

Santa Fe Plaza

MULTI-TENANT RETAIL CENTER



OFFERING MEMORANDUM

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8214 FM 78
Converse, TX 78109



Santa Fe Plaza

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Brokerage License No.: 9003193
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01 Executive Summary
Investment Summary

SANTA FE PLAZA

OFFERING SUMMARY

ADDRESS	8214 FM 78 Converse TX 78109
COUNTY	Bexar
MARKET	San Antonio
SUBMARKET	Northeast
BUILDING SF	12,100 SF
LAND ACRES	1.5
YEAR BUILT	2020
APN	1315186
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$4,175,000
PRICE PSF	\$345.04
OCCUPANCY	100%
NOI (Current)	\$302,314
NOI (Year 2)	\$311,135
CAP RATE (CURRENT)	7.24%
CAP RATE (YEAR 2)	7.45%
CASH ON CASH (CURRENT)	5.55%

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,380,000
LOAN AMOUNT	\$2,795,000
INTEREST RATE	6.25%
ANNUAL DEBT SERVICE	\$221,263
LOAN TO VALUE	67%
AMORTIZATION PERIOD	25 Years

Notes Proposed financing terms are subject to change based on lender requirements.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	20,971	120,235	217,146
2026 Median HH Income	\$80,688	\$81,544	\$75,434
2026 Average HH Income	\$90,170	\$96,468	\$92,703



Investment Highlights

- 2020 construction retail strip center comprising 12,100 SF on 1.5 acres, offered at a 7.01% cap rate. The property is 100% occupied by six tenants on NNN leases with staggered expirations and built-in rent escalations, producing \$301,372 in net operating income.
- High-visibility location along FM 78 with 242 feet of frontage, 36,730 VPD traffic counts, and dual ingress/egress access points. The property benefits from strong surrounding retail density in the growing Converse submarket of northeast San Antonio.
- Diversified tenant roster across service, food, and medical uses including The Light Dental, Tropicana, Converse Nails & Lounge, Elite 7 Game Room, Smokerz Paradise, and Siplt 78. All tenants are on NNN leases with renewal options ranging from one to two 5-year extensions, providing long-term income stability.
- Minimal landlord management responsibility given the NNN lease structure with tenants responsible for their pro-rata share of operating expenses. Current operating expense ratio is 24.6% of effective gross income, with a 4.60% general vacancy factor underwritten. Annual rent increases of 2-3% across the rent roll provide organic NOI growth.
- Metal-framed, stucco-exterior construction with a TPO roof and slab foundation, representing a low-maintenance physical asset with years of remaining useful life. The site features 62 asphalt parking spaces at a 5.12/1,000 SF ratio, well above typical retail requirements, supporting strong tenant operations and customer accessibility.





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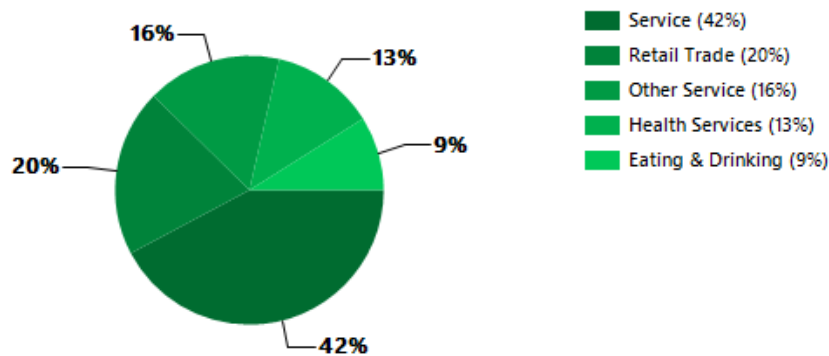
Location

- Location Summary
- FM 78 North View Map
- FM 78 South View Map
- Local Area Map

