



CONFIDENTIAL OFFERING MEMORANDUM

CONFIDENTIALITY & DISCLAIMER

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.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.





PRICE

\$3,300,000

CAP RATE

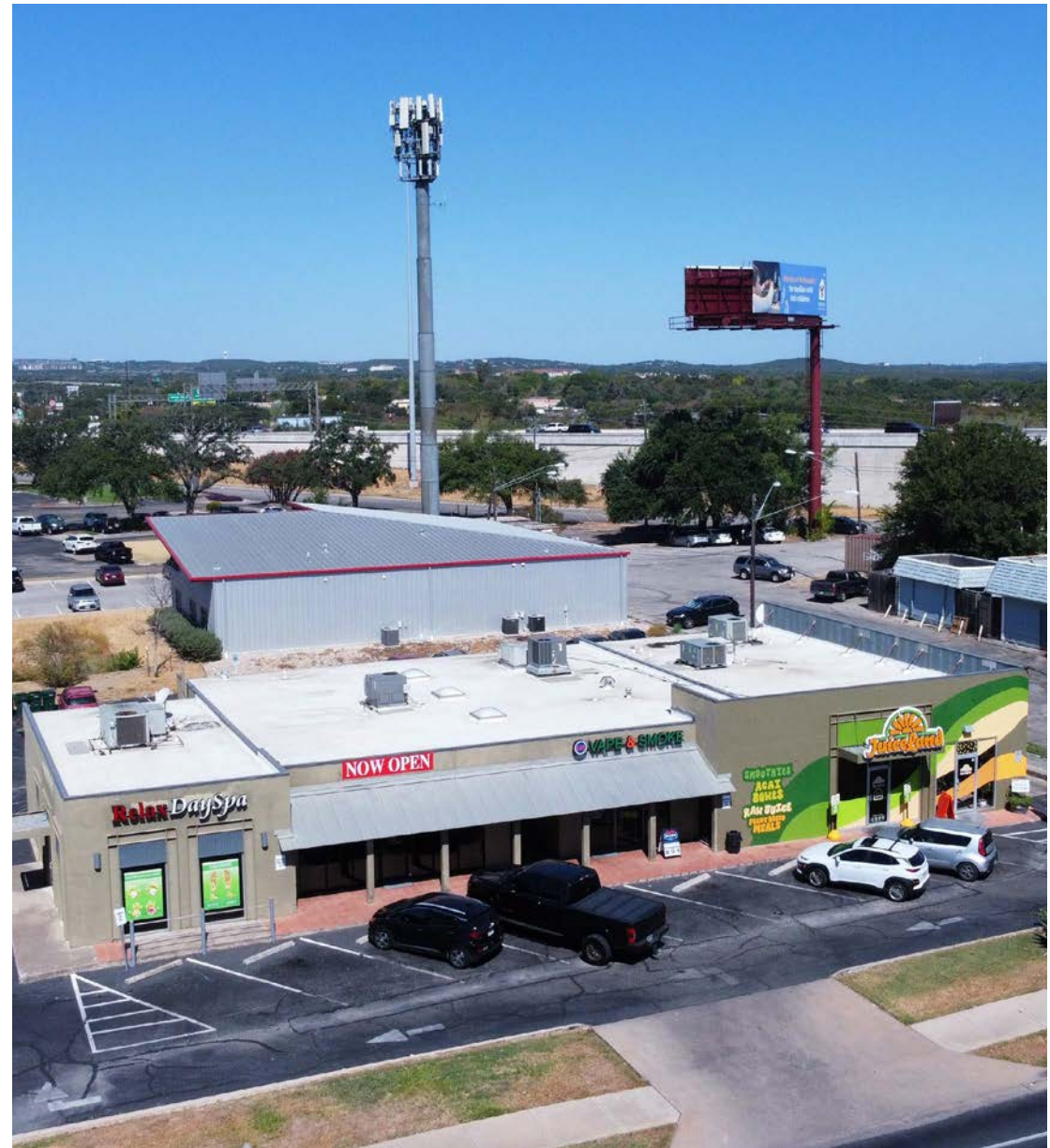
5.5%

OCCUPANCY

100%

PROPERTY KEY INFORMATION

PROPERTY ADDRESS	4526 West Gate Blvd., Austin, TX 78745-1491
LOCATION	SWQ of Hwy 71/290 & West Gate Blvd.
COUNTY	Travis (PID: 509343)
GROSS LEASEABLE AREA	6,054 Sq. Ft.
LOT SIZE	.5165 Acre (22,500 Sq. Ft.)
YEAR BUILT	1979
OCCUPANCY	100%
LEASE TYPE	NNN
# OF TENANTS	3
Legal Description	LOT IIA 4TH RESUB OF BLK A-1 WESTGATE SQUARE COMMERCIAL (Travis County, TX) PHOTO 561





INVESTMENT HIGHLIGHTS

- All tenants have annual base rent increases
- 100% NNN leased
- JuiceLand: A tenant since 2014 doubled the size of their space in 2022
- Vape Shop: A tenant since 2013 recently renewed
- Excellent road front visibility & easy access to hwy 290/71, Mopac, 360 and S. Lamar Blvd
- In an area with high residential density and very strong daytime employment population
- Located across the street from a Central Market anchored shopping center. One of only 2 Central Markets (HEB's upscale format stores) in all of Austin



www.juiceland.com

- Founded: 2011 in Austin
- 33 corporate stores (25 in Austin, 5 in Houston & 3 in Dallas)
- JuiceLand is an Austin darling with stores in all prominent parts of the city. This store was open during the pandemic because it has a drive-thru

Relax Day Spa

relaxdayspaustin.com

- Relax Day Spa provides massage therapy that will ease sore muscles, stiff necks, and other aches you may be experiencing.
- They offer a variety of massage modalities including Swedish, hot stone, deep tissue, and foot massage, all in a comfortable environment



