

WESTOVER HILLS GROUND LEASE

3903 Wiseman Blvd, San Antonio, Texas 78251



PROPERTY HIGHLIGHTS



Great Opportunity to Bank Land

- 10.343 Acres
 - Includes Income from 0.6031- Acre Ground Lease with the Non-Exclusive Right to Use the Improvements on Remaining 3.2869 Acres Surrounding the Building Footprint
 - PLUS 6.453 Acres Unencumbered Land
- High-Growth Area of San Antonio



Investment-Grade Ground Lease on 0.6031 Acres

- Welltower Inc. is Ground Lessee (NYSE: WELL, an S&P 500 Healthcare REIT)
- 41 Years Remaining with Two 25-Year Renewal Options
- \$66,284 Annual Base Rent plus NNN (effective May 21, 2020)
- 2% Annual Escalations



WESTOVER HILLS GROUND LEASE

0.6031-ACRE FOOTPRINT GROUND LEASE
with non-exclusive use to 3.2869 acres
surrounding building footprint

Remaining Lease Term: 41 Years

Renewal Options: Two – 25 Years Each

Price: Contact Broker

NOI: \$66,284

Escalation: 2% Annually



MEDICAL BLDG ON SITE - NOT FOR SALE

SENOVA
APARTMENTS

MICROSOFT
DATA CENTER
245 EMPLOYEES

ROGERS ROAD

151
TEXAS

60,196 VPD

ADDITIONAL
31 ACRES
ALSO
AVAILABLE

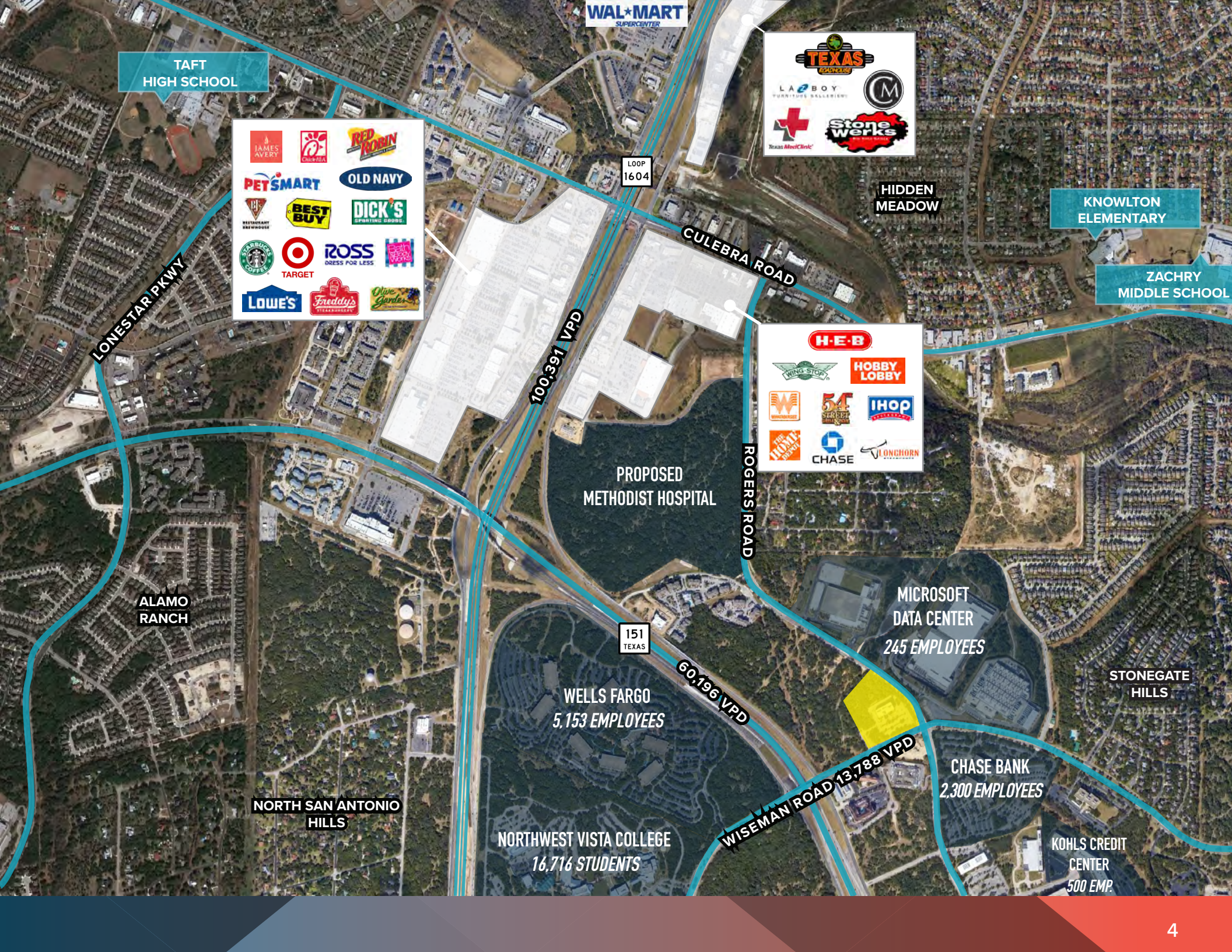
WISEMAN ROAD 13,778 VPD

WELLS FARGO