Location Overview

- Converse is one of the fastest-growing suburbs in the San Antonio MSA, with population up over 19% since 2020. The 1-mile trade area projects 5.3% population and 7.85% household growth through 2031. Over 120,000 residents within 3 miles at a median household income of \$81,544.
- FM 78 is the primary commercial corridor through Converse, connecting Loop 1604 to IH-10 East. The property benefits from 36,730 VPD, 242 feet of direct frontage, and two dedicated ingress/egress points.
- Established national retailers along the corridor include Walmart, H-E-B, Dollar General, and AutoZone. H-E-B has filed for a new \$21.2 million store at the Loop 1604 and IH-10 East interchange, further validating retail demand.
- JBSA-Randolph is located approximately two miles south and is one of the region's largest employers, generating consistent consumer demand from military families in the Converse, Universal City, and Live Oak communities.
- The trade area skews young and family-oriented with a median age of 33.8 and average household size of 3.01. The 5-mile radius includes over 217,000 residents and 78,300 households with an average household income of \$92,703.

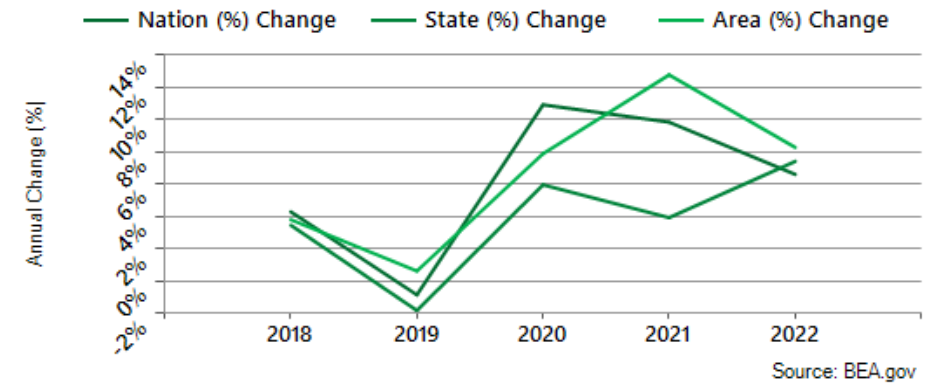
Major Industries by Employee Count



Largest Employers

USAA	35,000
Valero Energy Corporation	10,000
University Health System	8,000
San Antonio Military Medical Center (SAMMC)	7,000
Rackspace Technology	6,000
Amazon Fulfillment Center	1,000
H-E-B Grocery Store	500
Walmart Supercenter	300

