

# MICHELIN RECOMMENDED FINE DINING RESTAURANT

BY



AVERAGE  
**6% CAP**



LONG-TERM ABSOLUTE NNN HYBRID  
LEASE WITH ANNUAL ESCALATIONS

PRESENTED BY  
**IMPACT**  
COMMERCIAL GROUP  
**COMPASS**

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## OFFERING MEMORANDUM



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# TROPHY EAST AUSTIN RESTAURANT

- **PRIME EAST AUSTIN LOCATION - 9,847 VEHICLES PER DAY**
- **BUILT IN 2017/RENOVATED 2022**
- **FULL BAR**
- **\$400K KITCHEN**
- **STYLISH MODERN FINISHES AND COURTYARD SETTING**
- **AMPLE PARKING** – 28 surface spaces; 7.90/1,000 SF ratio
- **HVAC ON THE ALL-SEASON ENCLOSED PATIO**
- **ABOVE MARKET LEASE (5-YR TERM + TWO 7-YR OPTIONS TO RENEW)**

**3,543 SF**  
BUILDING SIZE

**0.39 AC**  
LOT SIZE

**66-70**  
SEATS INDOORS

**36**  
ON PATIO

**28**  
PARKING SPACES

**7.9/1000**  
RATIO

**CS-CO-MU-NP**  
ZONING



# FINANCIAL SUMMARY

\$3.481M

\$982.50 PER SF

6% CAP RATE\*

\$58.95/SF NNN\*

\$208,867 NOI\*

1.75% ESCALATIONS

\*AVERAGE IN YEARS 3-7



# LEASE SUMMARY

**HYBRID ABSOLUTE NNN LEASE**

**EXPIRATION: JANUARY 30, 2030**

**1.75% ANNUAL RENT ESCALATIONS**

**TWO 7-YEAR RENEWAL OPTIONS**

**BLUE CHIP TENANT, STRONG LEASE GUARANTEE**

**LANDLORD'S RESPONSIBILITY: ROOF, STRUCTURE ONLY**

**TENANT RESPONSIBILITY: TAXES, INSURANCE, MAINTENANCE,  
HVAC REPAIR AND REPLACEMENT**





A photograph of a restaurant interior. The ceiling features exposed wooden beams and several large, white, spherical paper lanterns hanging from the ceiling. The floor is made of light-colored wood. In the foreground, there are several wooden tables and black chairs. A red and white striped bar towel is draped over a counter in the lower left corner. The background shows a kitchen area with stainless steel equipment and a large window looking out onto a street.

# BLUE CHIP TENANT

**AUSTIN'S PRE-EMINENT  
HOSPITALITY GROUP WITH AN [MORE INFO](#)  
UNPRECEDENTED 6 MICHELIN AWARDS**

HOT 10 BEST NEW RESTAURANTS - BON APPETIT [MORE INFO](#)

10 BEST NEW RESTAURANTS IN AMERICA - ROBB REPORT [MORE INFO](#)

40 BEST NEW RESTAURANTS IN AMERICA - ESQUIRE [MORE INFO](#)

BEST RESTAURANTS 2018 - AUSTIN AMERICAN-STATESMAN [MORE INFO](#)

BIB GOURMAND SUSTAINABILITY AWARD - MICHELIN [MORE INFO](#)

**THIS AWARD-WINNING FINE DINING  
RESTAURANT IS ONE OF 12 IN THE  
HOSPITALITY GROUP'S PORTFOLIO**

2024 MICHELIN GUIDE RECOMMENDATION [MORE INFO](#)

BEST NEW RESTAURANTS - TEXAS MONTHLY [MORE INFO](#)

BEST RESTAURANTS IN AUSTIN RIGHT NOW - NY TIMES [MORE INFO](#)

BEST PLACES TO DRINK WINE IN AUSTIN - TEXAS MONTHLY [MORE INFO](#)



# SCHEDULED RENT

LEASE YEAR	BASE RENT/YR	BASE RENT/MO	BASE RENT/SF	CAP RATE
1	\$194,865	\$16,238	\$55	5.60%
2	\$198,275	\$16,522	\$55.96	5.70%
3	\$201,744	\$16,812	\$56.94	5.80%
4	\$205,275	\$17,106	\$57.94	5.90%
5	\$208,867	\$17,405	\$58.95	6.00%
6	\$212,523	\$17,710	\$59.98	6.11%
7	\$216,242	\$18,020	\$61.03	6.21%

