



# INVESTMENT HIGHLIGHTS

ROBUST  
DEMOGRAPHICS IN A  
DENSELY POPULATED  
LOCATION

ESTABLISHED RETAIL  
CORRIDOR WITH TOP  
RANKED TENANTS

SIGNIFICANT UPSIDE  
VIA 23% BELOW  
MARKET RENTS

HIGH PERFORMING  
TENANCY

STRONG TENANCY  
WITH STABLE CASH  
FLOW



# PROPERTY DASHBOARD

### PROPERTY SUMMARY

Address	2921-2935 Pat Booker Rd Universal City, TX
Year built	1980
Property GLA	137,790
Land Area	10.36 Acres
In-Place Occupancy	100%
Parking Spaces	510 Spaces (3.7/1,000 SF)

### FINANCIAL SUMMARY

2021 Net 3%	2022 Average in Place Net
2023 Average Net	2024 Average Net
2025 Average Net	2026 Average Net
2027 Average Net	2028 Average Net
2029 Average Net	2030 Average Net
2031 Average Net	2032 Average Net
2033 Average Net	2034 Average Net

### Rollover Summary

Within 3 Years of Operation	60.8%
Within 5 Years of Operation	94.8%
5-YR CAGR	4.90%
10-YR CAGR	4.08%