Bexar County GDP Trend



Walmart



CareNow Urgent Care



DD
UPT 78WN

33,043 VPD



Sip it

Smokerz Paradise

DENTAL

Elite Seven Skill Ventures

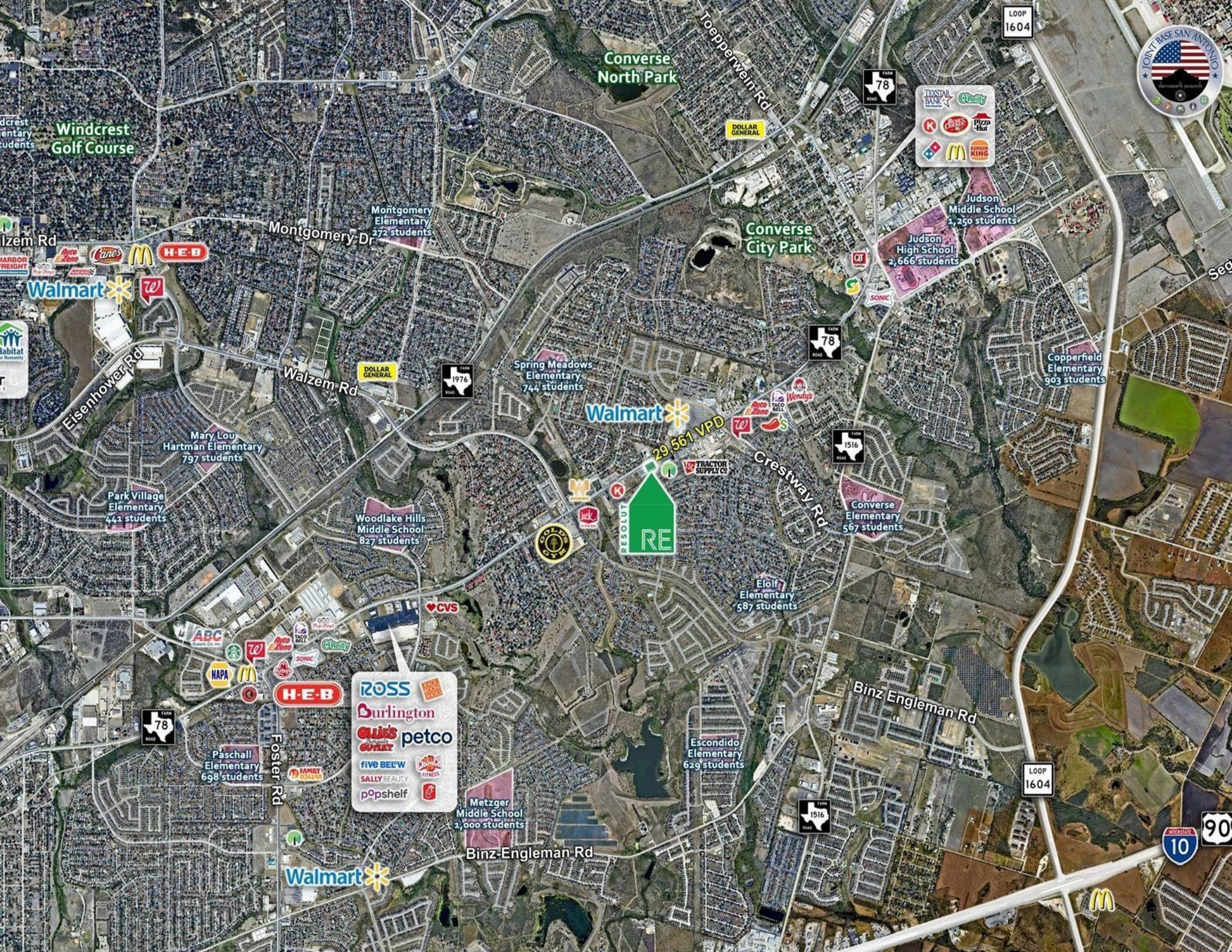
Converse Nails & Lounge

Tropicana

Mike's Taco House

Pearl's





LOOP 1604

Converse North Park

Windcrest Golf Course



Montgomery Dr

Montgomery Elementary
272 students

Converse City Park

Judson Middle School
1,250 students
Judson High School
2,666 students

Copperfield Elementary
993 students

Walmart

Eisenhower Rd

Mary Lou Hartman Elementary
797 students

Walzem Rd

Spring Meadows Elementary
744 students

Walmart

29,561 VPD

Crestway Rd

Converse Elementary
567 students

Park Village Elementary
441 students

Woodlake Hills Middle School
827 students

Elolf Elementary
587 students

ABC Supply Co.

NAPA

H-E-B

ROSS
Burlington
OLIE'S petco
five BE*W
SALLY BEAUTY
popshelf

Paschall Elementary
698 students

Foster Rd

Metzger Middle School
1,000 students

Escondido Elementary
629 students

Binz Engleman Rd

LOOP 1604

Walmart

Binz-Engleman Rd

INTERSTATE 10 90



03 Property Description
Property Features

SANTA FE PLAZA

PROPERTY FEATURES

NUMBER OF TENANTS	6
BUILDING SF	12,100
LAND ACRES	1.5
YEAR BUILT	2020
# OF PARCELS	1
ZONING TYPE	OCL
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	62
PARKING RATIO	5.12/1,000 SF
STREET FRONTAGE	242' on FM 78
TRAFFIC COUNTS	33,043
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	Rooftop
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	CPS
WATER / SEWER	SAWS

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Metal
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	TPO
LANDSCAPING	Grass & Shrubs

TENANT INFORMATION

LEASE TYPE	NNN
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04 Rent Roll
Rent Roll

