Star is a regional corporate tenant which has been in the center since 2015
- Less than 1/2 mile to Guadalupe Regional Medical Center. A level IV trauma center generating over \$325 million of annual revenue (139 patient beds).
- Surrounded by a variety of medical offices CVS, Walgreens as well as powerhouse retailers including Walmart Supercenter, HEB, Tractor Supply, McDonalds, Whataburger, Advance Auto, T-Mobile, prosperity Bank
- Less than 1/2 mile to Seguin High School
- Seguin is in Guadalupe county and is part of the San Antonio MSA. 3rd largest MSA in TX behind Dallas and Houston.
- Seguin is the home for a number of national and top quality regional retailers, and has become a retail hub for a 3 county area

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



139 patient beds and over \$325M in annual revenue

E Walnut St

90

17,425 VPD

90

Tri-City Pain Associates
Sequin Family Medicine
Honey Bee Pediatrics
Lone Star Cancer and Blood Disorders

Jackson Hewitt TAX SERVICE

5,386 VPD



11,024 VPD



N King St



PRICE:
\$1,295,000



CAP RATE:
7.32%

INVESTMENT SUMMARY

Price (Cap Rate)	\$1,295,000 (7.32%)
Lease Type	NNN

PROPERTY INFORMATION

Property Address	400-414 N. King St., Seguin, TX 78155
Location	NW corner of N. King St. (Hwy 466) & E. Walnut St.
County	Guadalupe (part of the San Antonio Metropolitan Statistical Area)
Gross Leasable Area	5,500 SF
Construction Type	Concrete block and steel Concrete parking lot
Lot Size	.303 acre 13,198 SF
Year Built	1987
Number of Tenants	2
Occupancy	55%
Legal Description	LOT: 15 BLK: 440 ADDN: MORNINGSIDE (Per county records)

AREA TRAFFIC GENERATORS

Guadalupe Regional  Walmart 

Sequin High School

LCS MEDICAL SPA
SINCE 2004

Texas RENEW Hearing Center  Quest Diagnostics

Tri-City Pain Associates Sequin Family Medicine
Honey Bee Pediatrics Lone Star Cancer and Blood Disorders

State Farm  PROFESSIONAL THERAPY

RESOLUT RE

N King St 11,024 VPD

Jackson Hewitt TAX SERVICE

OPERATING EXPENSES



2021 ACTUAL OPERATING EXPENSES

OPERATING EXPENSES	TOTAL EXPENSE	PER SQ. FT.
Property Tax	\$5,233	\$0.95
Insurance	\$3,675	\$0.67
Property Management	\$7,500	\$1.36
Miscellaneous	\$600	\$0.11
Waster/Waste Water	\$1,800	\$0.33
Window Cleaning Monthly	\$909	\$0.17
Grounds Maintenance	\$480	\$0.09
Pressure wash sidewalks and building	\$800	\$0.15
Total	\$20,997	\$3.82

* 2021 actual thru August some categories increased to account for remainder of the year

RENT ROLL AND NOI



RENT ROLL

MASTER LEASE

Square Feet	1,250 SF
Lease Start	
Lease End	
Base Rent PSF/Yr	\$17.60
Base Rent Monthly	\$1,833.44
Base Rent Annual	\$22,001
Notes	Lease Type: NNN Seller will master lease the space on a NNN basis for the earlier of one year or when leased to a new tenant.

MASTER LEASE

Square Feet	1,200 SF
Lease Start	
Lease End	
Base Rent PSF/Yr	\$16.00
Base Rent Monthly	\$1,800
Base Rent Annual	\$21,600
Notes	Lease Type: NNN Seller will master lease the space on a NNN basis for the earlier of one year or when leased to a new tenant.

RENT ROLL AND NOI (CONT.)



RENT ROLL

GOLD STAR FINANCE

Square Feet	1,200 SF
Lease Start	10/7/2015
Lease End	10/31/2024
Base Rent PSF/Yr	\$16.00
Base Rent Monthly	\$1,600
Base Rent Annual	\$19,200

Notes Lease Type: NNN

Tenant limited to \$500/year for HVAC repair, maint, replace. Tenant responsible for annual maintenance.

