



SPLASH SHACK LEASE-BACK INVESTMENT SALE

SEQ BAGDAD RD & CLOVER LN
1801 Clover Lane, Cedar Park, TX 78613



PRICE
\$2,900,000



CAP RATE
6.86%

10 Year Absolute NNN Lease
10% Rent Increase Every 5 Years



GLA
10,580 SF

Janice Landers, CCIM
Principal, Hospitality Division
janice@resolutre.com
512.535.0262

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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.

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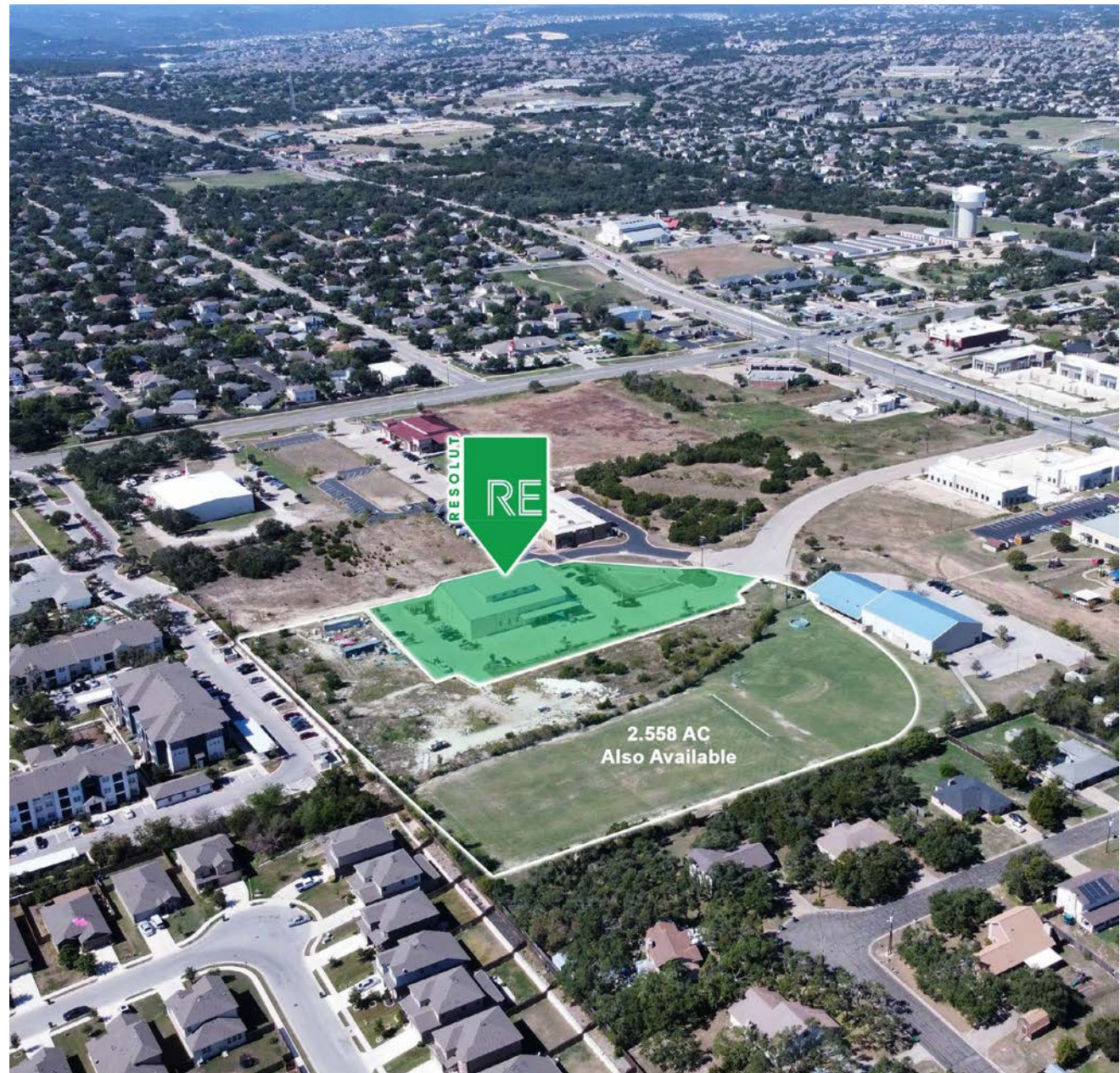
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PROPERTY HIGHLIGHTS | SPLASH SHACK LEASE-BACK INVESTMENT SALE