www.austinvapeandsmoke.com

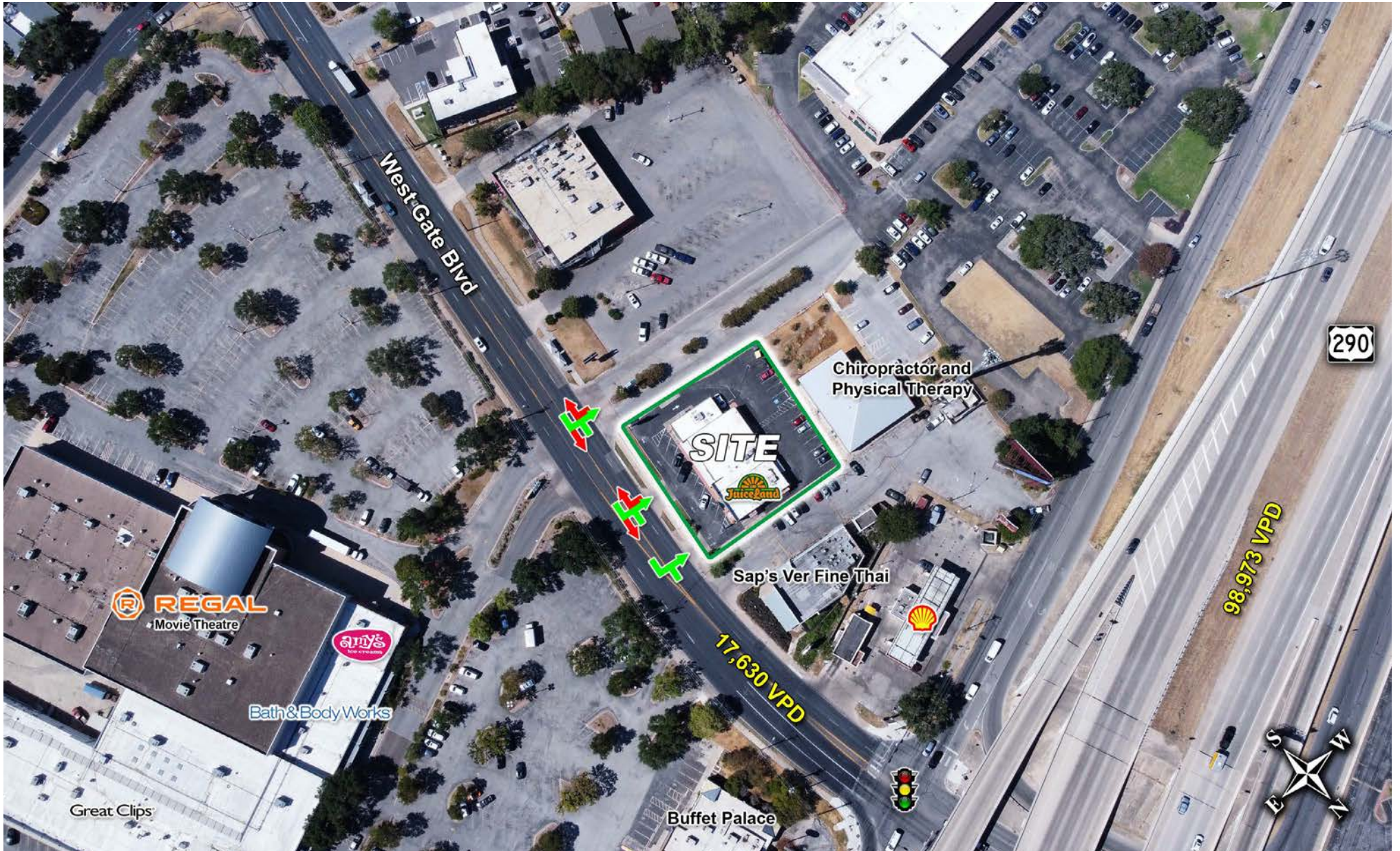
- Three locations
- Tenant here since 2013
- Founded 2012