If there is a change of law which prohibits tenants business tenant can cancel their lease obligation with 90 days notice

RANCH GLASS GALLERY

Square Feet	1,850 SF
Lease Start	3/1/2021
Lease End	2/28/2026
Base Rent PSF/Yr	\$18.57
Base Rent Monthly	\$2,862.22
Base Rent Annual	\$34,347

Notes Lease Type: NNN

3% annual base rent increases

BUILDING TOTALS

Square Feet	5,500 SF
Base Rent Monthly	\$8,096
Base Rent Annual	\$97,148

NET OPERATING INCOME

Base Rent	\$97,148
Operating Expense Reimbursement	\$16,416
TOTAL INCOME	\$113,564
Operating Expenses	\$20,997
NET OPERATING INCOME (NOI)	\$92,567

TENANT PROFILES (CONT.)



Tenant in this building since

2015



Founded In

1986



57+
locations in Texas

Website: www.goldstarfinancetexas.com

TENANT PROFILES (CONT.)



THE RANCH GLASS GALLERY



Primary lease term thru

FEBRUARY 2026



3%

annual base rent increases



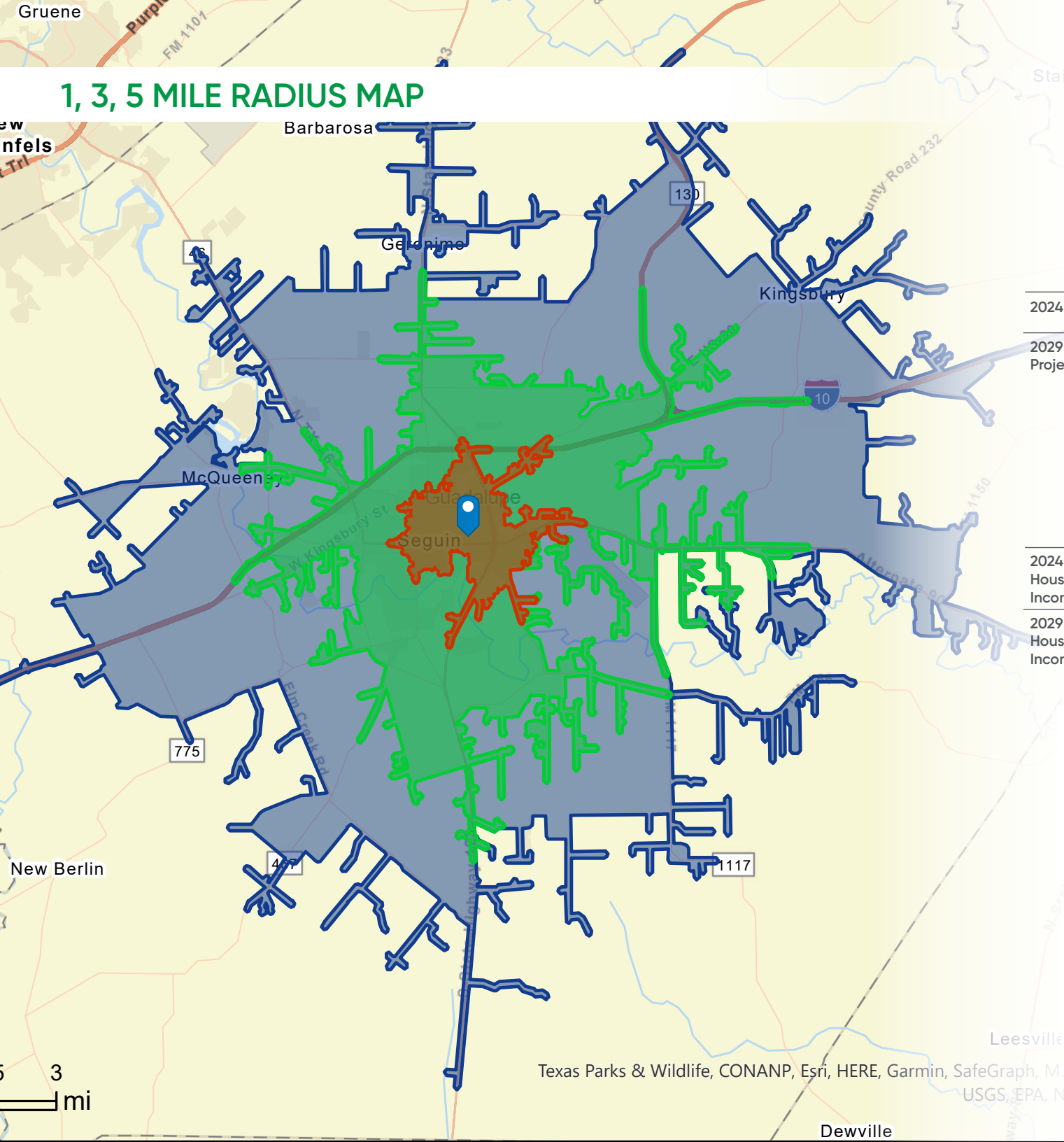
Selling a variety of
smoke related products