### NOI GROWTH CHART

\$2,900,000

\$2,400,000

\$1,900,000

\$1,400,000

\$900,000

\$400,000

4.90% 5-YEAR CAGR

4.08% 10-YEAR CAGR

Jan-26 Jan-27 Jan-28 Jan-29 Jan-30 Jan-31 Jan-32 Jan-33 Jan-34

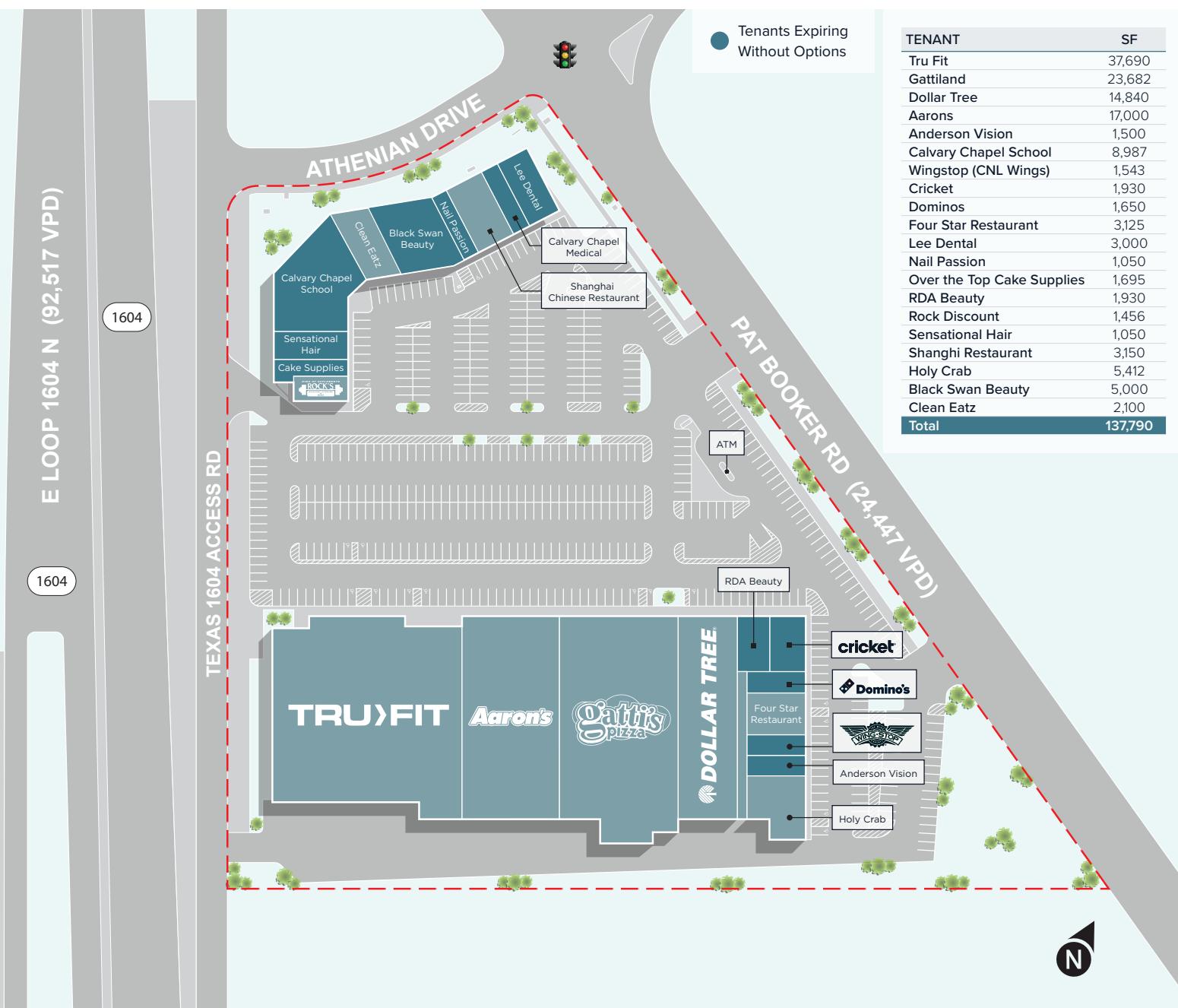
### TENANT SUMMARY

TENANT	SF	IN-PLACE RENT (PSF)	MARKET RENT (PSF)	% BELOW MKT	START DATE	EXP	OPTIONS REMAINING	TENURE	REMAINING TERM
Aaron's	17,000	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Anderson Vision	1,500	\$10.00	\$12.00	-16.7%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Black Swan Beauty	5,000	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Calvary Chapel of SA	8,987	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Clean Eatz	2,100	\$10.00	\$12.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Dollar Tree	14,840	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Domino's	1,650	\$10.00	\$12.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Four Star Experience	1,625	\$10.00	\$12.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Four Star Restaurant	1,500	\$10.00	\$12.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Gattiland	23,682	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Holy Crab	5,412	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Lee Dental	3,000	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Mobile Link	1,930	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Nail Passion	1,050	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Over the Top Cake Supplies	1,695	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
RDA Beauty	1,930	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Rock Discount	1,456	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Sensational Hair	1,050	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Shanghai Restaurant	3,150	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Tru Fit	37,690	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
Wingstop	1,543	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
USAA ATM	0	\$12.00	\$15.00	-20.0%	2010-01-01	2025-01-01	15	2025-01-01	2025-01-01
<b>Leased</b>	<b>137,790</b>							2025-01-01	2025-01-01
<b>Vacant</b>	<b>0</b>							2025-01-01	2025-01-01
<b>Total</b>	<b>137,790</b>							2025-01-01	2025-01-01

*\*Assumed expiration date, see note on assumptions page for more details*

### EXPIRATION SCHEDULE

# SITE PLAN | ASSET POSITIONING



44%

## National Tenancy

23%

## Below Market Rents

## 13 Tenants

## Expiring W/Options

14.2

### Years of Tenure

# PREMIER POSITION IN ESTABLISHED RETAIL ENCLAVE

TENANT	RANK (30-MILE)	RANK (TX)
Five Below	1/14	1/150
Bath & Body Works	1/12	2/95
Old Navy	1/10	3/84
Firehouse Subs	1/12	5/115
IKEA	1/1	3/5
PetSmart	2/14	16/146
TJ Maxx	2/4	9/61
Panera Bread	3/11	22/111
Ross	5/23	23/218

\*Source: PlacerAl



# ☰ FLOURISHING SAN ANTONIO ECONOMY

While it has consistently led the nation in economic growth and stability, the Alamo City is undergoing an urban revival that has picked up significant pace in recent years. San Antonio is experiencing rapid urbanization as young professionals and businesses are taking notice of the abundant opportunities it has to offer. Among Texas' big four metro areas, San Antonio stands out for its diversified economy, attractive quality of life, a growing technology ecosystem, and favorable cost of living.

## RICH HISTORY & URBAN RENAISSANCE

- Traditionally known for its rich multi-cultural history, the Riverwalk, Alamo & family tourist destinations
- Celebrated for its emerging culinary and arts scene, entertainment destinations, outdoor activities, and newly revitalized areas such as The Pearl and Southtown
- Explosive urban growth: recently announced \$450 million Alamo Plaza redevelopment and \$90 million UTSA downtown tech & security focused expansion



## RICH HISTORY & URBAN RENAISSANCE

**No. 1**

America's Next Boom Town

*Forbes*

**TECH**

Hotspot

*Inc.*

**Nation's 2<sup>nd</sup>**

Highest Growth of Millennials

*Brookings*

**Top 5**

Economic Performance

*Brookings*

**Top 10**

Must Visit Destinations

*Forbes*

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