

WALMART SHADOW RETAIL CENTER

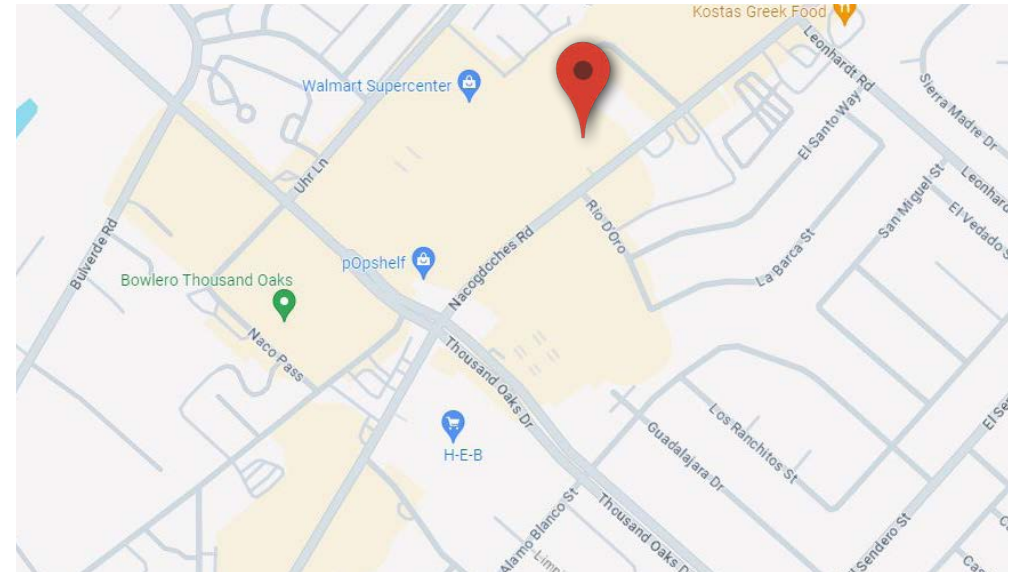
SAN ANTONIO, TX



STRIVE

Walmart Shadow Retail Center

12311 Nacogdoches Road
San Antonio, TX 78217



OFFERING SUMMARY	
Price	\$7,485,000
Cap Rate	7.00%
Net Operating Income	\$523,927
Price PSF	\$383.20
Occupancy	100.0%
Year Built	1983
Gross Leasable Area	19,833 SF
Lot Size	1.80 Acres



- **Attractive Assumable Loan. See Page 5 for Loan Details.**
- Brand New 5-Year Lease with Scisciano Italia Signed at \$27.10/FT. Prior Tenant Was Paying \$25/FT.
- Recent 5-Year Lease Renewal from Great Clips Increases Rent from \$26 to \$29.04/FT
- Shadow Anchored to High Performing Walmart Supercenter and Catty-Corner from H-E-B. Other Surrounding National Retailers Include H-E-B, Murphy USA, Bank of America, Whataburger, Take 5 Oil Change, McDonald's, and Many More.
- Drive-Thru End Cap with Dunkin' Donuts. Dunkin' Recently Spent Over \$1 million Updating and Refreshing Their Space.
- NNN Leases with Staggered Lease Turnover.
- Outstanding Demographics - Population of 101,273 and 39,425 Households Within A 3 Mile Radius.
- The Property Will Undergo a Complete Painting Renovation in the Upcoming Months.
- Excellent Long-Term Tenancy - Every Single Tenant at the Property Has Multiple Locations, with Three of the Five Having Over 450 Locations and Being Nationally Recognized Names..



