

NEW CONSTRUCTION | 15-YEAR LEASE | AVERAGE CAP RATE OVER TERM 8.0%



NNN LEASED INVESTMENT

1800 PAT BOOKER RD | UNIVERSAL CITY, TX 78148

10077 GROGAN'S MILL ROAD | SUITE 135 | THE WOODLANDS, TX 77380 | 281-367-2220 | JBEARDCOMPANY.COM

OFFERING SUMMARY

\$1,931,000

LIST PRICE

7.25%

CAP RATE

QUICK FACTS

NET OPERATING INCOME	\$140,000
LEASE TYPE	NNN
TERM REMAINING	15 YEARS
LOT SIZE	1.55 ACRES



*REPRESENTATION PHOTO

1800 PAT BOOKER RD

INVESTMENT SUMMARY

Offering Summary

TENANT:	Human Bean
ADDRESS:	1800 Pat Booker Rd Universal City, TX
BUILDING SIZE:	720 SF
LOT SIZE	1.55 Acres
GUARANTEE	Franchisee and personal for the full term
LEASE TERM	15 Years
LEASE TERM	NNN

Financial Summary

PRICE:	\$1,931,000
NOI:	\$140,000
CAP:	7.25%
REMAINING LEASE TERM:	15 Years
RENEWAL OPTION:	Three (3), Five-Year Options

Rent Schedule

LEASE YR	ANNUAL RENT	MONTHLY RENT	CAP RATE
1-5	\$140,000	\$11,667	7.25%
6-10	\$154,000	\$12,833	7.98%
11-15	169,400	\$14,117	8.77%
AVERAGE	\$154,467	\$12,872	8.00%



PROPERTY SUMMARY



Long-Term Lease with Attractive NNN Structure: This newly constructed 15 year lease term NNN investment is located within a growing and increasingly major retail hub in San Antonio, TX.

New Construction: The Property is a build-to-suit for Human Bean. The drive-thru facility includes a 720 square foot building on 1.55 acre parcel. Operations commence beginning of Q2, 2024.

Strategic Location: Site is located adjacent to CVS on Pat Booker Road, a busy retail and restaurant artery in Universal City, Texas.

Strong Demographics: Demographics in the trade area are very strong: the 3-mile average household income is \$97,094. The site is located along Pat Booker which is a highly trafficked roadway and offers opportunities for the local and foreign investor. San Antonio has become an international trade center enhanced through Port San Antonio, a 1,900-acre aerospace, industrial complex, and international logistics platform that services firms such as Boeing, Lockheed Martin and XPO Logistics, as well as government and military agencies.

Randolph Air Force Base: Nestled in the northeast corner of San Antonio lies Joint Base San Antonio-Randolph. The base features breathtaking Spanish colonial architecture and is the Air Force's premier base for pilot instructor training and combat systems officer training. JBSA-Randolph sees almost 15 times more take-off and landings than San Antonio International Airport.

