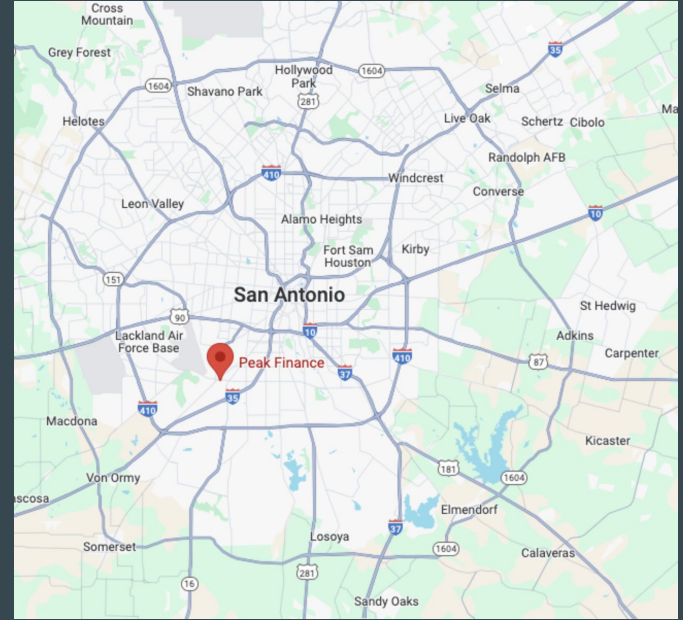


FOR SALE - Commercial Property



Address: 3535 SW Military Dr, San Antonio, TX 78211



Purpose and Disclaimer

Forge Business Brokerage (“Broker”) represents Peak Finance, LP. (“The Company”) on an exclusive basis. This Confidential Information Memorandum is furnished only to pre-screened prospective purchasers who have signed Confidentiality Agreements, and who have made a specific request for information for the purpose of determining an interest in submitting an offer to acquire The Company’s assets and/or real estate. If you have obtained this document prior to signing a Confidentiality Agreement, please return or destroy it.

The information and exhibits contained in the Confidential Information Memorandum have been obtained primarily from The Company and are highly confidential. They are intended to acquaint a prospective purchaser with preliminary information regarding a Company whose business is currently available for acquisition, sale or merger. The format of the Confidential Information Memorandum is designed to reflect to a prospective purchaser the factors that create value within the Company. Although it is believed the data is a fair representation of The Company’s activities, this information has not necessarily been audited or independently confirmed and no representations, expressed or implied, are made as to its content, accuracy, and truthfulness.

Forge Business Brokerage does not assume any responsibility whatsoever for the content of this Confidential Information Memorandum. Any and all representations shall be made solely by The Company as set forth in a signed acquisition agreement or purchase contract, which agreement or contract shall control as to representations and warranties, if any. By requesting this Confidential Information Memorandum, the recipient acknowledges responsibility to perform a due diligence prior to any acquisition of or business combination with the Company.

The recipient agrees this document is not to be copied or distributed, except to its agents involved directly in the due diligence process.

THE RECIPIENT ALSO AGREES NOT TO CONTACT (NOR ALLOW ITS AGENTS TO CONTACT) THE COMPANY OWNERS OR EMPLOYEES WITHOUT BROKER’S PRIOR WRITTEN APPROVAL. UNEXPECTED PHONE CALLS, EMAILS OR VISITS TO COMPANY PREMISES ARE PROHIBITED!

FORGE BUSINESS BROKERAGE IS HAPPY TO COORDINATE MEETINGS (OFF-SITE DURING BUSINESS HOURS, OR ONSITE AFTER HOURS WHEN EMPLOYEES ARE AWAY) IN ORDER TO PROTECT CONFIDENTIALITY.