PROJECTED INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	100%	\$523,926	\$26.42
GROSS POTENTIAL RENT		\$523,926	\$26.42
Expense Reimbursements			
Real Estate Tax Recoveries		\$122,808	\$6.19
Insurance Recoveries		\$12,631	\$0.64
CAM Recoveries		\$73,314	\$3.70
Management Recoveries		\$18,950	\$0.96
Total Expense Reimbursements		\$227,703	\$11.48
EFFECTIVE GROSS REVENUE		\$751,630	\$37.90
Operating Expenses			
Total Real Estate Taxes		\$122,808	\$6.19
Total Insurance		\$12,631	\$0.64
Total CAM		\$73,314	\$3.70
Management Fee	2.50%	\$18,950	\$0.96
Total Recoverable Expenses		\$227,702	\$11.48
Net Operating Income		\$523,927	\$26.42

EXPENSES		CURRENT	PSF
Real Estate Taxes		\$122,808	\$6.19
Insurance		\$12,631	\$0.64
CAM			
CAM		\$53,068	\$2.68
General and Admin		\$20,246	\$1.02
Total CAM		\$73,314	\$3.70
Management Fee	2.50%	\$18,950	\$0.96
Total Expenses		\$227,702	\$11.48

For Financing Options, Please Contact:



Greg Holley | Managing Partner
 High St Capital
 (O) 469-998-7200 | (C) 714.514.2990
 gholley@highstcapital.com



EXISTING ASSUMABLE LOAN

Purchase Price	\$7,485,000
Original Loan Amount	\$4,556,250
Current Loan Balance	\$4,364,990
Equity to the Note	\$3,120,010
Loan to Purchase Price	58%
Interest Rate	4.44%
Amortization Schedule	30 Years
Loan Constant	6.04%
Call	10 Years
Call Date	August 6, 2029
NOI	\$523,927
Annual Debt Service	\$275,076
Clear Cash after DS	\$248,851
Debt Service Coverage Ratio	1.90
Cap Rate	7.00%
Cash on Cash Return	8.35%



Tenant	Suite	SQ FT	% of SQFT	Lease Dates		Minimum Rent			Recoveries		Total	
				Start	End	Annual	Monthly	PSF	Annual	PSF	Revenue	% of Revenue
Dunkin Donuts	101	2,400	12.10%	07/13	07/33	\$73,080	\$6,090	\$30.45	\$27,554	\$11.48	\$100,634	13.39%
Great Clips	103	1,406	7.09%	07/14	09/29	\$40,830	\$3,403	\$29.04	\$16,142	\$11.48	\$56,973	7.58%
Scisciano Italia	104	3,100	15.63%	07/24	07/29	\$84,010	\$7,001	\$27.10	\$35,591	\$11.48	\$119,601	15.91%
Mariner Financial	106	1,806	9.11%	06/16	05/26	\$46,685	\$3,890	\$25.85	\$20,735	\$11.48	\$67,420	8.97%
Dentist	107	1,800	9.08%	11/16	01/28	\$58,446	\$4,871	\$32.47	\$20,666	\$11.48	\$79,112	10.53%
Elevate3	109	3,321	16.74%	06/22	12/28	\$75,674	\$6,306	\$22.79	\$38,128	\$11.48	\$113,803	15.14%
Longhorn Café	111	6,000	30.25%	12/17	11/27	\$145,200	\$12,100	\$24.20	\$68,886	\$11.48	\$214,086	28.48%
Total Count/GLA	7	19,833	100%	Totals		\$523,926	\$43,661		\$227,703		\$751,629	100.00%
Occupied	7	19,833	100.0%									
Available	0	0	0.0%									
Total Avg Rent	\$26.42	19,833	100.0%									