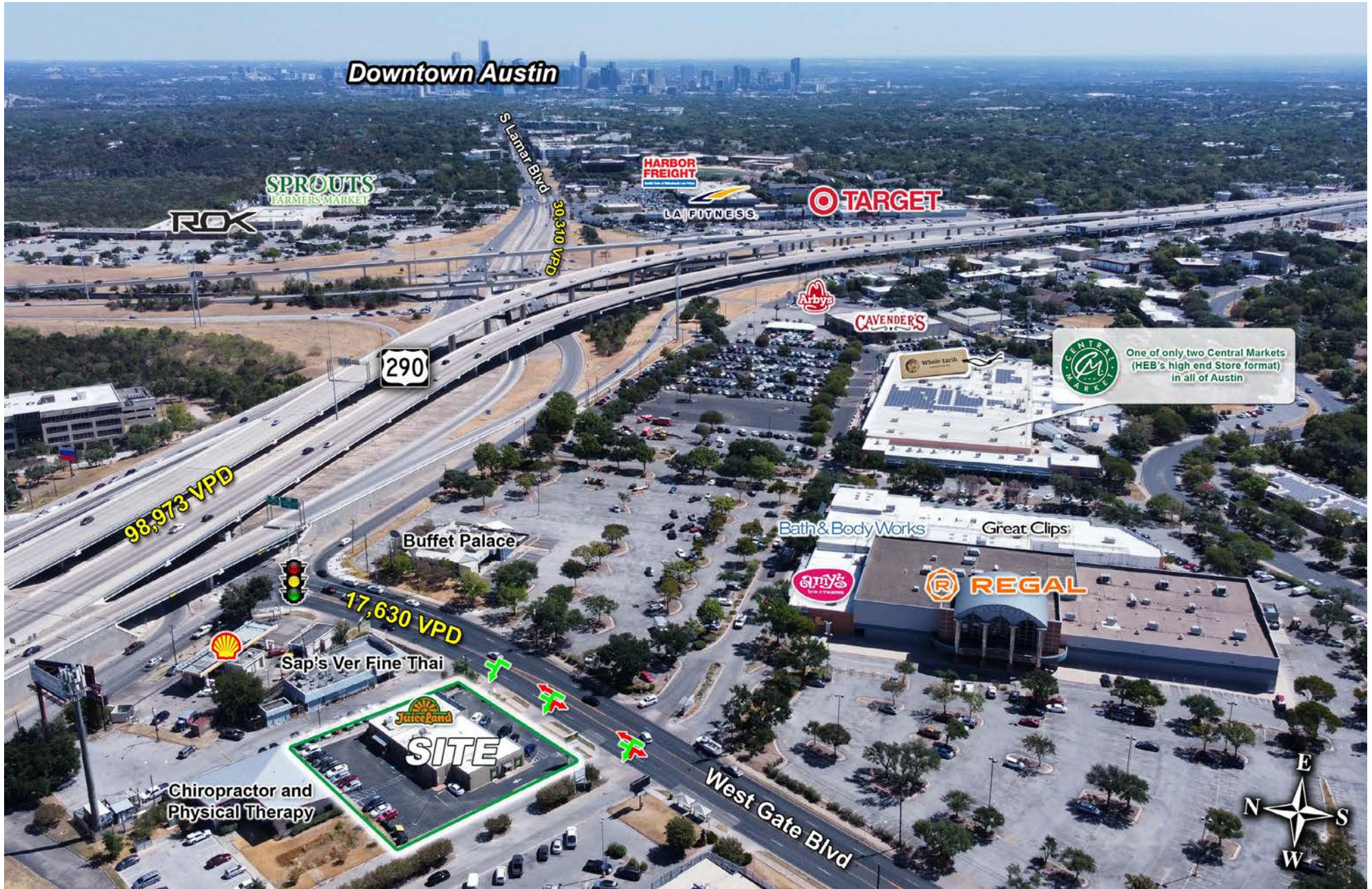
WEST GATE CENTER – RENT ROLL

TENANT	SUITE	% OF GLA	SF	LEASE START	LEASE END	BASE RENT ANNUAL RATE PSF	BASE RENT ANNUAL	BASE RENT MONTHLY	NOTES	NNNS REIMBURSEMENT	PSF
Juiceland - Westgate	A	34.69%	2,100	11/1/2014	8/31/2032	\$31.63	\$66,420.00	\$5,535.02	<ul style="list-style-type: none"> - Tenant renewed their lease early. Renewal without negotiation per terms specified in original lease (5 year term with 2% annual base rent increases). Then they expanded into double their original space. - CAM increases capped at 7% annually -Base rent increases: <ul style="list-style-type: none"> - 9/1/2023 \$5,535.02/mo - 9/1/2024 \$5,645.70/mo - 9/1/2025 \$5,758.61/mo - 9/1/2026 \$5,873.78/mo - 9/1/2027 \$5,991.26/mo - 9/1/2028 \$6,111.09/mo - 9/1/2029 \$6,233.31/mo - 9/1/2030 \$6,357.98/mo - 9/1/2031 \$6,485.14/mo 	\$23,394.00	\$12.36
Vape Store G& K Wholesale	C	24.81%	1,502	12/12/2013	5/31/2025	\$30.38	\$45,63.007	\$3,803.00	<ul style="list-style-type: none"> - Tenant renewed their lease early before the end of their initial lease term. -Base rent increases: <ul style="list-style-type: none"> - 6/1/2022 \$3,692.33/mo - 6/1/2023 \$3,803/mo - 6/1/2024 \$3,917/mo 	\$19,208.00	\$12.79
Relax Day Spa	D	40.50%	2,452	5/1/2023	4/30/2028	\$30.00	\$73,560.00	\$6,130.00	<ul style="list-style-type: none"> -Base rent Increases: <ul style="list-style-type: none"> - 5/1/2024 \$6,283/mo - 5/1/2025 \$6,440/mo - 5/1/2026 \$6,601/mo - 5/1/2027 \$6,766/mo 	\$31,358.00	\$12.79
Total		100%	6,054				\$185,617.00	\$15,468.00		\$73,960.00	