5,153 EMPLOYEES

CHASE BANK
2,300 EMPLOYEES

NORTHWEST VISTA COLLEGE
16,176 STUDENTS





TAFT HIGH SCHOOL

Logos for retail and service businesses:

- JAMES AVERY
- CHOPIA
- RED ROBIN
- PETSMART
- OLD NAVY
- BEST BUY
- DICK'S SPORTING GOODS
- STARBUCKS COFFEE
- TARGET
- ROSS DRESS FOR LESS
- LOWE'S
- Freddy's STEAKHOUSE
- Olive Garden

WAL*MART SUPERCENTER

Logos for retail and service businesses:

- TEXAS HOMEPLUS
- LA BOY FURNITURE GALLERIES
- Stone Works
- Texas A&M Clinic

LOOP 1604

HIDDEN MEADOW

KNOWLTON ELEMENTARY

ZACHRY MIDDLE SCHOOL

LONESTAR PKWY

CULEBRA ROAD

100,391 VPD

Logos for retail and service businesses:

- H-E-B
- WING STOP
- HOBBY LOBBY
- Walmart
- 54 STREET MARKET
- IHOP
- THE TRUMP HOTEL
- CHASE
- LONCHORN

PROPOSED METHODIST HOSPITAL

ALAMO RANCH

MICROSOFT DATA CENTER
245 EMPLOYEES

151 TEXAS

STONEGATE HILLS

WELLS FARGO
5,153 EMPLOYEES

60,196 VPD

NORTH SAN ANTONIO HILLS

CHASE BANK
2,300 EMPLOYEES

NORTHWEST VISTA COLLEGE
16,716 STUDENTS

WISEMAN ROAD 13,788 VPD

KOHL'S CREDIT CENTER
500 EMP.



WESTOVER HILLS TENANT OVERVIEW

Welltower, Inc. (NYSE: WELL; www.welltower.com) is an S&P 500 company headquartered in Toledo, Ohio