Tenant	Suite	SQ FT	% of SQFT	Real Estate Taxes		Insurance		CAM		Management Fee		Total Recovery	
				Monthly	PSF	Monthly	PSF	Monthly	PSF	Monthly	PSF	Monthly	PSF
Dunkin Donuts	101	2,400	12.10%	\$1,238	\$6.19	\$127	\$0.64	\$739	\$3.70	\$191	\$0.96	\$2,296	\$11.48
Great Clips	103	1,406	7.09%	\$726	\$6.19	\$75	\$0.64	\$433	\$3.70	\$112	\$0.96	\$1,345	\$11.48
Scisciano Italia	104	3,100	15.63%	\$1,600	\$6.19	\$165	\$0.64	\$955	\$3.70	\$247	\$0.96	\$2,966	\$11.48
Mariner Financial	106	1,806	9.11%	\$932	\$6.19	\$96	\$0.64	\$556	\$3.70	\$144	\$0.96	\$1,728	\$11.48
Dentist	107	1,800	9.08%	\$929	\$6.19	\$96	\$0.64	\$554	\$3.70	\$143	\$0.96	\$1,722	\$11.48
Elevate3	109	3,321	16.74%	\$1,714	\$6.19	\$176	\$0.64	\$1,023	\$3.70	\$264	\$0.96	\$3,177	\$11.48
Longhorn Café	111	6,000	30.25%	\$3,096	\$6.19	\$318	\$0.64	\$1,848	\$3.70	\$478	\$0.96	\$5,741	\$11.48
Totals		19,833	100%	\$10,234		\$1,053		\$6,110		\$1,579		\$18,975	



Tenant	Suite	SQ FT	Base Rental Increases			Renewal Options	
			Date	PSF	Options	Date	PSF
Dunkin Donuts	101	2,400	8/1/2028	\$33.50	2 x 5	8/1/2033 8/1/2038	\$36.85 \$40.53
Great Clips	103	1,406	-	-	-	-	-
Scisciano Italia	104	3,100	8/1/2026	\$27.91	1 x 5	Market	-
Mariner Financial	106	1,806	-	-	1 x 5	6/1/2025	\$28.44
Lee & Milani Family Dentistry	107	1,800	-	-	2 x 5	2/1/2028 2/1/2033	\$35.72 \$39.29
Elevate3	109	3,321	-	-	2 x 5	1/1/2029 1/1/2034	\$29.04 \$31.94
Longhorn Café	111	6,000	-	-	2 x 5	12/1/2027 12/1/2032	\$26.62 \$28.28
Totals							





DBA	Dunkin'
Locations	11,000+ Locations Worldwide
Public/Private	Public
Line of Business	Dunkin' Donuts, currently rebranding its stores as Dunkin', is an American multinational coffee company and quick service restaurant. Founded in Quincy, Massachusetts in 1950, Dunkin' began rebranding as a "beverage-led company", and was renamed Dunkin', in January 2019. With nearly 12,000 locations in 36 countries, Dunkin' is one of the largest coffee and baked goods chains in the world. Its products include donuts, bagels, other baked goods, and a variety of hot and iced beverages



DBA	Great Clips
Locations	4,100+ Locations Worldwide
Public/Private	Private
Line of Business	Great Clips is a hair salon franchise with over 4,100 locations across the United States and Canada. The first Great Clips salon opened under the name Super Clips near the University of Minnesota campus in September 1982. The company is known for no-appointment, no-frills salons that provide customers with affordable haircuts. Great Clips has also engineered multiple innovations, including Online Check-In, the industry's first real-time check-in application, and Clip Notes, which tracks customer data and provide consistent customer service across salons.