Lease is personally guaranteed

www.facebook.com/TheRanchGlassGallery/

1, 3, 5 MILE RADIUS MAP



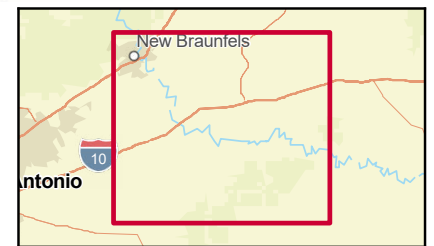
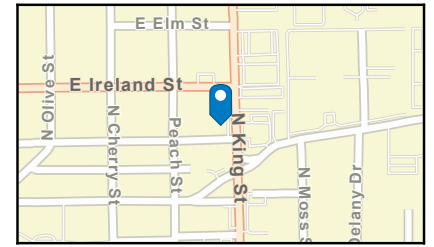
POPULATION

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
2024 Population	7,697	28,604	39,988
2029 Population Projection	8,685	32,860	46,400



INCOME

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
2024 Avg Household Income	\$85,233	\$82,296	\$84,267
2029 Avg Household Income	\$75,776	\$72,326	\$73,537



LOCATION OVERVIEW

0 3 5 mi

Texas Parks & Wildlife, CONANP, Esri, HERE, Garmin, SafeGraph, Mapbox, OpenStreetMap contributors, Swatch, USGS, EPA, NPS, USDA

SITE BIRDSEYE VIEW

N King St

11,024 VPD

An aerial photograph of a commercial site with a green border. The site contains a parking lot with several cars and three building footprints. The buildings are labeled with logos and text: "THE RANCH GLASS GALLERY" (yellow), "GOLD STAR Finance Loans and Tax Services" (yellow with a star logo), and two green buildings labeled "1,200 SF Master Lease" and "1,250 SF Master Lease".

THE RANCH GLASS GALLERY	GOLD STAR Finance Loans and Tax Services	1,200 SF Master Lease	1,250 SF Master Lease
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E Walnut St