Total assets equaling \$33.381B

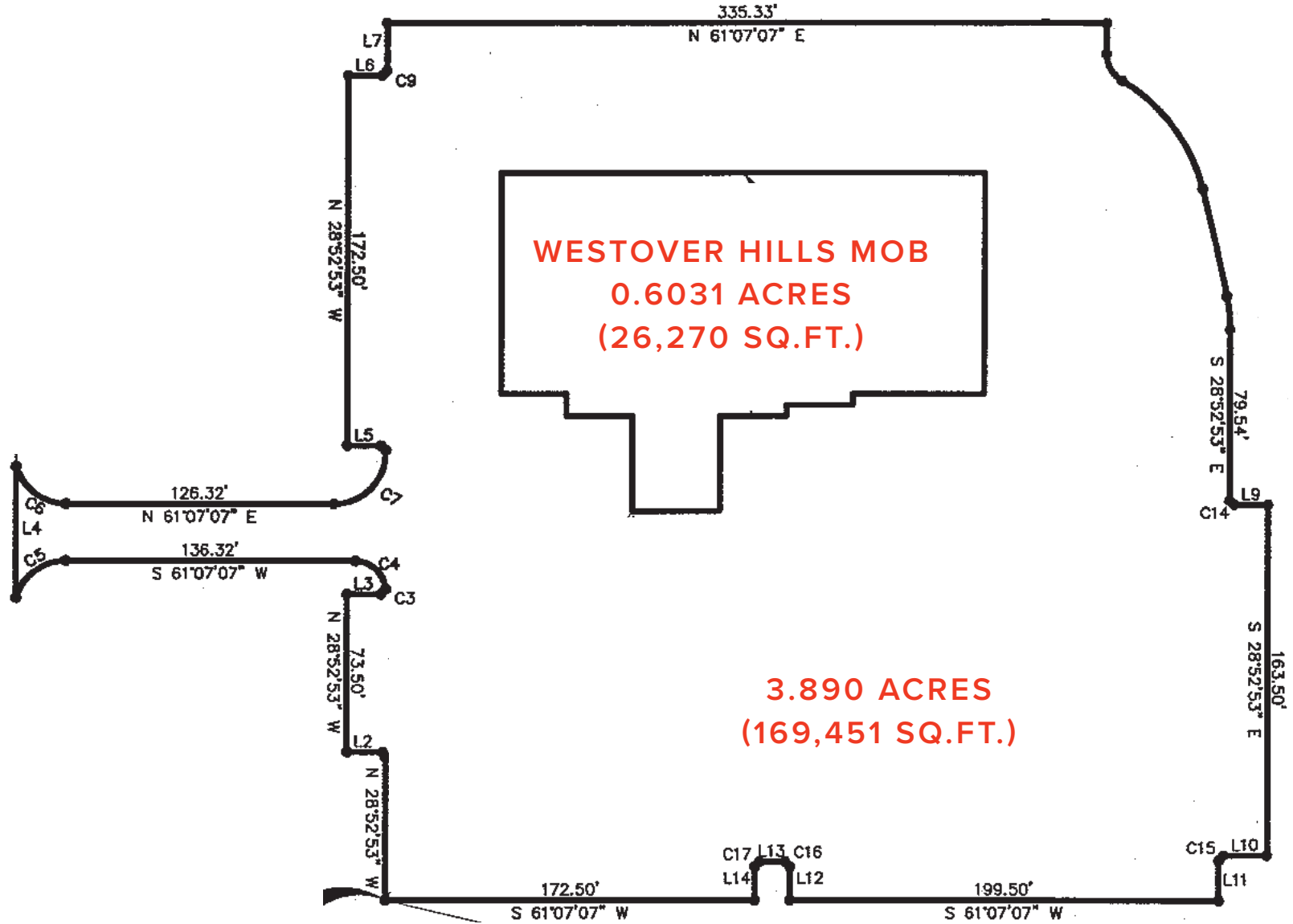
Over 40 years of investing exclusively in healthcare

Welltower named one of the World's Most Admired Companies by FORTUNE Magazine

PROPERTY OVERVIEW

This 10.343 acre tract at the northwest corner of Wiseman Blvd. and Rogers Road is in the foothills of the Texas Hill Country. The generally flat and rocky parcel includes a 0.6031-acre ground lease upon which a 3-story medical office building sits, and the non-exclusive right to use the improvements on the 3.2869 acres surrounding the building footprint. The remaining acreage is available for development.

3.890 ACRE SITE PLAN



FORTUNE 500 HEADQUARTERS

| COMPANY | RANKING | BUSINESS SECTOR |
|-------------|---------|-------------------------------|
| Valero | 24 | Petroleum Refiner & Marketing |
| USAA | 101 | Financial Services |
| iHeartMedia | 466 | Mass Media |

CORPORATE HEADQUARTERS

| COMPANY | BUSINESS SECTOR |
|---------------------------------------|--|
| Bill Miller BBQ | Fast Food Chain |
| CPS Energy | Utilities |
| Credit Human | Financial Institution |
| Cullen/Frost Bank | Financial Services |
| H-E-B | Super Market Chain |
| HVHC | Optical Manufacturing |
| Nexus | Healthcare and Insurance Clinical Review |
| NuStar | Energy |
| Rackspace | IT Managed Hosting Solutions |
| Security Service Federal Credit Union | Financial Institution |
| Southwest Research Institute | Applied Research |

MAJOR EMPLOYERS

| COMPANY | BUSINESS SECTOR | EMPLOYEES |
|-----------------------------|--------------------|-----------|
| JBSA - Lackland | Military | 37,000 |
| JBSA - Fort Sam Houston | Military | 32,000 |
| H-E-B | Super Market Chain | 20,000 |
| USAA | Financial Services | 18,305 |
| JBSA - Randolph | Military | 11,000 |
| Methodist Healthcare System | Healthcare | 9,620 |
| Toyota Motor Manufacturing | Manufacturing | 2,834 |

Education

The Alamo Area Community College district has five campuses with 60,000 students.

PROFESSIONAL SCHOOLS

St. Mary's University School of Law
 Culinary Institute of the Americas (CIA)
 University of Texas Health Science Center:
 Medical School
 Dental School
 Nursing School
 School of Allied Sciences

ACCREDITED UNIVERSITIES

Trinity University
 University of Texas at San Antonio (UTSA)
 University of the Incarnate Word (UIW)
 St. Mary's University
 Texas A&M University - San Antonio
 Our Lady of the Lake University



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

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WESTOVER HILLS GROUND LEASE

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