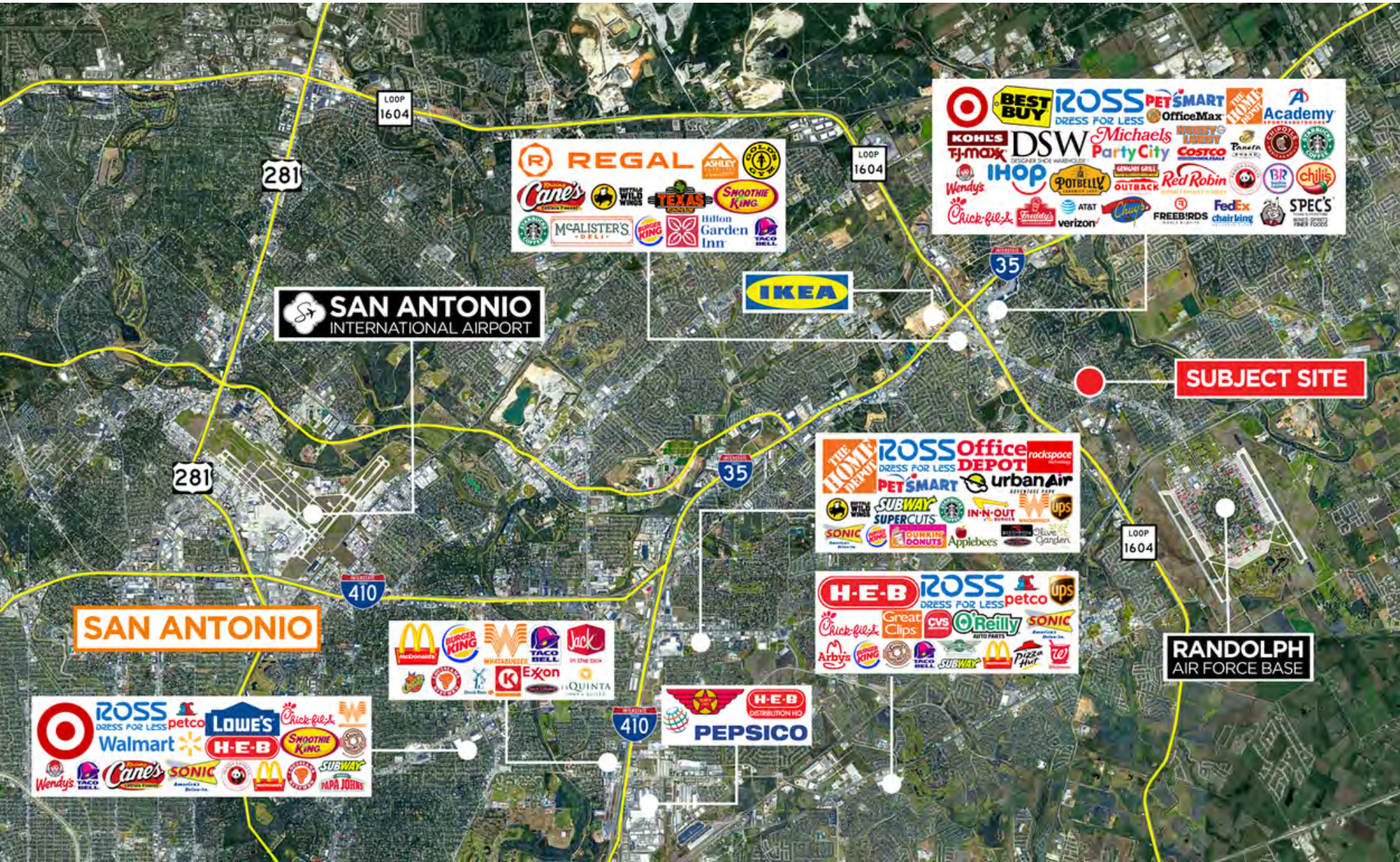
Development Opportunities in San Antonio: San Antonio's business friendly climate makes the city the best place for growth and development in Texas. San Antonio is consistently ranked as one of the Milken Institute's Best Performing United States City for Jobs. The Industry Division focuses on growing quality jobs and investment domestically and globally.

- Healthcare and Biosciences: Economic impact of \$29.2 billion
- Aerospace: Economic impact of \$5.4 billion and employs 51,024
- Information Technology/Cybersecurity: Economic impact of \$8 billion