123
TEXAS

22,215 VPD

123
TEXAS

E Walnut St

5,386 VPD

N King St

11,024 VPD



RETAIL AERIAL MAP



123
TEXAS



E Walnut St

Hwy 123

22,215 VPD

5,386 VPD

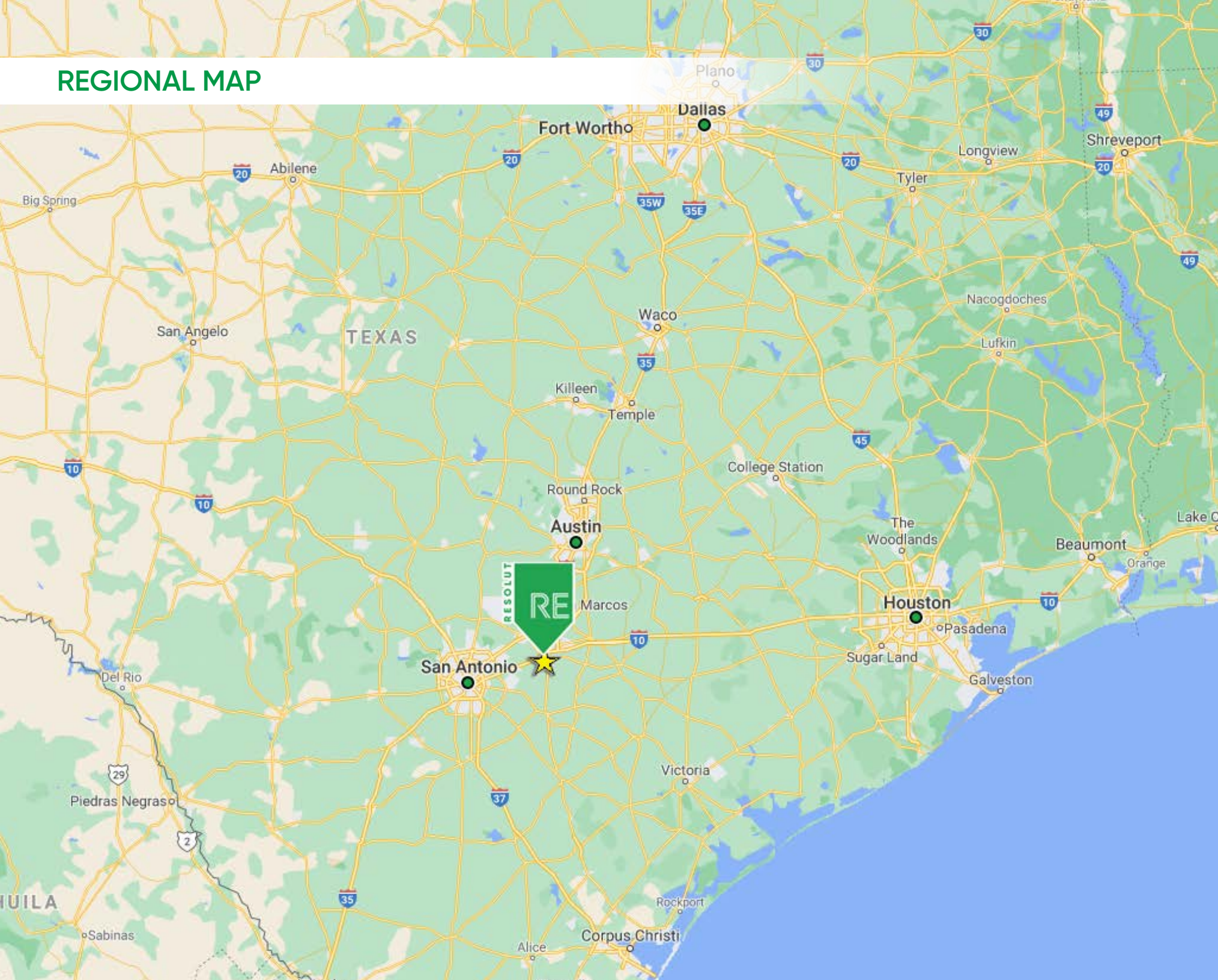
Seguin Independent

Seguin High School

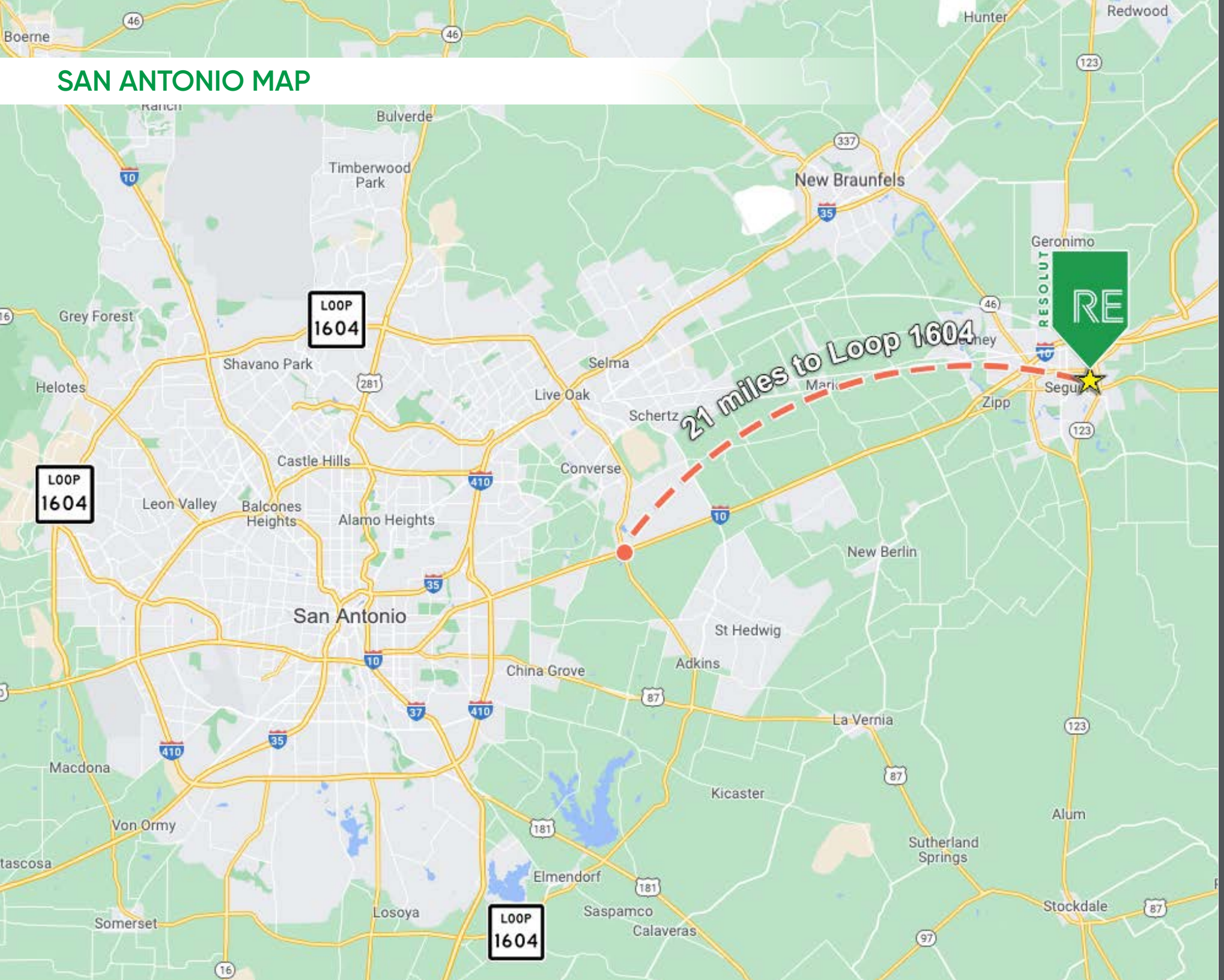
Guadalupe Regional
MEDICAL CENTER

LOCATION OVERVIEW

REGIONAL MAP



SAN ANTONIO MAP



LOCATION OVERVIEW



Market Overview

The San Antonio–New Braunfels, TX MSA is the third largest MSA in Texas by population, behind Dallas and Houston, and it is one of the fastest growing MSAs in the U.S. The San Antonio MSA is comprised of eight counties, located in the South Texas region. San Antonio is the third largest metropolitan area in the great state of Texas, behind only Dallas and Houston.

Growth

Fueled by the exponential growth associated with the Eagle Ford Shale region, the lower cost of living in San Antonio and business-friendly environment, San Antonio is officially the fastest growing city in the U.S., adding an average 66 new residents per day as estimated by Express News. As a result of this population explosion, San Antonio has seen significant momentum in other non-energy related business sectors, such as: biomedical/biotech, IT and cybersecurity, as well as aircraft and automotive manufacture (Toyota to be precise).