- 10,580 sq ft of indoor playground
- Upstairs office- 1500 sq ft
- 100% HVAC
- New HVAC units- (Building) Seresco NP-035 36 ton (Office & Restrooms)
Two LG 2.5 ton
- Ceiling height 35'
- 1-overhead door for loading
- 3-Phase power- 230 Amps
- LED lighting
- Metal Roof
- 5 restrooms
- Patented design completely enclosed and doesn't leak
- Zero Landlord Responsibility
- 10 Year NNN lease
- 10% rent increases every 5 years
- 6.86% cap rate
- Fee simple: Cash to seller

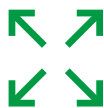




PRICE

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CAP RATE

6.86%

GLA

10,580 SF

PROPERTY OVERVIEW

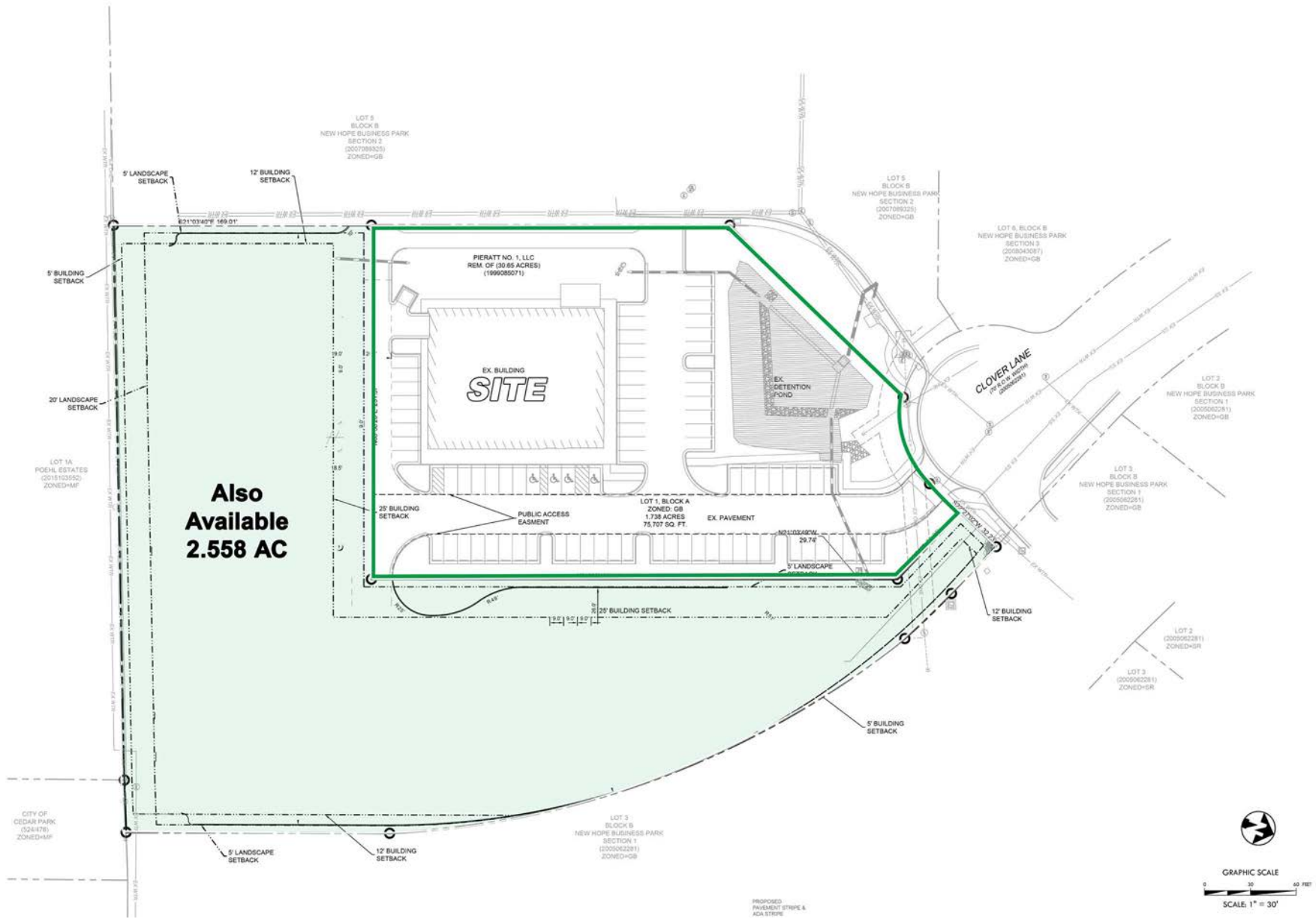
| | |
|---------------------|---|
| PROPERTY ADDRESS | 1801 Clover Lane, Cedar Park, TX 78613 |
| LOCATION | SEQ BAGDAD RD & CLOVER LN |
| GROSS LEASABLE AREA | 10,580 SF |
| YEAR BUILT | 2018 |
| OCCUPANCY | 100% |
| LEASE TYPE | NNN |
| NUMBER OF TENANTS | 1 |