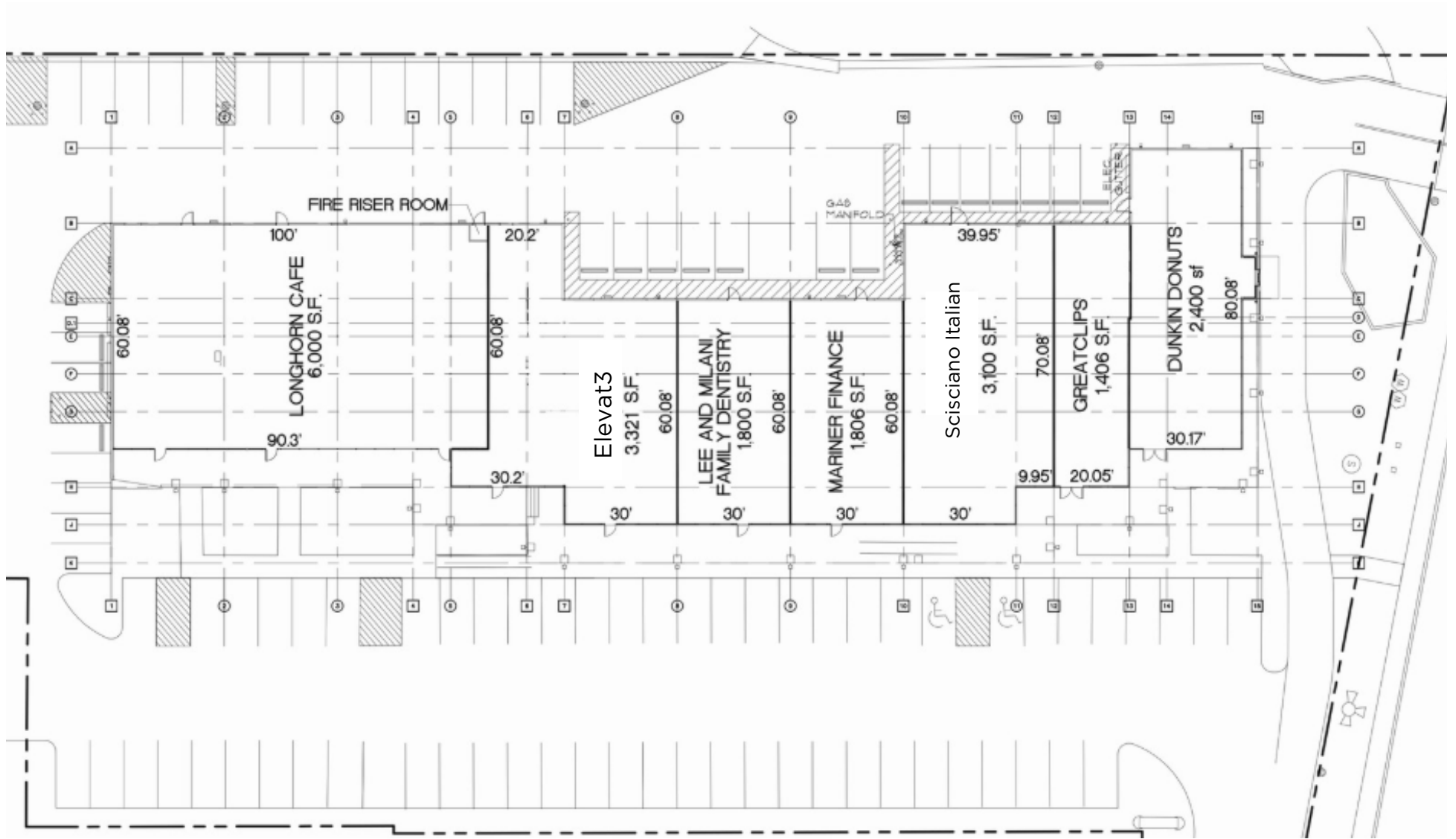
DBA	Mariner Finance
Locations	450+ Locations
Public/Private	Public
Line of Business	Mariner Finance is a consumer lending company based in Baltimore. Along with its affiliates, Mariner Finance now features over 450 branches in 22 states throughout the country. Superior customer service is the cornerstone of the company's business, as Mariner Finance delivers a variety of loans offered by our competitors with an enhanced focus on exceptional service. Mariner Finance work with customers to find options that are beneficial to their specific needs, which is why the company is recognized as a rising consumer finance company.