RENEWAL YEARS	AVERAGE BASE RENT/YR	AVERAGE BASE RENT/MO	AVERAGE BASE RENT/SF	AVERAGE CAP RATE
8 - 15	\$231,781	\$19,315	\$65.42	6.66%
16 - 24	\$216,242	\$21,809	\$73.87	7.52%

# TWO OPTIONS TO RENEW

## RENEWAL #1

	ANNUAL BASE RENT	MONTHLY BASE RENT	BASE/ SF	CAP RATE
YEAR 1	\$220,026	\$18,335	\$62.10	6.32%
YEAR 2	\$223,876	\$18,656	\$63.19	6.43%
YEAR 3	\$227,794	\$18,982	\$64.29	6.54%
YEAR 4	\$231,781	\$19,315	\$65.42	6.66%
YEAR 5	\$235,837	\$19,653	\$66.56	6.77%
YEAR 6	\$239,964	\$19,997	\$67.73	6.89%
YEAR 7	\$244,163	\$20,346	\$68.91	7.01%

## RENEWAL #2

	ANNUAL BASE RENT	MONTHLY BASE RENT	BASE/ SF	CAP RATE
	\$248,436	\$20,703	\$70.12	7.14%
	\$252,784	\$21,065	\$71.35	7.26%
	\$257,208	\$21,434	\$72.60	7.39%
	\$261,709	\$21,809	\$73.87	7.52%
	\$266,289	\$22,190	\$75.16	7.65%
	\$270,949	\$22,579	\$76.47	7.78%
	\$275,690	\$22,974	\$77.81	7.92%













## PRIME LOCATION

Time Out Magazine named East Austin's Holly Street District "one of the top 25 coolest neighborhoods in the world". The area is known for an a diverse blend of casual eateries, trendy spots, cocktail bars, breweries, and hidden gems.

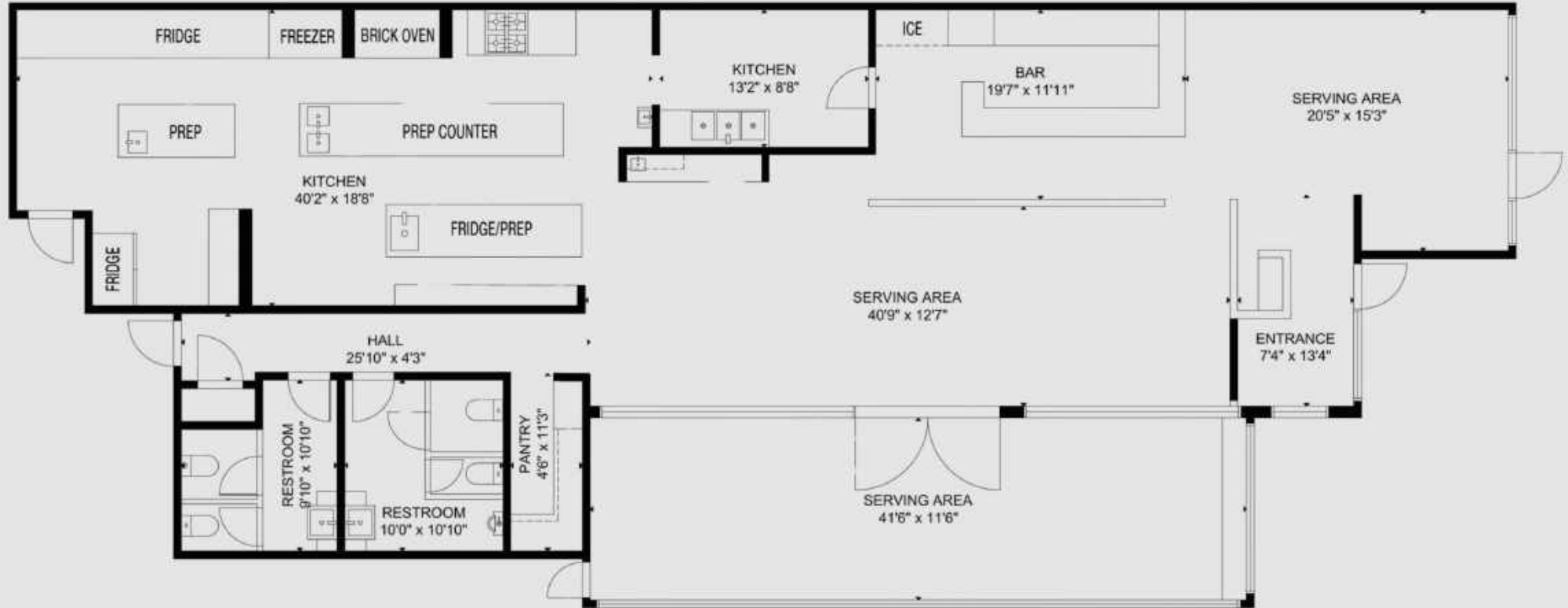


## UPSIDE POTENTIAL

Ongoing mixed-use development along the César Chávez corridor draws tech startups and creative businesses, energizing the local economy, fueling urban growth, revitalizing spaces, and driving up rents and property values.