SITE AERIAL

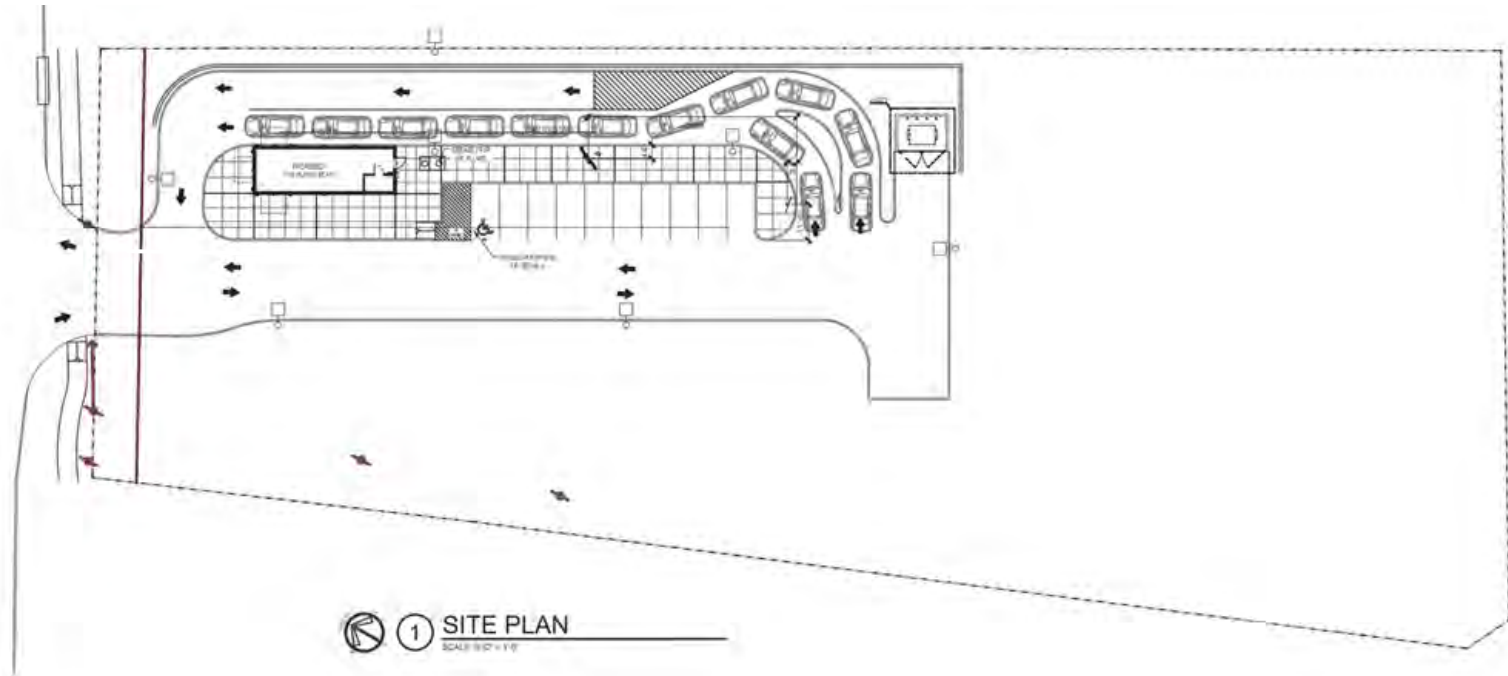


SURROUNDING RETAIL



SITE PLAN

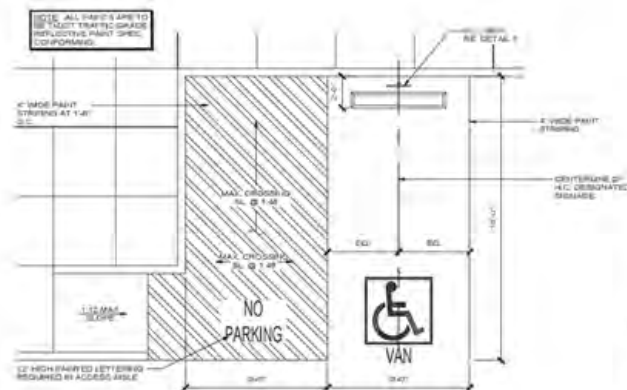
PAT BOOKER RD



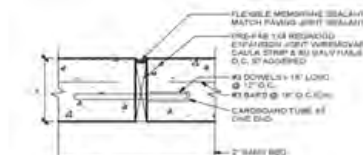
1 SITE PLAN
SCALE 3/4" = 1'-0"



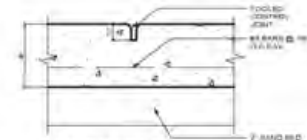
5 HC PARKING SIGN
SCALE 1/2" = 1'-0"