2022 Actual Operating Expense		
Expense Categories	Total Expense	PSF
Property Managemnt	\$8,164.00	\$1.35
Accounting Fee	\$1,500.00	\$0.25
CAM Maintenance Repair & Trash	\$22,390.00	\$3.70
Utilities	\$4,170.00	\$0.69
Ad. Min	\$233.00	\$0.04
TOTAL CAM	\$36,456.00	
Propert Taxes	\$26,835.00	\$4.43
Insurance	\$14,131	\$2.33
TOTAL	\$77,422.10	\$12.79

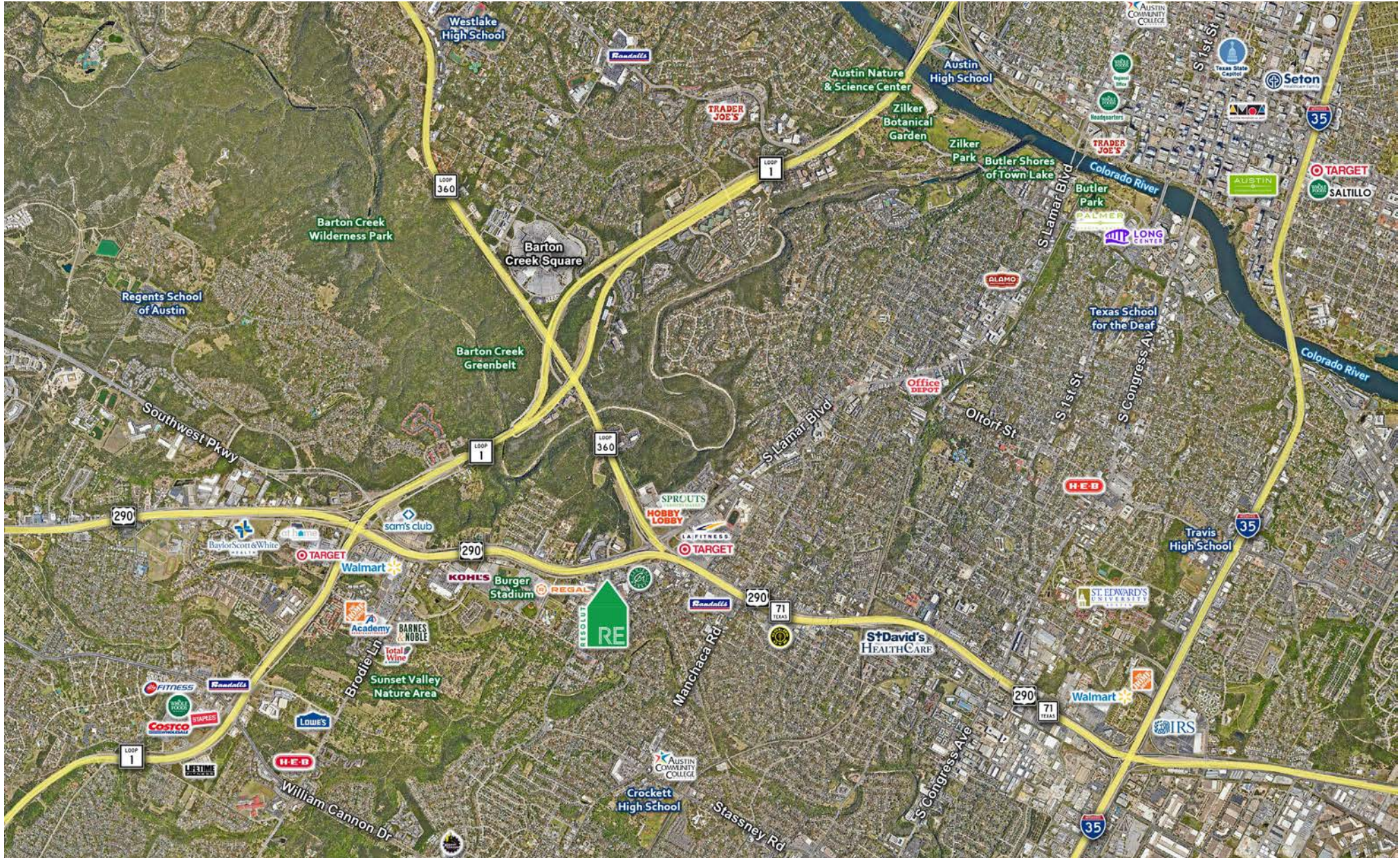
NET OPERATING INCOME (NOI)			
Income			Notes
	Base Rent	\$185,617	
	NNN Reimbursements	\$73,960	Juiceland NNN reimbursement per 2022 Other two tenants 2022 actual NNN
Total Income		\$259,577	
	Operating Expenses	\$77,422	Actual 2022 Operating Expenses
Net Operating Income (NOI)		\$182,155	