The biotech and biomedical sectors are growing significantly in the MSA thanks to San Antonio's City Council and the San Antonio Economic Development Corporation collaborating to support industry expansion. The University of Texas Science Center at San Antonio, which receives funding from the National Institutes of Health for cancer research and testing of new cancer drugs. The Texas Biomedical Research Institute, is the world's largest center for genetics research. Civilian biomedical expansion in the San Antonio MSA is also assisted by the fact that Fort Sam Houston is the home of the Army Medical Command.

SAN ANTONIO MAJOR EMPLOYERS



The city is home to over 400 Headquarters and large corporate footprints including:



GM FINANCIAL



SEGUIN & GUADALUPE COUNTY



About Guadalupe County

Guadalupe County is the second-most populous county in the MSA, and home to the principal city Seguin, which is also the county seat. It is adjacent east of Bexar County, accessing downtown San Antonio via I-10. According to the U.S. census, the county has seen a 21% population increase since 2010. Seguin continues to be one of the strongest manufacturing clusters in the region, actually adding jobs during the "Great Recession". Seguin remains positioned to continue to compete well for future projects with ample developable property, excellent access to major thoroughfares of I-10 and SH130, competitive tax environment, and a strong available workforce.

Economy

The city of Seguin has the highest manufacturing jobs per capita in the state of Texas, with almost twice the national average. Seguin is home to Caterpillar, Cavco Industries, Alamo Industrial, Continental Automotive Systems, Tyson Foods, CMC Steel Texas, Minigrip, Star Manufacturing, and Hexcel Corp. Seguin also serves as the retail hub for three major counties in Texas-Guadalupe, Gonzales, and Wilson.

Seguin has seen significant business expansion city-wide, with many national retailers entering, returning and expanding in the market despite national trends of contraction. The county serves a retail trade area population of over 100,000. With new housing developments and increased traffic counts, Guadalupe County has seen the pace of commercial development greatly increase in the past two years.

www.crexi.com



DEMOGRAPHICS

400 N King St Seguin, TX 78155	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	7,697		28,604		39,988	
Projected Population (2029)	8,685		32,860		46,400	
Census Population (2020)	7,239		26,592		36,332	
Census Population (2010)	6,981		24,507		31,849	
Projected Annual Growth (2024-2029)	988	2.6%	4,255	3.0%	6,412	3.2%
Historical Annual Growth (2020-2024)	458	-	2,012	1.9%	3,657	2.5%
Historical Annual Growth (2010-2020)	258	0.4%	2,085	0.9%	4,483	1.4%
Estimated Population Density (2024)	2,451 <i>psm</i>		1,012 <i>psm</i>		509 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2024)	3,082		11,048		15,180	
Projected Households (2029)	3,613		13,118		18,174	
Census Households (2020)	2,796		9,728		13,099	
Census Households (2010)	2,704		8,744		11,301	
Projected Annual Growth (2024-2029)	532	3.4%	2,070	3.7%	2,995	3.9%
Historical Annual Change (2010-2024)	378	1.0%	2,305	1.9%	3,879	2.5%
Average Household Income						
Estimated Average Household Income (2024)	\$85,233		\$82,296		\$84,267	
Projected Average Household Income (2029)	\$75,776		\$72,326		\$73,537	
Census Average Household Income (2010)	\$57,805		\$51,802		\$55,544	
Census Average Household Income (2000)	\$42,893		\$40,763		\$43,553	
Projected Annual Change (2024-2029)	-\$9,458	-2.2%	-\$9,970	-2.4%	-\$10,730	-2.5%
Historical Annual Change (2000-2024)	\$42,341	4.1%	\$41,533	4.2%	\$40,714	3.9%