4 HANDICAP PARKING
SCALE 1/4" = 1'-0"



3 SIDEWALK EXPANSION JOINT
SCALE 1/2" = 1'-0"



2 SIDEWALK TOOLED JOINT
SCALE 1/2" = 1'-0"

PROPERTY PHOTOS



**REPRESENTATION PHOTO*



**REPRESENTATION PHOTO*

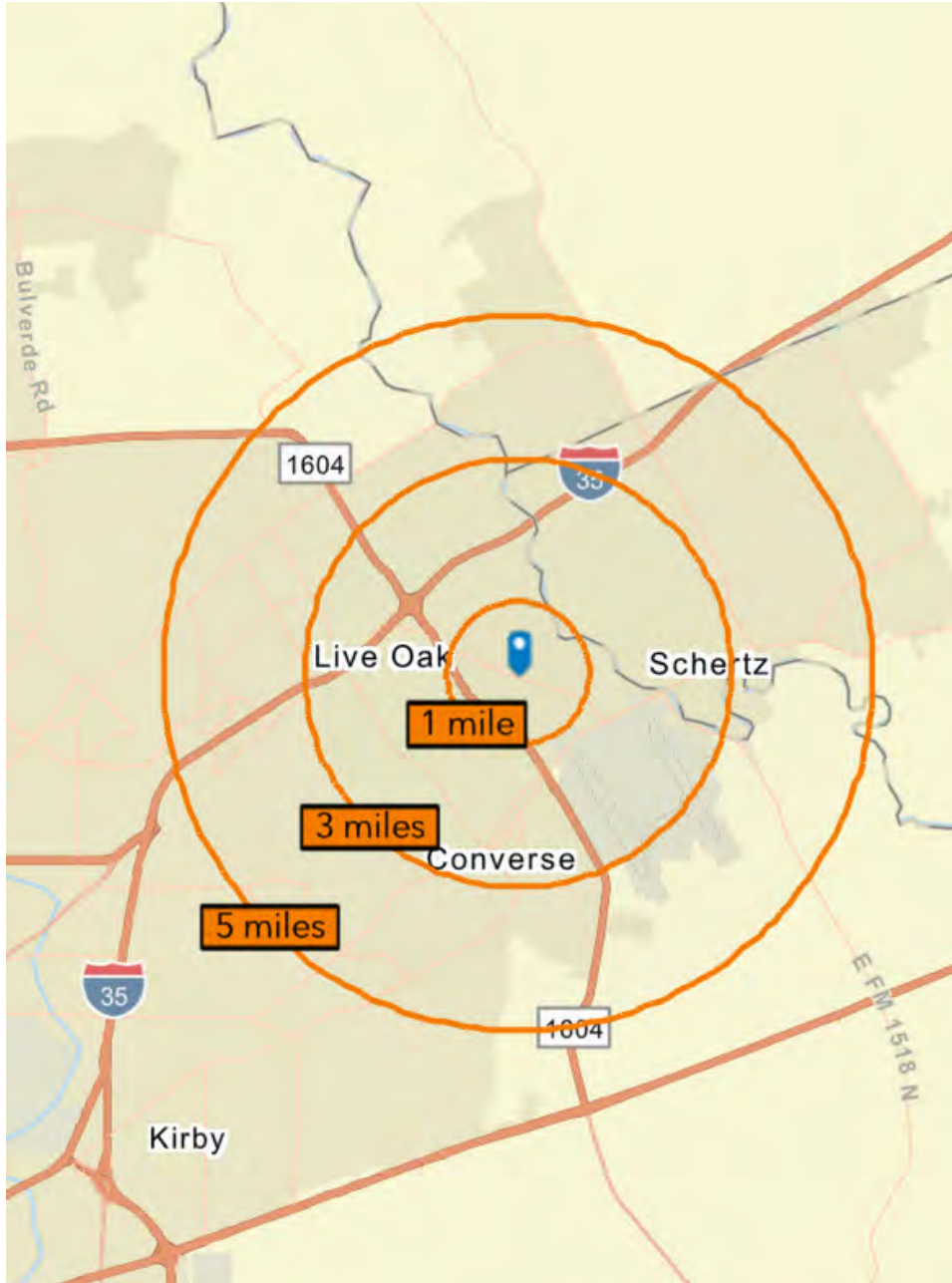


**REPRESENTATION PHOTO*



**REPRESENTATION PHOTO*

DEMOGRAPHICS



POPULATION



1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
2028 PROJECTIONS	9,631	85,899	226,790
2024 ESTIMATE	9,901	86,276	219,520
2020 CENSUS	10,126	84,745	208,578

HOUSEHOLD



1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
2028 PROJECTIONS	4,263	33,453	82,713
2024 ESTIMATE	4,326	33,131	79,133
2020 CENSUS	4,364	32,018	74,685

