

STABILIZED INDUSTRIAL PORTFOLIO



PORTFOLIO PROPERTIES

- 1 1119 PAULSUN ST
- 2 13718 & 13722 LOOKOUT RD
- 3 13106 LOOKOUT RDG
- 4 12902 DELIVERY
- 5 12803 O'CONNOR RD
- 6 19940 I-37 S ELMENDORF
- 7 13726 & 13730 LOOKOUT RD
- 8 4254-4258 DIRECTOR DR
- 9 319 W. PEDEN ALLEY



142,469 SF
TOTAL GLA

\$26,250,000
ASKING PRICE

6.04%
IN-PLACE CAP RATE

100%
OCCUPANCY

\$1,584,244
APPROX. NOI

\$184.25
PRICE / SF

Portfolio Overview

The table below summarizes the nine properties comprising the Portfolio. All buildings are of metal, masonry, or tiltwall construction with clear heights ranging from 14' to 25'. Individual property write-ups follow in Section 04.

#	Property Address	City / Submarket	Year Built	GLA (SF)	Occupancy	NOI	Comments
1	1119 Paulsun St	San Antonio, TX 78219	1980	8,900	100%	\$111,250	NCB 14212 BLK1 LOT 12
2	13718 & 13722 Lookout Rd	San Antonio, TX 78233	1983	23,000	100%	\$234,600	NCB 15724 LOT 6 Smith / LOT 7 Wilson Subd
3	13106 Lookout Rdg	San Antonio, TX 78233	1998	5,000	100%	\$63,440	NCB 17436 BLK 3 LOT 6 Lookout Ind. Park
4	12803 O'Connor Rd	San Antonio, TX 78233	1999	6,408	100%	\$92,670	NCB 16092 BLK 15 LOT 26 Thornwell Sub'd II
5	12902 Delivery	San Antonio, TX 78247	1998	15,996	100%	\$176,596	NCB 17577 BLK 3 LOT 2 & 3 Wetmore Bus. Park
6	19940 I-37 S	Elmendorf, TX 78122	2013	29,105	100%	\$355,094	CB 4136B BLK LOT 5 Xtex Properties Subd
7	13726 & 13730 Lookout Rd	San Antonio, TX 78233	1985	16,000	100%	\$163,200	NCB 15724 BLK LOT 8, 9 Wilson Subd
8	4254-4258 Director Dr	San Antonio, TX 78219	1978	15,560	100%	\$148,945	NCB 10580 BLK LOT 66 & 67
9	319 W. Peden Alley	San Antonio, TX 78204	1963	22,500	100%	\$238,450	NCB 1009 (Peden Street Subd) LOT 45

Property Summaries

Individual property summaries are provided below. Please contact the exclusive advisor to obtain full property-level due diligence materials, rent rolls, and inspection reports.

Property 01	1119 Paulsun St, San Antonio, TX 78219
Legal Description	NCB 14212 BLK 1 LOT 12
Submarket	Northeast San Antonio
Year Built / Renovated	1980
GLA	8,900 SF
Lot Size	0.41-acres
Clear Height	18'
Dock Doors / Drive-Ins	3 (8x10') drive-ins, 1 truck well
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$12.50/SF
Expiration(s)	12/1/2021 - 12/31/30
Key Tenant(s)	Evoqua Water Technology, LLC.



Property 02	13718 & 13722 Lookout Rd, San Antonio, TX 78233
Legal Description	NCB 15724 BLK LOT 6 Smith Subd & LOT 7 Wilson Subd
Submarket	Northeast San Antonio
Year Built / Renovated	2000
GLA	23,000 SF
Lot Size	2.31 Acres
Clear Height	24'
Dock Doors / Drive-Ins	Six (6) grade-level doors
Current Occupancy In-Place	Single-tenant
NNN Rent Lease	\$10.20/SF
Expiration(s)	7/1/93 - 4/30/31
Key Tenant(s)	Airtron, Inc.