SANTA FE PLAZA

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					Expense Reimbursement Revenue (Annual)	Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF				
101	Tropicana	1,950	16.12%	03/01/22	02/28/27	CURRENT	\$4,397	\$2.25	\$52,764	\$27.06	\$16,712	NNN	One 5-Year Option w/ 2% annual increases.	
						OPTION(S)								
						03/01/2027	\$4,485	\$2.30	\$53,820	\$27.60				
						03/01/2028	\$4,575	\$2.35	\$54,900	\$28.20				
						03/01/2029	\$4,667	\$2.39	\$56,004	\$28.68				
						03/01/2030	\$4,760	\$2.44	\$57,120	\$29.28				
	03/01/2031	\$4,855	\$2.49	\$58,260	\$29.88									
102	Converse Nails & Lounge	2,466	20.38%	03/30/22	09/30/29	CURRENT	\$5,165	\$2.09	\$61,980	\$25.13	\$21,134	NNN	One 3-Year Option at FMV.	
						OPTION(S)								
						10/01/2026	\$5,320	\$2.16	\$63,837	\$25.92				
						10/01/2027	\$5,479	\$2.22	\$65,752	\$26.64				
						10/01/2028	\$5,644	\$2.29	\$67,724	\$27.48				
							10/01/2029	\$5,813	\$2.36	\$69,756				\$28.32
103	Elite 7 Game Room	1,703	14.07%	02/01/26	03/31/29	CURRENT	\$3,980	\$2.34	\$47,760	\$28.04	\$14,595	NNN	One 2-Year Option 3% annual increases.	
						OPTION(S)								
						04/01/2027	\$4,093	\$2.40	\$49,115	\$28.80				
						04/01/2028	\$4,216	\$2.48	\$50,596	\$29.76				
							04/01/2029	\$4,343	\$2.55	\$52,112				\$30.60
							04/01/2030	\$4,473	\$2.63	\$53,679				\$31.56

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					Expense Reimbursement Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF			
105	The Light Dental	1,800	14.88%	02/01/26	01/31/33	CURRENT	\$3,600	\$2.00	\$43,200	\$24.00	\$15,426	NNN	Two 5-Year Options w/ 2% annual increases.
						02/01/2027	\$3,745	\$2.08	\$44,945	\$24.96			
						02/01/2028	\$3,820	\$2.12	\$45,844	\$25.44			
						02/01/2029	\$3,897	\$2.16	\$46,761	\$25.92			
						02/01/2030	\$3,975	\$2.21	\$47,696	\$26.52			
						02/01/2031	\$4,054	\$2.25	\$48,650	\$27.00			
						02/01/2032	\$4,135	\$2.30	\$49,623	\$27.60			
						OPTION(S)							
						02/02/2033	\$4,218	\$2.34	\$50,616	\$28.08			
						02/01/2034	\$4,302	\$2.39	\$51,628	\$28.68			
						02/01/2035	\$4,388	\$2.44	\$52,661	\$29.28			
						02/01/2036	\$4,476	\$2.49	\$53,714	\$29.88			
						02/01/2037	\$4,566	\$2.54	\$54,788	\$30.48			
						02/01/2038	\$4,653	\$2.58	\$55,834	\$30.96			
						02/01/2039	\$4,750	\$2.64	\$57,001	\$31.68			
						02/01/2040	\$4,845	\$2.69	\$58,142	\$32.28			
						02/01/2041	\$4,942	\$2.75	\$59,304	\$33.00			
02/01/2042	\$5,041	\$2.80	\$60,490	\$33.60									
106	Smokerz Paradise	2,500	20.66%	11/01/25	10/31/27	CURRENT	\$5,417	\$2.17	\$65,004	\$26.00	\$21,425	NNN	One 5-Year Option w/ \$1 S/F increases per annum.
						11/01/2026	\$5,625	\$2.25	\$67,500	\$27.00			
						OPTION(S)							
						11/01/2027	\$5,833	\$2.33	\$70,000	\$27.96			
						11/01/2028	\$6,042	\$2.42	\$72,500	\$29.04			
						11/01/2029	\$6,250	\$2.50	\$75,000	\$30.00			
						11/01/2030	\$6,458	\$2.58	\$77,500	\$30.96			
11/01/2031	\$6,667	\$2.67	\$80,000	\$32.04									
108	Siplt 78	1,681	13.89%	12/01/25	11/30/28	CURRENT	\$3,642	\$2.17	\$43,704	\$26.00	\$14,406	NNN	One 5-Year Option at FMV.
						OPTION(S)							
						12/01/2028	\$3,782	\$2.25	\$45,387	\$27.00			
Totals:		12,100					\$26,201				\$103,697		