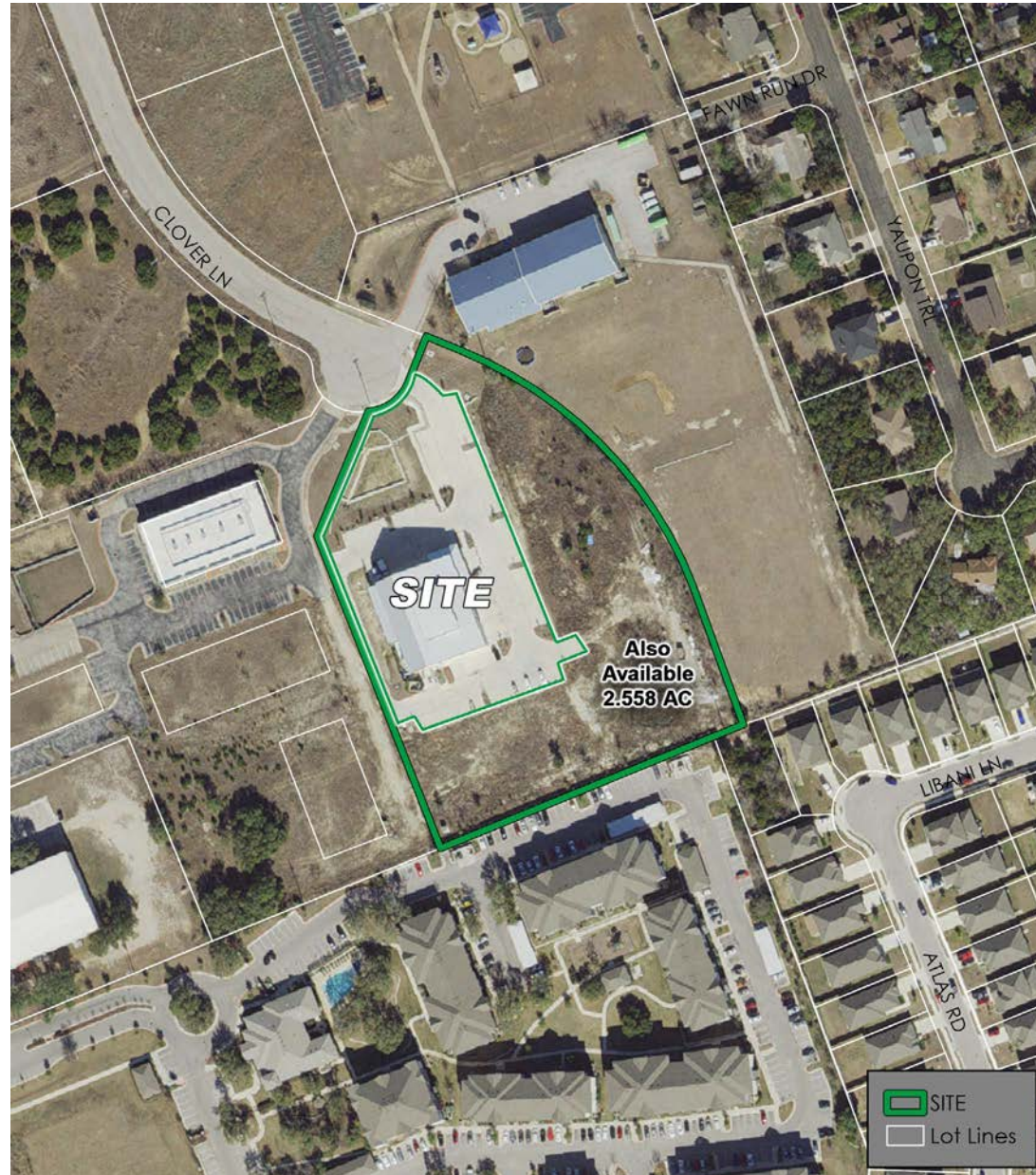
AREA TRAFFIC GENERATORS



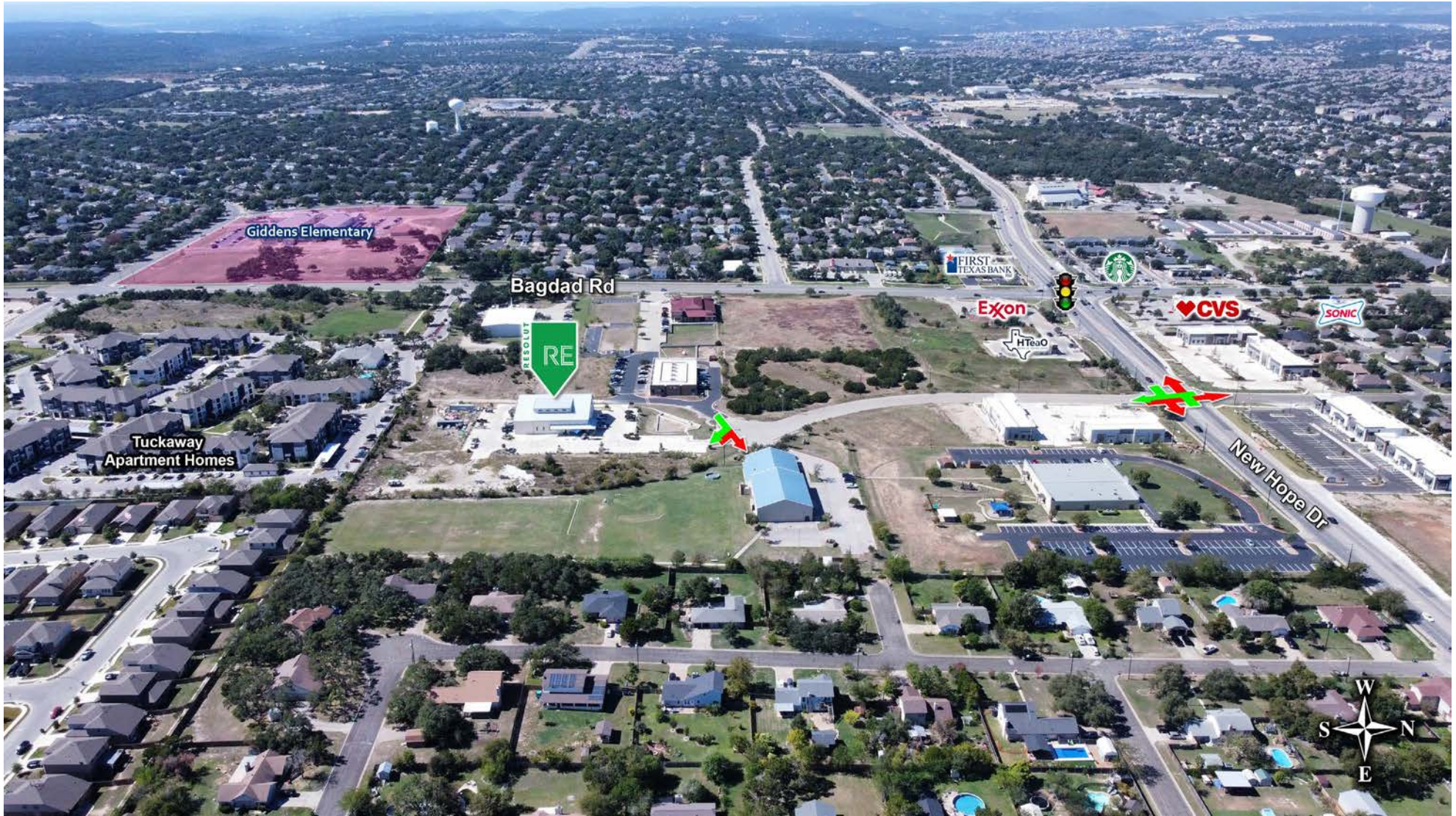
| TENANT | SF | TERM | LEASE START | LEASE END | BASE RENT | BASE RENT ABSOLUTE NET | NOTES |
|--------------|-----------|----------|-----------------------|---------------------|-------------------|------------------------|--|
| SPLASH SHACK | 10,580 SF | 10 Years | Immediately Upon Sale | 10 Years After Sale | \$18.79 per sq ft | \$1,998,798.20 | <ul style="list-style-type: none"> Year 5- 10% base rent increase \$20.67 per sq ft- (\$218,678.02 base rent, 7.54% Cap rate) Absolute Net- tenant pays all expenses 3- 5 year options to renew- 10% increase per 5 year term Personal Guarantee Option to buy back building at market rate |