# FLOOR PLAN



Size and Dimensions are approximate. Actual may vary.



HIGHLY DESIRABLE LOCATION  
EXCELLENT VISIBILITY  
262,501 VEHICLES PER DAY  
131' OF FRONTAGE ON E CESAR CHAVEZ  
83 WALK SCORE  
8-12 MINUTES TO DOWNTOWN  
11-16 MINUTES TO AIRPORT

*Figure 8*  
COFFEE PURVEYORS

**ARRIVE**  
HOTELS & RESTAURANTS

**Este**

*Birdie's*





# Austin, Texas



Downtown



East Austin

South Austin  
Entertainment District



Austin  
Bergstrom  
International



# AUSTIN, TEXAS

Texas' business-friendly environment, lack of state corporate or income taxes, higher quality of life, and deep talent pool appeals to businesses considering moving to Austin. Job growth and company relocations continue to drive population growth ahead of any other major market in the country. Since 2010, Austin's population has outperformed the second-fastest-growing market, Raleigh, by more than 7.5%.

The education and health services sector is expected to continue to see strong job growth and will be vital to serving one of the fastest-growing metros in the nation.

Thanks to its younger demographic, Austin is likely to outperform many of its peer markets. The young, highly educated workforce has attracted employers and delivered high-paying jobs, boosted the median household income to above the U.S. average, and contributed to the city's economic growth.



## TWO MILE DEMOGRAPHICS

**\$1.1B**

TOTAL SPECIFIED  
CONSUMER SPENDING

**5,981**

BUSINESSES

**53,918**

DAYTIME  
EMPLOYEES

**82,772**

2024 POPULATION

**\$100,350**

AVERAGE  
HOUSEHOLD INCOME

**\$579,518**

MEDIAN HOME VALUE

**2**

AVERAGE  
HOUSEHOLD SIZE

**33.9**

MEDIAN AGE



The background of the slide is a photograph of the Austin skyline at dusk or dawn, with the city lights reflecting on the water. A large red oval is centered on the slide, containing the word "Austin" in a stylized, white, cursive font with a black outline. Surrounding this central oval are seven smaller, dark gray oval callouts, each containing a ranking or accolade for Austin, followed by the source of the information.

# Austin

**East Austin makes  
list of 'Best Hipster  
Neighborhoods'**  
- KUT Radio

**No. 2 in US for new  
corporate HQs**  
- Austin Business  
Journal 2025

**UT Austin ranks No. 1  
in Texas among world's  
best universities**  
- CultureMap Austin

**Top 5 U.S. cities for  
college grad hiring, entry  
wage, Gen Z job growth**  
- Austin Chronicle

**#1 metro area  
to launch your  
professional career.**  
- LinkedIn

**#1 Market to invest  
in commercial  
real estate**  
- Crowdstreet

**3rd Best  
Large U.S. City  
to Start a Business**  
- CultureMap Austin



# IMPACT

## COMMERCIAL GROUP

# COMPASS



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With decades of combined experience in commercial real estate brokerage and appraisal across Central Texas, our team is dedicated to maximizing value and uncovering opportunities others miss.

Whether you're acquiring, selling, leasing, or repositioning a property, we bring deep market knowledge and a strategic, client-first approach to every transaction.

Our process is deeply rooted in collaboration. Every client benefits from the full attention, expertise, and resources of both principles.

We take the time to listen and understand your goals and your concerns- then craft innovative strategies that deliver real results.

What sets us apart? A powerful mix of skills in sales, marketing negotiations, project management, finance, communication, and data analysis - all backed by cutting-edge technology and a commitment to delivering clear, data-driven advice. Our pricing guidance and offer recommendations are based on thorough analysis, giving you the clarity needed to make confident, well-informed decisions.

We approach every deal, big or small, with the same level of effort, attention to detail, and integrity. Our reputation as trusted advisors is built on transparency, honesty, and an unwavering fiduciary commitment to our clients' best interests.

We're proud to make a positive impact in our client's businesses and in our community.



# CONFIDENTIALITY AND DISCLAIMER

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## Information About Brokerage Services

2-10-2025

*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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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