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Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis

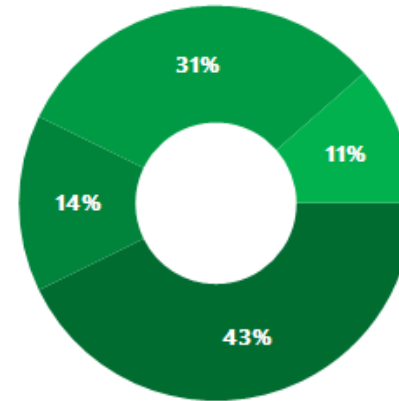
SANTA FE PLAZA

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		YEAR 2	
Gross Scheduled Rent	\$315,292	75.3%	\$323,154	75.2%
Expense Reimbursement Revenue	\$103,697	24.7%	\$106,429	24.8%
Total Gross Revenue	\$418,989		\$429,583	
General Vacancy	-4.60%		-4.60%	
Effective Gross Income	\$404,486		\$414,718	
Less Expenses	\$102,171	25.25%	\$103,583	24.98%
Net Operating Income	\$302,314		\$311,135	
Annual Debt Service	\$221,263		\$221,263	
Cash flow	\$81,051		\$89,871	
Debt Coverage Ratio	1.37		1.41	

Income Notes: Year 2 gross scheduled rent growth reflects lease-embedded contractual escalations per executed lease agreements rather than a uniform CPI assumption. All escalations per executed lease documents available for buyer review in due diligence.

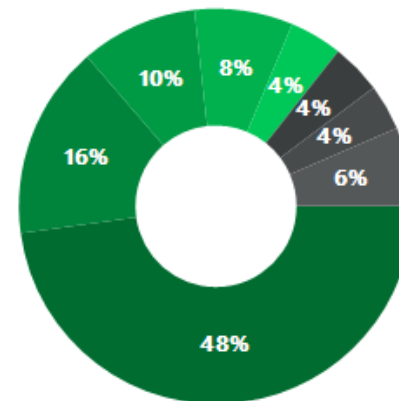


- Net Operating Income
- Total Operating Expense
- Annual Debt Service
- Cash Flow After Debt Service

DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	YEAR 2
Real Estate Taxes	\$48,860	\$48,860
Insurance	\$9,808	\$10,073
Management Fee (4.00% of EGI)	\$16,179	\$16,589
Electric	\$1,450	\$1,489
Water / Sewer	\$8,251	\$8,474
Trash Removal	\$3,846	\$3,950
Porter / Janitorial Service	\$4,419	\$4,538
Landscaping	\$4,198	\$4,311
Pest Control	\$442	\$454
Security & Fire	\$2,559	\$2,628
Maintenance	\$2,159	\$2,217
Total Operating Expense	\$102,171	\$103,583
Annual Debt Service	\$221,263	\$221,263
Expense / SF	\$8.44	\$8.56
% of EGI	25.25%	24.98%



- Real Estate Taxes
- Management Fee
- Insurance
- Water / Sewer
- Porter / Janitorial Service
- Landscaping
- Trash Removal
- Other

GLOBAL

Price	\$4,175,000
Analysis Period	5 year(s)
Consumer Price Index	2.70%
MillageRate	1.17000%
General Vacancy	4.60%

INCOME - Growth Rates

Expense Reimbursement Revenue	2.70%
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EXPENSES - Growth Rates