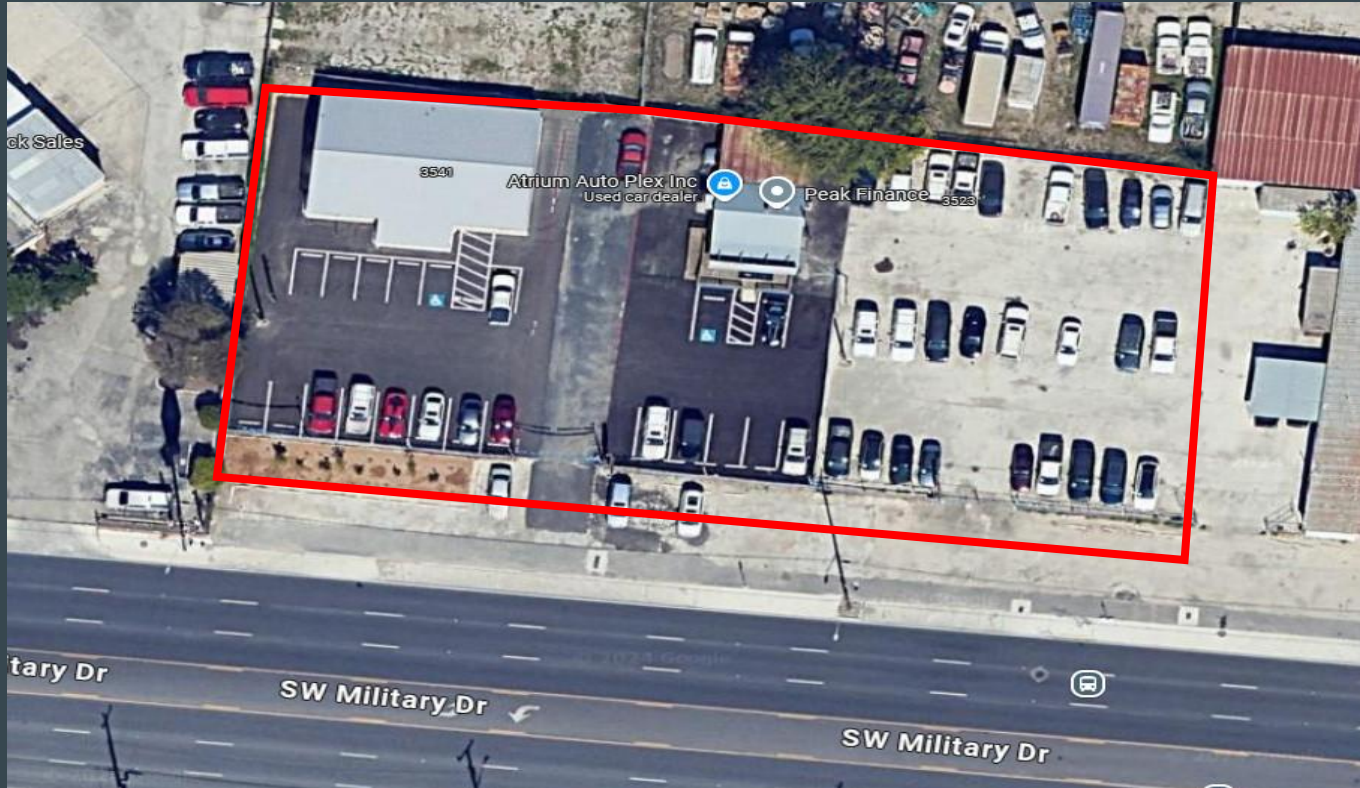
Property Details



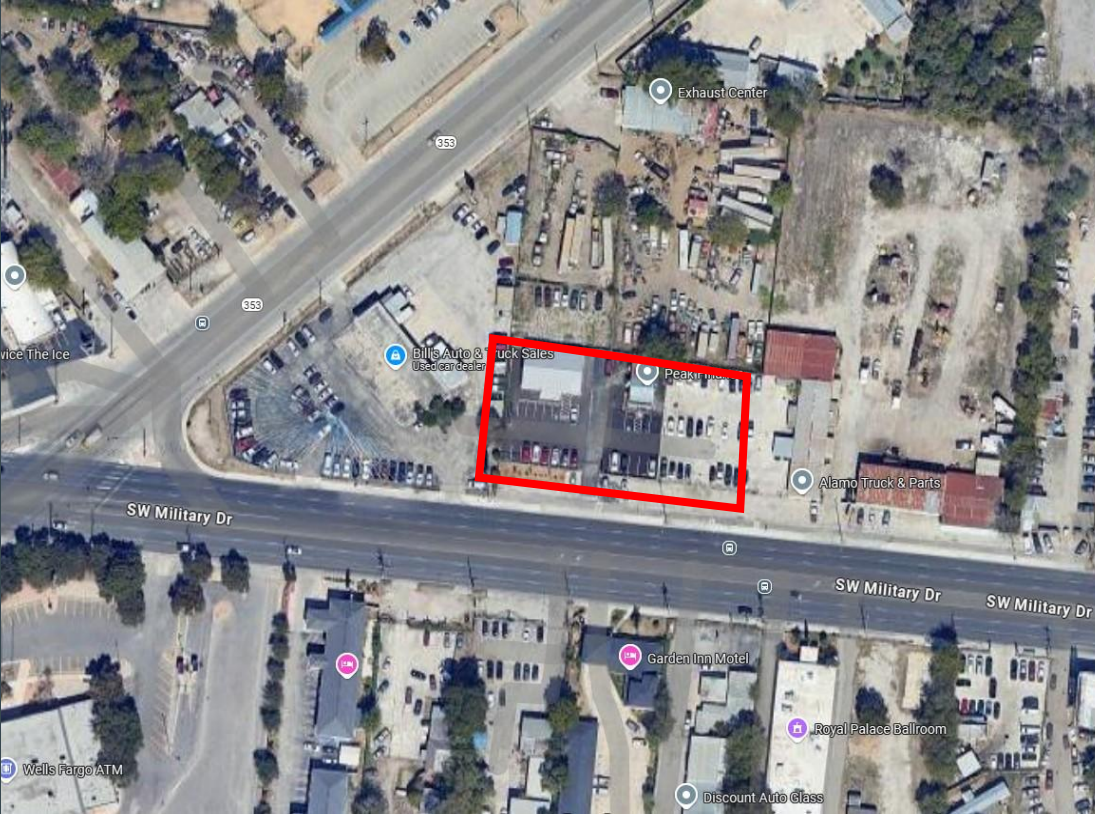
Address	3535 SW Military Dr, San Antonio, TX 78211
Building Area	Bldg 1: 2,400 SF / 2022 year built Bldg 2: 672 SF / 1960 year built
Land Area	0.969 Acre / 42,192 SF
Zoning	C-2 CD
Frontage	272 linear feet
Utilities	Public Water & Sewer
Traffic Count	23,754 average cars per day
Asking Sales Price	\$1,400,000
Contact broker	James Schuepbach (281) 222-2932 / James@forgebb.com