HH INCOME



1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
2028 PROJECTIONS	\$94,220	\$105,054	\$108,786
2022 ESTIMATE	\$84,017	\$93,536	\$97,094

TENANT INFORMATION



THE HUMAN BEAN



WEBSITE

thehumanbean.com



YEAR FOUNDED

1998



NO. OF LOCATIONS

300+



HEADQUARTERS

Medford, OR

With a passion for creating happy people and our love of coffee, we opened our first drive-thru espresso stand in Ashland Oregon in 1998. The demand for convenient, quality coffee & espresso grew and soon after opening our original location in Ashland, we expanded to surrounding cities in Southern Oregon. The Human Bean quickly established a reputation for having friendly and experienced baristas and offering the highest quality ingredients.

Commitment to developing the best drive-thru espresso led to franchising The Human Bean's brand and system in 2002. The Human Bean has expanded to 147 locations in twenty-one states, majority of those being franchised locations.

Human Bean expects to continue this growth through approved franchisees that share the same determination and commitment to this exceptional brand. There are currently 300 approved locations scheduled for future development.



MARKET OVERVIEW

San Antonio is the seventh most populous city in the U.S. and the second most populous city in Texas with a MSA population of more than 2.5 million. More than 400 companies across all industries: financial services, cybersecurity, manufacturing, technology, bioscience, and aerospace, are based in greater San Antonio. As of 2020, the region's population increased by 9% and is expected to increase by 6.2% within the next five years. From 2015 to 2020, jobs increased by 9.5% outpacing the national growth rate of 6.2%.

Home to numerous historical and cultural sites, including the Alamo, the world-famous River Walk and the 26-acre Pearl District, tourism contributes substantially to the city's economy, with over 37 million tourists visiting annually, employing over 122,500 people at an annual economic impact of over \$15.2 billion on the local economy.

America's northernmost gateway with Mexico, San Antonio has become an international trade center enhanced through Port San Antonio, a 1,900-acre aerospace, industrial complex, and international logistics platform that services firms such as Boeing, Lockheed Martin and XPO Logistics, as well as government and military agencies. Employing more than 14,000 people in its unique air-, rail- and highway-served property, Port SA generates over \$5 billion in annual economic activity for the region. San Antonio continues to be one of the most attractive metros in the country due to its exceptional economic and population growth, low business and living costs, central geographic location and south Texas charm, emerging culinary and arts scene, and versatile transportation infrastructure.



MARKET OVERVIEW

SAN ANTONIO - BUSINESS CLIMATE OVERVIEW



Home of the historic Alamo and rich Texas history, San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and a business friendly climate. San Antonio cultivates a business environment by:

- Making historic investments in infrastructure, while remaining one of the more fiscally strong cities of its size in the U.S.
- Securing voter approval in two bond elections for over \$1 billion in investments in infrastructure, roads, libraries and fire between 2010 and 2020.
- Keeping property taxes low for its citizens. San Antonio was among very few cities in the U.S. that lowered property taxes in 2009.
- Maintaining a AAA General Obligation Bond rating, the only U.S. city with more than 1 million people to do so through the three leading financial rating agencies: Standard & Poor, Fitch, and Moody.

San Antonio is dedicated to sustaining its major industries:

- Healthcare and Bioscience
- Aerospace
- Information Technology and Cybersecurity
- New Energy Economy

San Antonio is accessible between the east and west coasts and the Gulf of Mexico; which makes it a prime destination for expansion, relocation or a new business startup. Some of its strategic geographic assets include:

- Port San Antonio
- Joint Base San Antonio
- Brooks City Base

FOR MORE INFORMATION:

JACKSON CAIN

Advisor

281-367-2220 Ext 112

jackson.cain@svn.com

JEFF BEARD, CCIM

Managing Director

281-367-2220 Ext 102

jeff.beard@svn.com



281.367.2220

JBEARDCOMPANY.COM

10077 GROGAN'S MILL RD | SUITE 135
THE WOODLANDS, TX 77380

This information contained herein has been obtained from reliable sources; however, SVN | J. Beard Real Estate - Greater Houston, The J. Beard Company, LLC and The J. Beard Real Estate Company, L.P., makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date