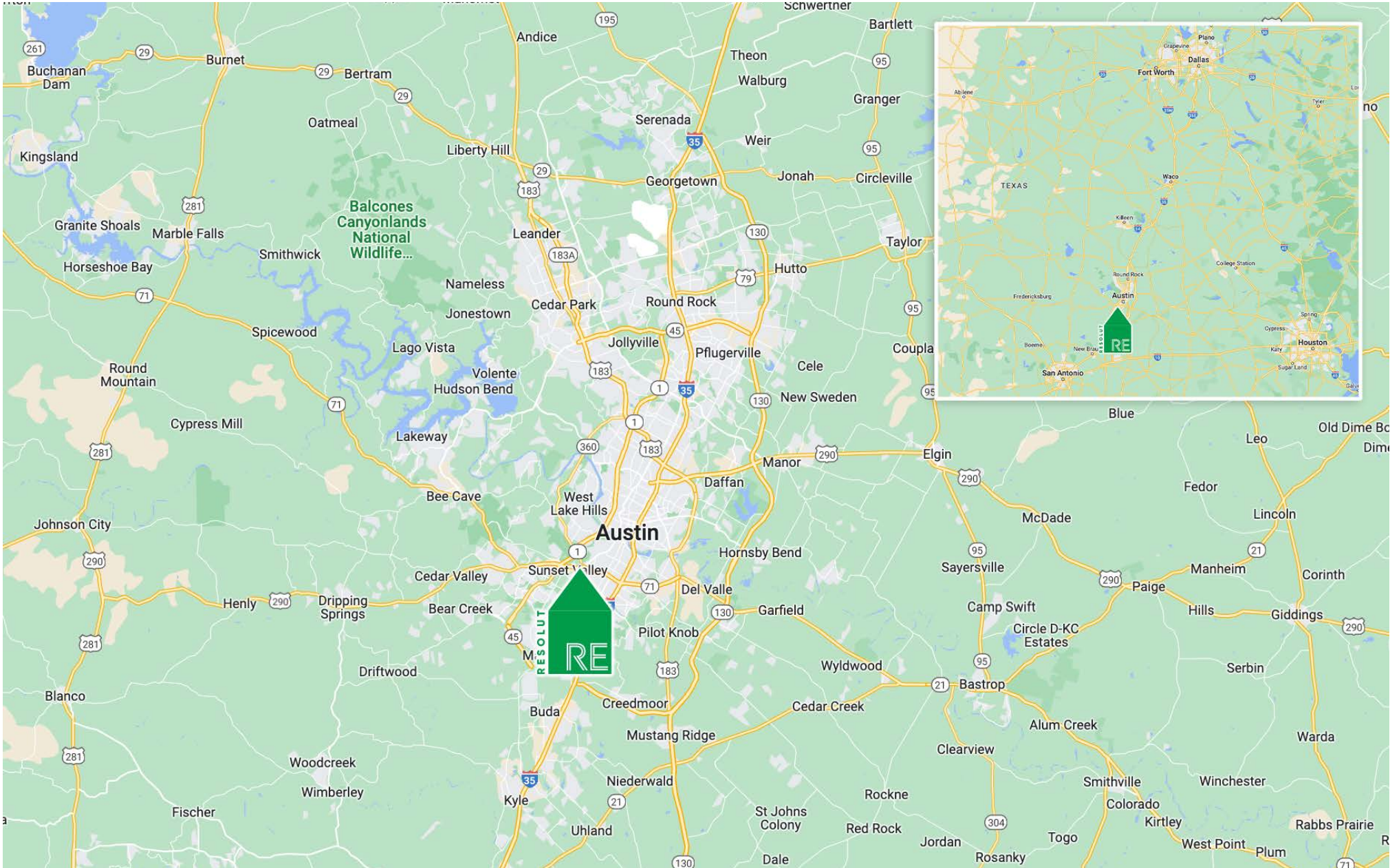




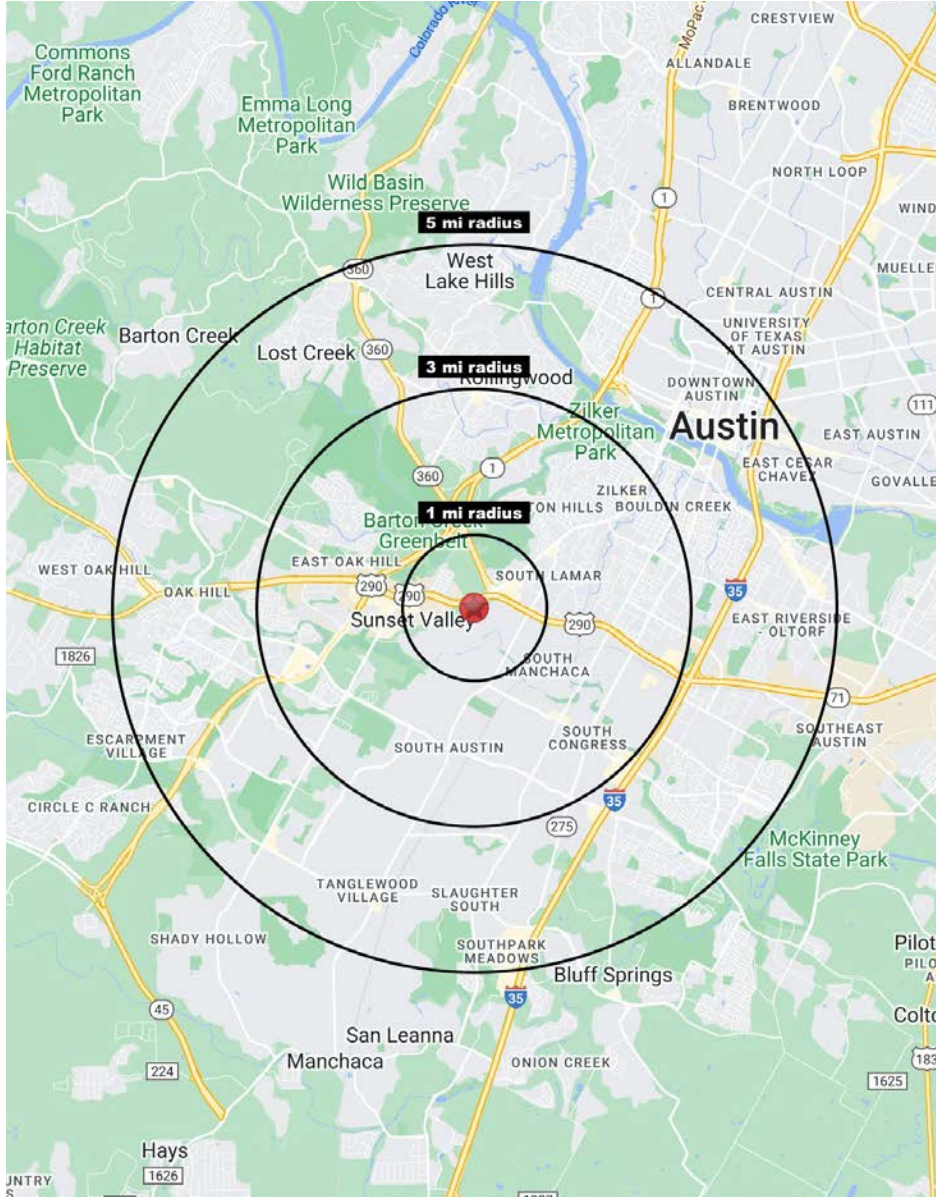








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4526 West Gate Blvd Austin, TX 78745	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	9,387	116,014	330,119
Projected Population (2028)	9,797	127,675	363,303
Census Population (2020)	9,173	112,381	319,219
Census Population (2010)	8,180	101,824	274,661
Projected Annual Growth (2023-2028)	410 0.9%	11,661 2.0%	33,183 2.0%
Historical Annual Growth (2020-2023)	214 -	3,633 1.1%	10,901 1.1%
Historical Annual Growth (2010-2020)	993 1.2%	10,557 1.0%	44,557 1.6%
Estimated Population Density (2023)	2,989 <i>psm</i>	4,104 <i>psm</i>	4,204 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	4,625	55,909	149,408
Projected Households (2028)	4,968	62,912	168,165
Census Households (2020)	4,468	53,558	143,050
Census Households (2010)	3,968	46,980	118,076