DEMOGRAPHICS

Median Household Income						
Estimated Median Household Income (2024)	\$51,763		\$58,318		\$65,791	
Projected Median Household Income (2029)	\$51,985		\$58,230		\$65,850	
Census Median Household Income (2010)	\$43,309		\$40,362		\$44,416	
Census Median Household Income (2000)	\$36,899		\$34,267		\$36,525	
Projected Annual Change (2024-2029)	\$222	-	-\$88	-	\$59	-
Historical Annual Change (2000-2024)	\$14,864	1.7%	\$24,051	2.9%	\$29,266	3.3%
Per Capita Income						
Estimated Per Capita Income (2024)	\$34,451		\$32,036		\$32,166	
Projected Per Capita Income (2029)	\$31,813		\$29,091		\$28,957	
Census Per Capita Income (2010)	\$22,388		\$18,484		\$19,714	
Census Per Capita Income (2000)	\$16,277		\$13,983		\$15,101	
Projected Annual Change (2024-2029)	-\$2,638	-1.5%	-\$2,945	-1.8%	-\$3,209	-2.0%
Historical Annual Change (2000-2024)	\$18,174	4.7%	\$18,053	5.4%	\$17,065	4.7%
Estimated Average Household Net Worth (2024)	\$698,049		\$676,087		\$824,590	

Total Age Distribution (2024)						
Total Population	7,697		28,604		39,988	
Age Under 5 Years	439	5.7%	1,563	5.5%	2,158	5.4%
Age 5 to 9 Years	452	5.9%	1,679	5.9%	2,331	5.8%
Age 10 to 14 Years	444	5.8%	1,722	6.0%	2,450	6.1%
Age 15 to 19 Years	444	5.8%	1,944	6.8%	2,709	6.8%
Age 20 to 24 Years	494	6.4%	2,240	7.8%	2,884	7.2%
Age 25 to 29 Years	575	7.5%	2,132	7.5%	2,788	7.0%
Age 30 to 34 Years	501	6.5%	2,002	7.0%	2,769	6.9%
Age 35 to 39 Years	433	5.6%	1,735	6.1%	2,554	6.4%
Age 40 to 44 Years	450	5.8%	1,651	5.8%	2,489	6.2%
Age 45 to 49 Years	374	4.9%	1,512	5.3%	2,218	5.5%
Age 50 to 54 Years	385	5.0%	1,526	5.3%	2,294	5.7%
Age 55 to 59 Years	415	5.4%	1,614	5.6%	2,335	5.8%
Age 60 to 64 Years	461	6.0%	1,746	6.1%	2,508	6.3%
Age 65 to 69 Years	455	5.9%	1,638	5.7%	2,293	5.7%
Age 70 to 74 Years	425	5.5%	1,371	4.8%	1,923	4.8%
Age 75 to 79 Years	350	4.5%	1,023	3.6%	1,412	3.5%
Age 80 to 84 Years	258	3.3%	686	2.4%	886	2.2%
Age 85 Years or Over	343	4.5%	819	2.9%	989	2.5%
Median Age	40.8		37.6		38.3	
Age 19 Years or Less	1,778	23.1%	6,908	24.1%	9,648	24.1%
Age 20 to 64 Years	4,088	53.1%	16,159	56.5%	22,838	57.1%
Age 65 Years or Over	1,831	23.8%	5,537	19.4%	7,502	18.8%

LISTING AGENT



ALAN RUST, CCIM

Principal - Investment Sales

Office 512.474.5557

Direct 512.373.2814

alan@resolutre.com

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of retail real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long and diverse track record of success, selling retail assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science while minoring in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

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Austin, Texas 78746

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Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

4900 W. Expwy 83
Suite 260-J
McAllen, Texas 78501

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110

EI PASO

Affiliate Office
6006 N. Mesa St.
Ste. 110
El Paso, TX 79912



Information About Brokerage Services

11-2-2015

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

<u>Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>603091 OR 9003193</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
<u>David J. Simmonds OR Gavin Fite</u> Designated Broker of Firm	<u>459263 OR 438039</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
<u>David J. Simmonds OR Gavin Fite</u> Licensed Supervisor of Sales Agent/Associate	<u>459263 OR 438039</u> License No.	<u>leads@resolutre.com</u> Email	<u>512-474-5557</u> Phone
<u>David J. Simmonds</u> Sales Agent/Associate's Name	<u>459263</u> License No.	<u>david@resolutre.com</u> Email	<u>512-474-5557</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date