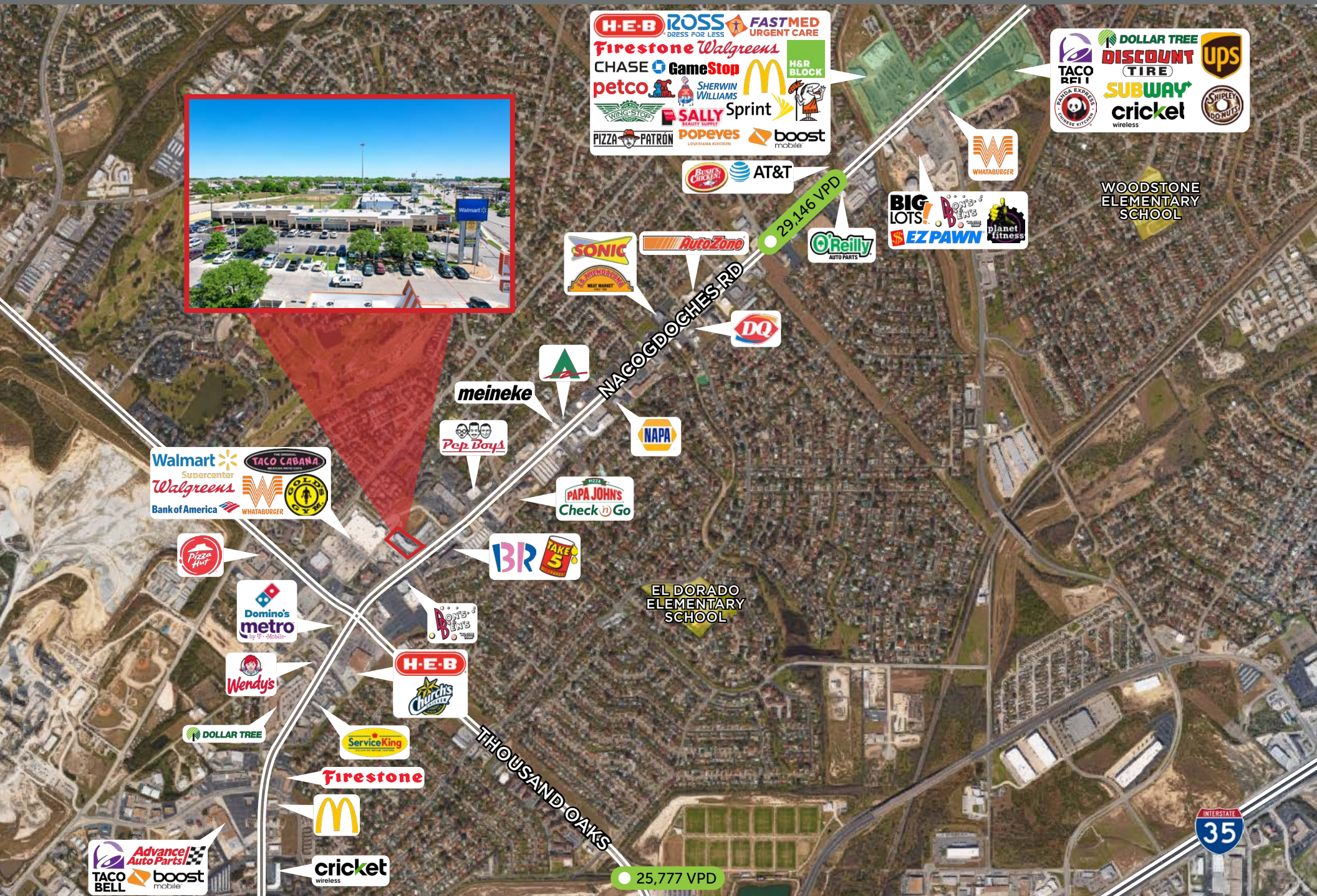


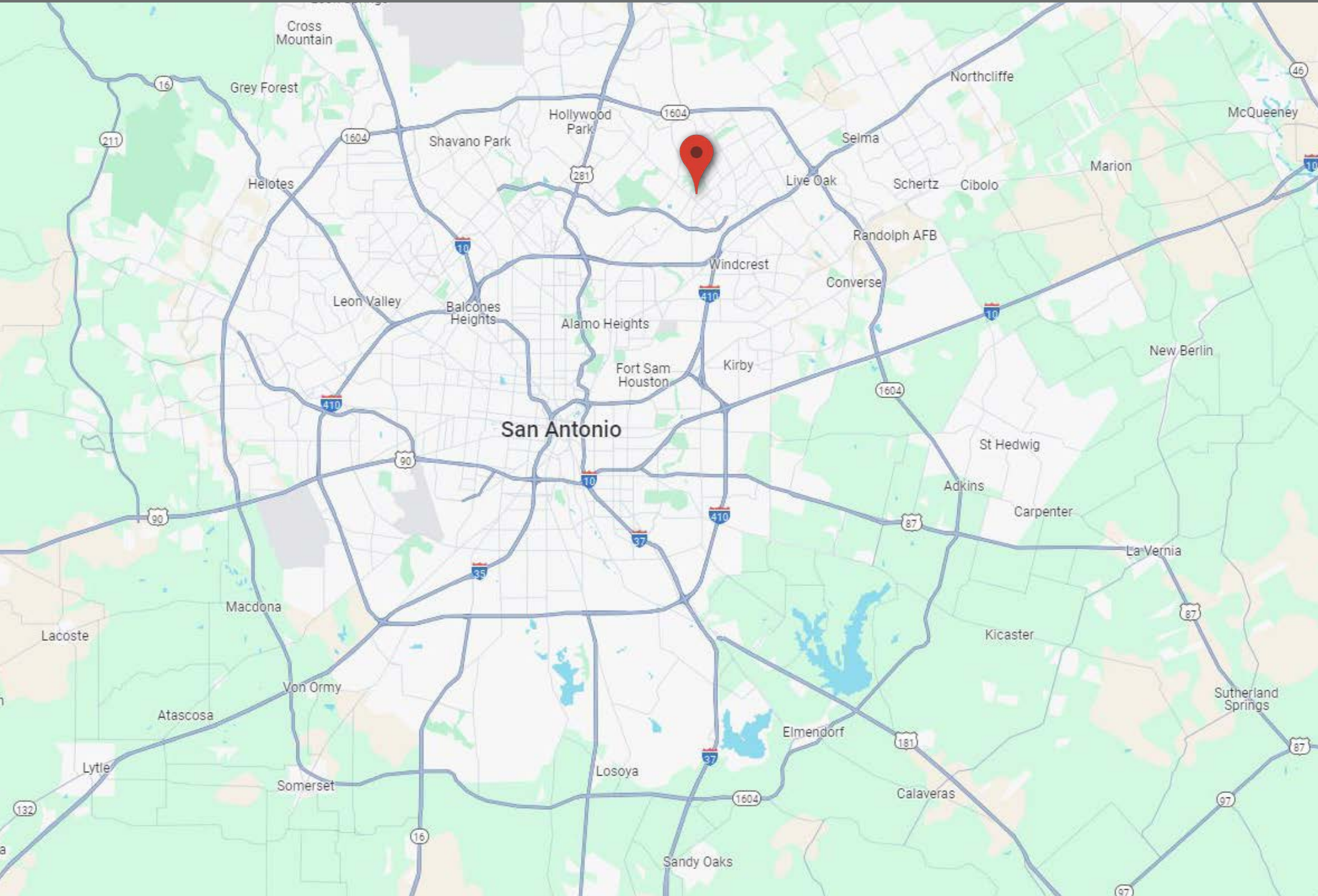
DBA Longhorn Café
Locations 8 Locations in Texas
Public/Private Private
Line of Business

The Longhorn Café is a casual dining restaurant founded in San Antonio in the 1950s. The restaurant started out as a small taco stand before getting purchased casual dining by two local San Antonians who renamed the restaurant to the Longhorn Café and transformed it into a burger joint. The company expanded in 2002 with a location in Leon Springs, Texas, with another six locations built in the last 15 years. Longhorn Café serves burgers, onion rings, fried mushrooms, Chicken Fried Steak and salads.