Real Estate Taxes	2.70%
Insurance	2.70%
Electric	2.70%
Water / Sewer	2.70%
Trash Removal	2.70%
Porter / Janitorial Service	2.70%
Landscaping	2.70%
Pest Control	2.70%
Security & Fire	2.70%
Maintenance	2.70%

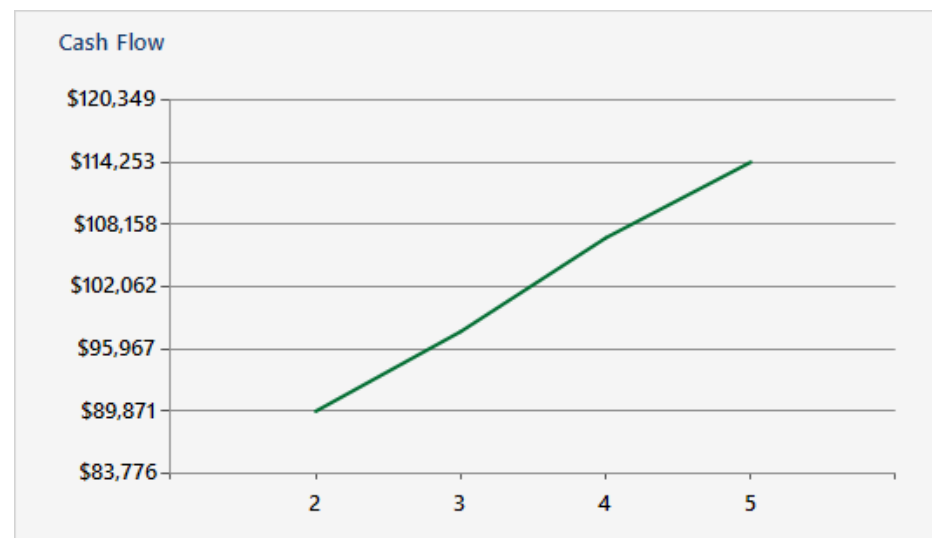
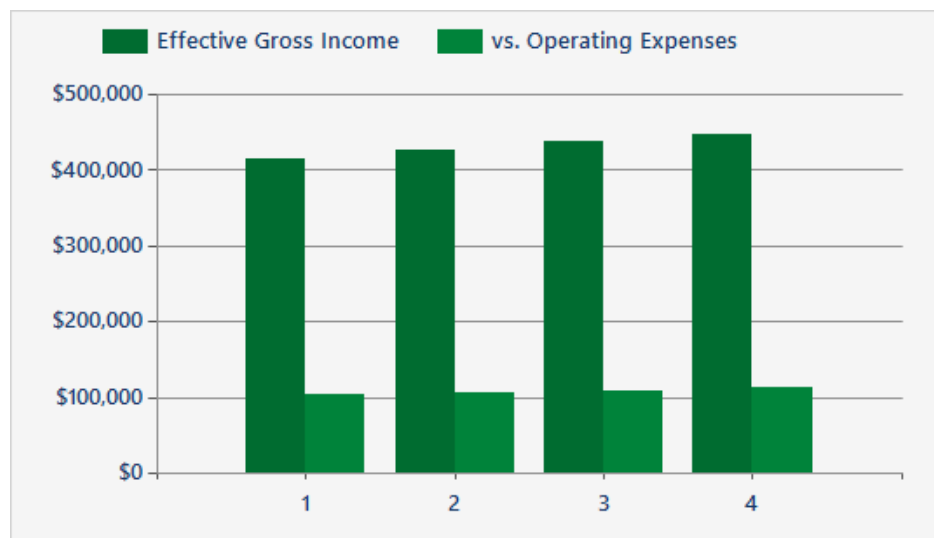
PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$1,380,000
Loan Amount	\$2,795,000
Interest Rate	6.25%
Annual Debt Service	\$221,263
Loan to Value	67%
Amortization Period	25 Years

Notes Proposed financing terms are subject to change based on lender requirements.