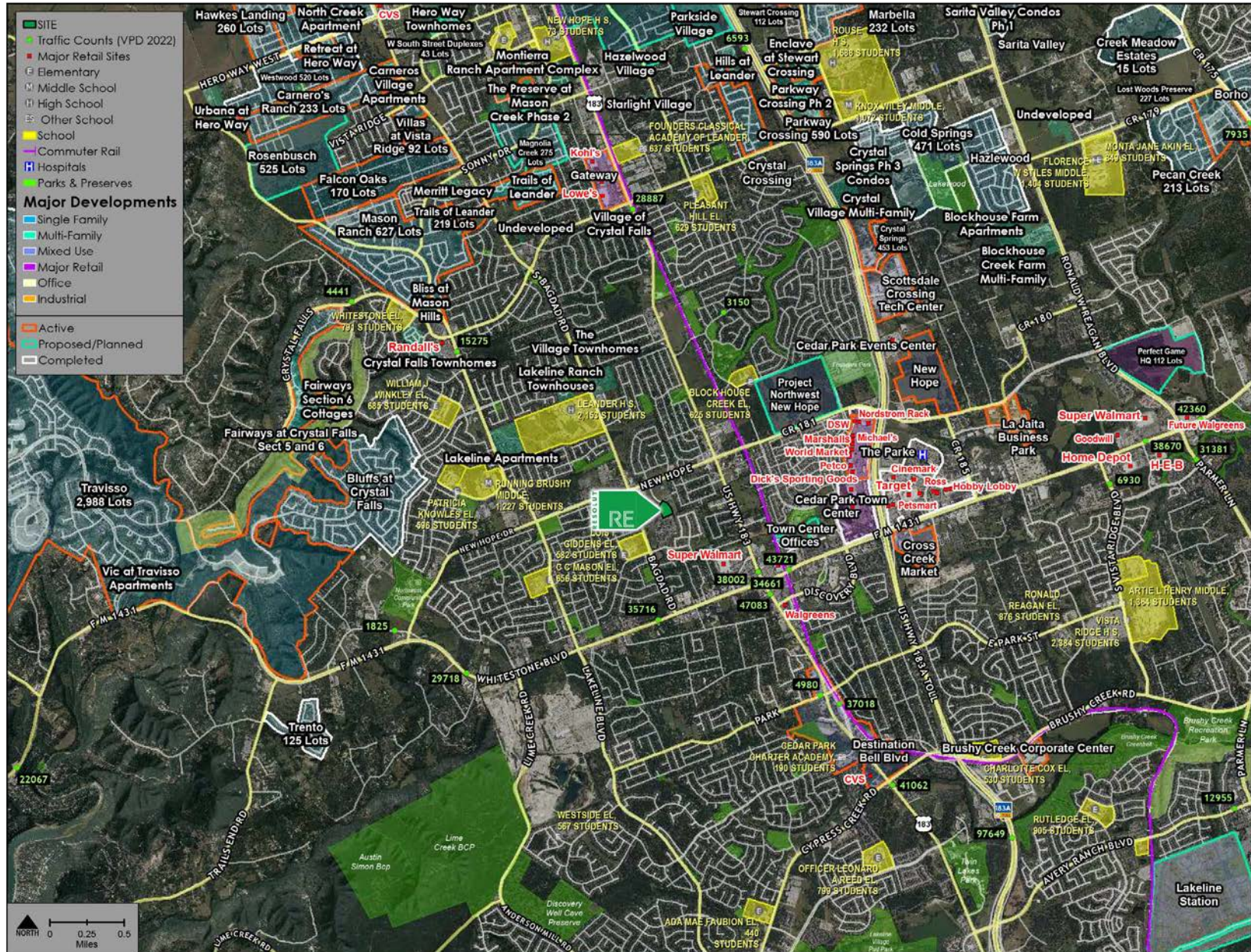
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LOCATION OVERVIEW | HUTTO PLAZA II - INVESTMENT SALE



WIDE AERIAL | HUTTO PLAZA II - INVESTMENT SALE



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INDOOR WATER PARK MADE JUST FOR KIDS

The Splash Shack is the ultimate spot for your little shredders in a water park designed just for them. Our 10,000 square foot building is packed with a 30-foot-tall interactive water play structure that'll blow your mind. We've got slides galore and a massive dump bucket that'll drench you in excitement! Get ready to make waves, create memories, and have a totally tubular time!