Aerial Overview



Aerial Overview - Corner of SW Military and 353

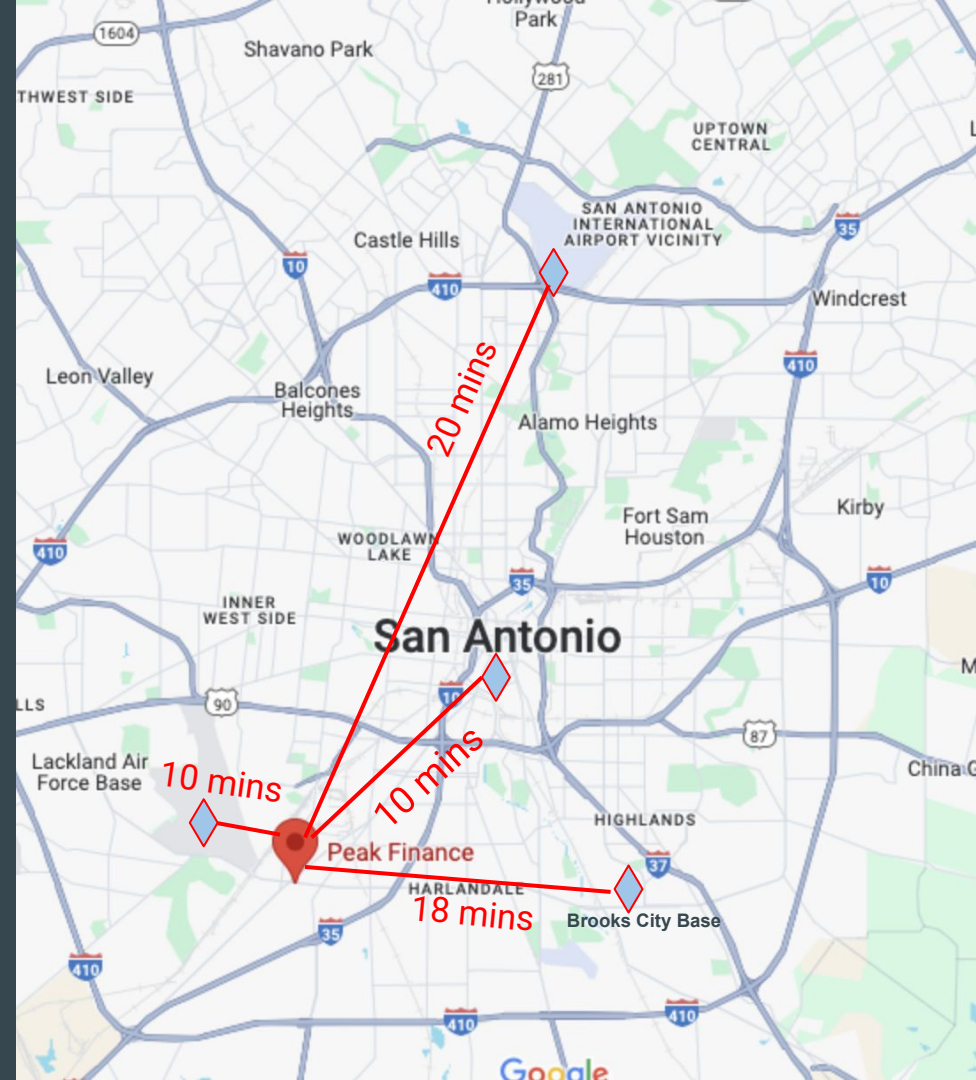


Location Overview

Desirable Location: Located near the corner of Southwest Military Drive and FM 353 with excellent visibility.

- Average daily traffic counts in excess of 20,000.
- 10 minutes to Kelly Field Air Force complex.
- IH-35 is approximately 2 miles to the East.
- Less than 10 minutes from Downtown San Antonio.
- Approximately 20 minutes to the San Antonio airport.
- Approximately 18 minutes to Brooks City Base.

The surrounding area has a strong demographic population and positive population growth.





NOTES RECEIVABLE AVAILABLE FOR PURCHASE

In addition to the real estate, there are approximately 130 notes receivable available for purchase (these are secured by used vehicles and not included in the asking price of the real estate).

The asking price is not disclosed (we are accepting offers).

- Total principal balance is approximately \$1,000,000
- Average interest rate 23%
- Average remaining term is 28 months
- Average monthly payment is \$387
- Total monthly cashflow from notes is between \$40,000-\$50,000

Information About Brokerage Services



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.

11-2-2015



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>James Schuepbach</u>	<u>599187</u>	<u>james@forgebb.com</u>	<u>281.222.2932</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____	_____	_____
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____	_____	_____
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____	_____	_____
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

_____	_____
<small>Buyer/Tenant/Seller/Landlord Initials</small>	<small>Date</small>