Calendar Year	Current	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$315,292	\$323,154	\$331,219	\$340,772	\$348,398
Expense Reimbursement Revenue	\$103,697	\$106,429	\$109,303	\$112,254	\$115,285
Total Gross Revenue	\$418,989	\$429,583	\$440,522	\$453,026	\$463,683
General Vacancy	-4.60%	-4.60%	-4.60%	-4.60%	-4.60%
Effective Gross Income	\$404,486	\$414,718	\$425,286	\$437,350	\$447,656
Operating Expenses					
Real Estate Taxes	\$48,860	\$48,860	\$50,179	\$51,534	\$52,926
Insurance	\$9,808	\$10,073	\$10,345	\$10,624	\$10,911
Management Fee	\$16,179	\$16,589	\$17,011	\$17,494	\$17,906
Electric	\$1,450	\$1,489	\$1,529	\$1,571	\$1,613
Water / Sewer	\$8,251	\$8,474	\$8,703	\$8,938	\$9,179
Trash Removal	\$3,846	\$3,950	\$4,056	\$4,166	\$4,278
Porter / Janitorial Service	\$4,419	\$4,538	\$4,661	\$4,787	\$4,916
Landscaping	\$4,198	\$4,311	\$4,428	\$4,547	\$4,670
Pest Control	\$442	\$454	\$466	\$479	\$492
Security & Fire	\$2,559	\$2,628	\$2,699	\$2,772	\$2,847
Maintenance	\$2,159	\$2,217	\$2,277	\$2,339	\$2,402
Total Operating Expense	\$102,171	\$103,583	\$106,355	\$109,250	\$112,139
Net Operating Income	\$302,314	\$311,135	\$318,931	\$328,101	\$335,517
Annual Debt Service	\$221,263	\$221,263	\$221,263	\$221,263	\$221,263
Cash Flow	\$81,051	\$89,871	\$97,667	\$106,837	\$114,253





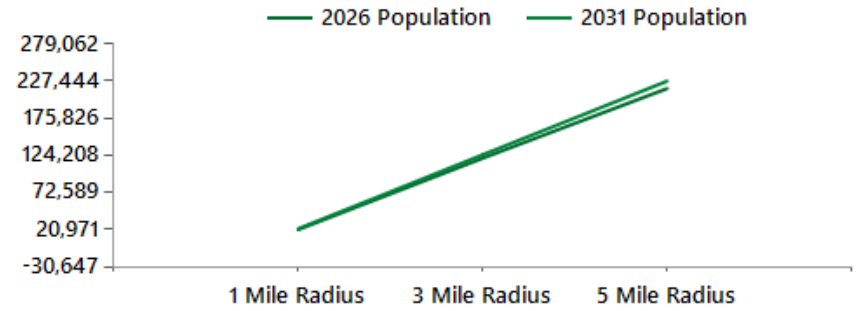
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Demographics

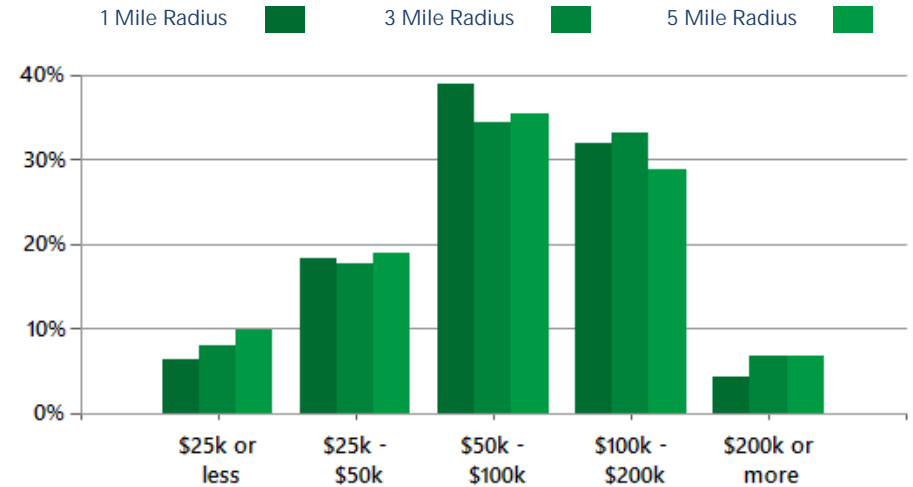
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,036	56,209	123,813
2010 Population	17,333	82,055	158,979
2026 Population	20,971	120,235	217,146
2031 Population	22,108	125,036	227,444
2026 African American	5,587	27,653	42,622
2026 American Indian	306	1,487	2,635
2026 Asian	663	4,217	7,348
2026 Hispanic	9,999	58,864	107,520
2026 Other Race	3,040	17,646	32,182
2026 White	6,907	41,588	81,971
2026 Multiracial	4,424	27,126	49,549
2026-2031: Population: Growth Rate	5.30%	3.95%	4.65%