Projected Annual Growth (2023-2028)	342 1.5%	7,003 2.5%	18,757 2.5%
Historical Annual Change (2010-2023)	658 1.3%	8,929 1.5%	31,332 2.0%
Average Household Income			
Estimated Average Household Income (2023)	\$120,898	\$140,726	\$148,193
Projected Average Household Income (2028)	\$119,331	\$132,327	\$139,404
Census Average Household Income (2010)	\$57,368	\$65,277	\$70,705
Census Average Household Income (2000)	\$48,786	\$56,395	\$58,904
Projected Annual Change (2023-2028)	-\$1,567 -0.3%	-\$8,399 -1.2%	-\$8,789 -1.2%
Historical Annual Change (2000-2023)	\$72,112 6.4%	\$84,331 6.5%	\$89,288 6.6%
Median Household Income			
Estimated Median Household Income (2023)	\$82,193	\$97,162	\$101,944
Projected Median Household Income (2028)	\$81,432	\$98,591	\$103,896
Census Median Household Income (2010)	\$46,128	\$52,455	\$55,666
Census Median Household Income (2000)	\$40,171	\$46,355	\$47,310
Projected Annual Change (2023-2028)	-\$761 -0.2%	\$1,430 0.3%	\$1,952 0.4%
Historical Annual Change (2000-2023)	\$42,021 4.5%	\$50,806 4.8%	\$54,634 5.0%
Per Capita Income			
Estimated Per Capita Income (2023)	\$60,475	\$68,173	\$67,400
Projected Per Capita Income (2028)	\$61,376	\$65,528	\$64,827
Census Per Capita Income (2010)	\$27,824	\$30,118	\$30,397
Census Per Capita Income (2000)	\$22,683	\$23,976	\$24,020
Projected Annual Change (2023-2028)	\$901 0.3%	-\$2,646 -0.8%	-\$2,573 -0.8%
Historical Annual Change (2000-2023)	\$37,792 7.2%	\$44,197 8.0%	\$43,380 7.9%
Estimated Average Household Net Worth (2023)	\$629,559	\$721,692	\$737,816

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ALAN RUST, CCIM
PRINCIPLE
INVESTMENT SALES
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Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

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