San Antonio, TX

OVERVIEW

San Antonio is the seventh-most populated city in the United States of America and the second-most populated city in the state of Texas, with more than 1.5 million residents. From 2016 to 2017, San Antonio was the fastest growing city in the United States, with the largest population gain in the country during this period. The city is located in the American Southwest, the south-central part of Texas, and the southwestern corner of an urban region known as the Texas Triangle.

The city has characteristics of other western urban centers in which there are sparsely populated areas and a low density rate outside of the city limits. San Antonio is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. Commonly called Greater San Antonio, the metro area has a population of 2,473,974 based on the 2017 U.S. census estimate, making it the 24th-largest metropolitan area in the United States and third-largest in the state of Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west and east make it likely that the metropolitan area will continue to expand.

The US armed forces have numerous facilities in

San Antonio: Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base (which constitute Joint Base San Antonio), and Lackland AFB/Kelly Field Annex, with Camp Bullis and Camp Stanley located outside the city. Kelly Air Force Base operated out of San Antonio until 2001, when the airfield was transferred to Lackland AFB. The remaining portions of the base were developed as Port San Antonio, an industrial/business park. San Antonio is also home to U.S. Air Force Basic Military Training (AFBMT).

San Antonio hosts over 100,000 students at over 30 institutions of higher education. Publicly supported schools include UT Health San Antonio, Texas A&M University-San Antonio, and the University of Texas at San Antonio (UTSA), San Antonio's largest university.

Additionally, San Antonio is home to six Fortune 500 companies and the South Texas Medical Center, the only medical research and care provider in the South Texas region. San Antonio has a diversified economy with a gross domestic product of approximately \$96.8 billion. This ranks the city fourth in Texas and 38th in the U.S.



	1 Mile	3 Mile	5 Mile
Population			
2010 Population	100,503	239,997	740,418
2023 Population	101,273	261,693	862,379
2028 Population Projection	100,996	264,214	881,176
Annual Growth 2010-2023	0.10%	0.70%	1.30%
Annual Growth 2023-2028	0.10%	0.20%	0.40%
Median Age	37.3	37.4	36.8
Bachelor's Degree or Higher	25%	28%	33%
U.S. Armed Forces	327	1,841	10,371
Population by Race			
White	81,603	206,737	685,057
Black	11,516	32,817	105,767
American Indian/Alaskan Native	1,221	3,141	10,039
Asian	3,406	9,917	33,405
Hawaiian & Pacific Islander	330	893	2,392
Two or More Races	3,197	8,188	25,720
Hispanic Origin	48,940	121,607	415,759
Housing			
Median Home Value	\$167,241	\$181,254	\$216,886
Median Year Built	1984	1985	1988

Demographic data © CoStar 2024

	1 Mile	3 Mile	5 Mile
Households:			
2010 Households	39,284	93,966	283,331
2023 Households	39,425	101,510	328,290
2028 Household Projection	39,296	102,339	335,123
Annual Growth 2010-2023	0.80%	1.30%	1.70%
Annual Growth 2023-2028	0.10%	0.20%	0.40%
Owner Occupied	24,510	64,073	200,377
Renter Occupied	14,786	38,266	134,746
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$1.1B	\$2.9B	\$9.9B
Income			
Avg Household Income	\$72,380	\$76,616	\$86,645
Median Household Income	\$58,826	\$60,692	\$64,497
< \$25,000	7,005	17,175	54,123
\$25,000 - 50,000	9,261	22,896	71,769
\$50,000 - 75,000	8,996	22,238	62,595
\$75,000 - 100,000	5,606	14,297	42,155
\$100,000 - 125,000	3,527	9,432	31,520
\$125,000 - 150,000	2,040	5,935	19,177
\$150,000 - 200,000	1,812	5,787	24,424
\$200,000+	1,177	3,749	22,525

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenants and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenants history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any of the current tenants should default or abandon the property, and the lease terms that Buyer may be able to negotiate with any potential replacement tenants considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this commercial property.



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.



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.

exclusively listed

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