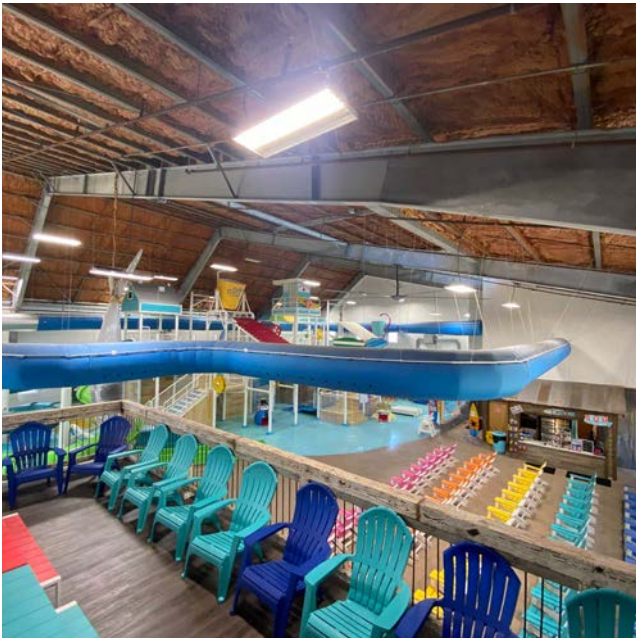
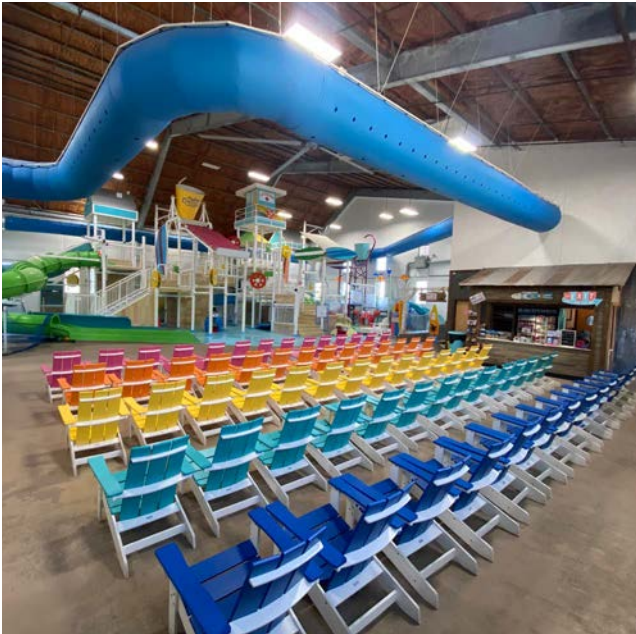
Safety is our number one concern at the Splash Shack. You can ride the waves with peace of mind because there's no need to fret about water depth inside our rad building. We've made sure that you and your little groms can have a blast without worrying about the deep end.

MEET THE OWNERS

With over 30 years of experience in the aquatics industry, Tom and Lauren Davis are committed to providing a healthier, safer, and more enjoyable swimming experience. As owners, we are proud of the diverse experiences that have allowed us to be in the aquatics industry over the last 30 years. We are blessed to have worked with some of the top water organizations in the United States such as Schlitterbahn, Disney, Divers Alert Network, and Six Flags. We lead a team of aquatics professionals in the development and grand opening of Splashway Waterpark in Sheridan, TX. Our passion for swimming pool maintenance, repairs, and safety has been cultivated from the years we spent learning from the best. Over the years and through our relentless pursuit of raising the standards in the industry, we have become a key leader for community swimming pool management.

splashshacktx.com







JANICE LANDERS, CCIM
PRINCIPAL, HOSPITALITY DIVISION

512.535.0262

janice@resolutre.com

Janice Landers began her real estate career in 2001 after selling her industrial supply company, which she also founded and operated. She has been actively involved in a broad range of real estate, such as land development, retail, medical, office, industrial, 1031 exchanges, acquisitions, tenant representation, leasing and sales.

She has also been successful in raising equity for real estate projects, negotiating joint ventures and working with EB-5. With her many years of experience putting together the right teams, she has sold thousands of acres of land and has leased/sold over one million square feet of commercial space. She also assembled over \$150M in real estate, over \$200M in joint venture assets for a REIT and helped put together a \$500M fund.

She is a Certified Commercial Investment Member (CCIM) designee and member of the International Council of Shopping Centers (ICSC) and of the Central Texas Council of Realtors (CTCAR).

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

901 S Mopac Expwy, Bldg 2,
Suite 350
Austin, Texas 78746

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78505

SAN ANTONIO

1100 NW Loop 410
Suite 700
San Antonio, TX 78213

LAFAYETTE

600 Jefferson Street
Suite 913
Lafayette, Louisiana 70501

ALBUQUERQUE

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