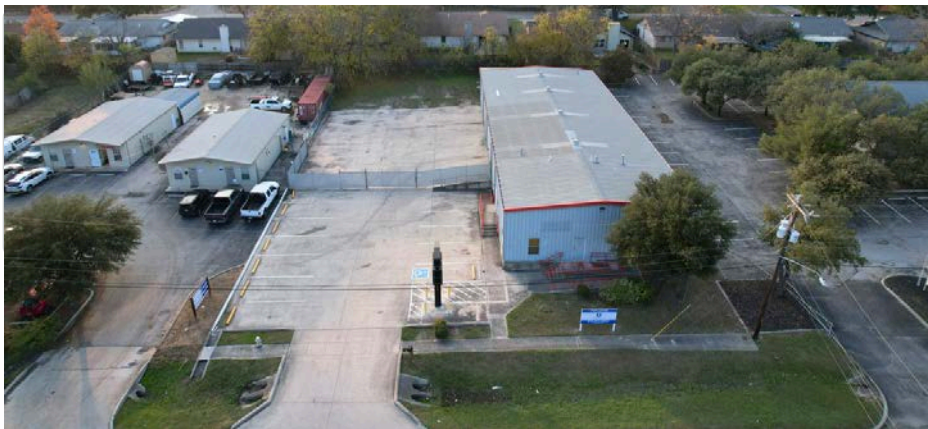
Property 03	13106 Lookout Rdg, San Antonio, TX 78233
Legal Description	NCB 17436 BLK 3 LOT 6 LOOKOUT INDUSTRIAL PARK
Submarket	Northeast San Antonio
Year Built / Renovated	1998
GLA	5,000 SF
Lot Size	0.46-acres
Clear Height	18'
Dock Doors / Drive-Ins	Two (2) grade-level doors
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$12.69/SF
Expiration(s)	12/1/24 - 11/30/27
Key Tenant(s)	Open Set Studios, LLC



Property 04	12902 Delivery, San Antonio, TX 78247
Legal Description	NCB 17577 BLK 3 LOT 2 & 3 WETMORE BUSINESS PARK UT 3
Submarket	Northeast San Antonio
Year Built / Renovated	1998
GLA	15,996 SF
Lot Size	1.26-acres
Clear Height	18'
Dock Doors / Drive-Ins	One (1) dock-high door, five (5) grade-level doors
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$11.04/SF
Expiration(s)	8/1/21 - 7/31/29
Key Tenant(s)	Heritage Landscape Supply Group, Inc.



Property 05	12803 O'Connor Rd, San Antonio, TX 78233
Legal Description	NCB 16092 BLK 15 LOT 26 THORNWELL SUB'D II
Submarket	Northeast San Antonio
Year Built / Renovated	1999
GLA	6,408 SF
Lot Size	0.57-acres
Clear Height	16'
Dock Doors / Drive-Ins	Two (2) dock-high doors, four (4) grade-level doors
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$14.46/SF
Expiration(s)	2/1/24 - 1/31/29
Key Tenant(s)	Marek Sawing and Drilling



Property 06	19940 I-37 S, Elmendorf, TX 78122
Legal Description	CB 4136B BLK LOT 5 XTEX PROPERTIES SUBD
Submarket	Northeast San Antonio
Year Built / Renovated	2013
GLA	29,105 SF
Lot Size	2.16-acres
Clear Height	16'
Dock Doors / Drive-Ins	one (1) dock-high door, five (5) grade-level doors
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$12.20/SF
Expiration(s)	7/1/23 - 12/31/28
Key Tenant(s)	Mid-west Hose & Specialty, Inc



Property 07	13726 & 13730 Lookout Rd, San Antonio, TX 78233
Legal Description	NCB 15724 BLK LOT 8, 9 WILSON SUBD
Submarket	Northeast San Antonio
Year Built / Renovated	1985
GLA	16,000 SF
Lot Size	0.89-acres
Clear Height	16'
Dock Doors / Drive-Ins	Two (2) dock-high doors, four (4) grade-level doors
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$10.20/SF
Expiration(s)	5/1/06 - 4/30-31
Key Tenant(s)	Airtron, Inc.



Property 08	4254 - 4258 Director Dr, San Antonio, TX 78219
Legal Description	NCB 10580 BLK LOT 66 & 67
Submarket	Northeast San Antonio
Year Built / Renovated	1978
GLA	17,546 SF
Lot Size	0.76-acres
Clear Height	14'
Dock Doors / Drive-Ins	Six (6) grade-level doors
Current Occupancy In-Place	Single tenant
NNN Rent Lease	\$9.57/SF
Expiration(s)	10/01/22 - 04/30/27
Key Tenant(s)	Camso USA, INC. DBA Solideal



Property 09	319 W. Peden Alley, San Antonio, TX 78204
Legal Description	NCB 1009 (PEDEN STREET SUBDIVISION), LOT 45
Submarket	CBD San Antonio
Year Built / Renovated	1963
GLA	22,500 SF
Lot Size	0.85-acres
Clear Height	16'-25'
Dock Doors / Drive-Ins	Four (4) dock-high doors
Current Occupancy In-Place	Multi tenant
NNN Rent Lease	\$10.12/SF and \$11.14/SF
Expiration(s)	12/01/22 - 11/30/27 and 10/01/23 - 09/30/26
Key Tenant(s)	Bandera Art Services and San Antonio Water System



Contact

This offering is being marketed exclusively by Llano Realty Partners, LLC. All inquiries, tours, and offers should be directed to the advisors listed below. Please do not contact the seller, tenants, or property management directly.



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