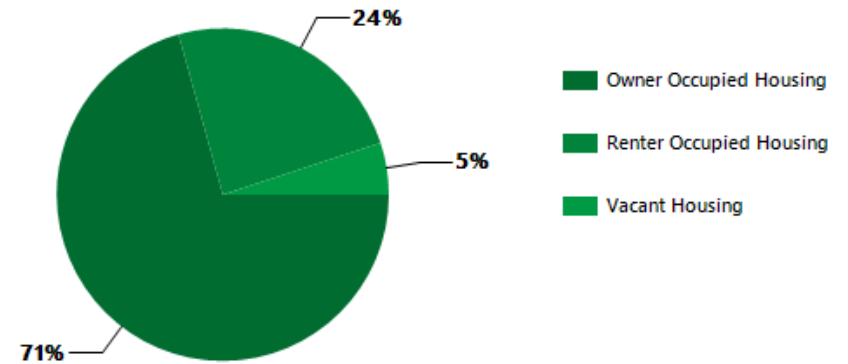
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	246	1,428	3,900
\$15,000-\$24,999	198	1,852	3,805
\$25,000-\$34,999	339	2,276	5,457
\$35,000-\$49,999	930	4,940	9,380
\$50,000-\$74,999	1,370	7,957	16,347
\$75,000-\$99,999	1,347	6,071	11,462
\$100,000-\$149,999	1,854	10,053	16,865
\$150,000-\$199,999	375	3,465	5,796
\$200,000 or greater	301	2,799	5,306
Median HH Income	\$80,688	\$81,544	\$75,434
Average HH Income	\$90,170	\$96,468	\$92,703



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

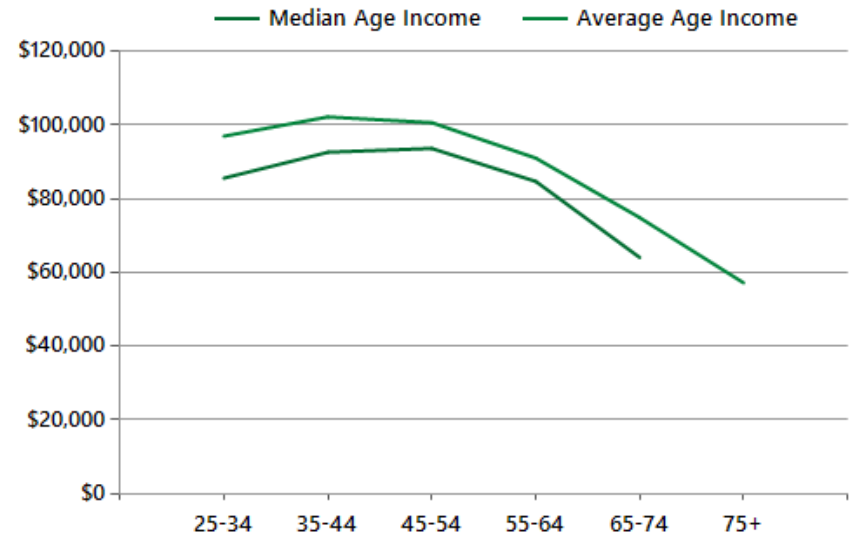
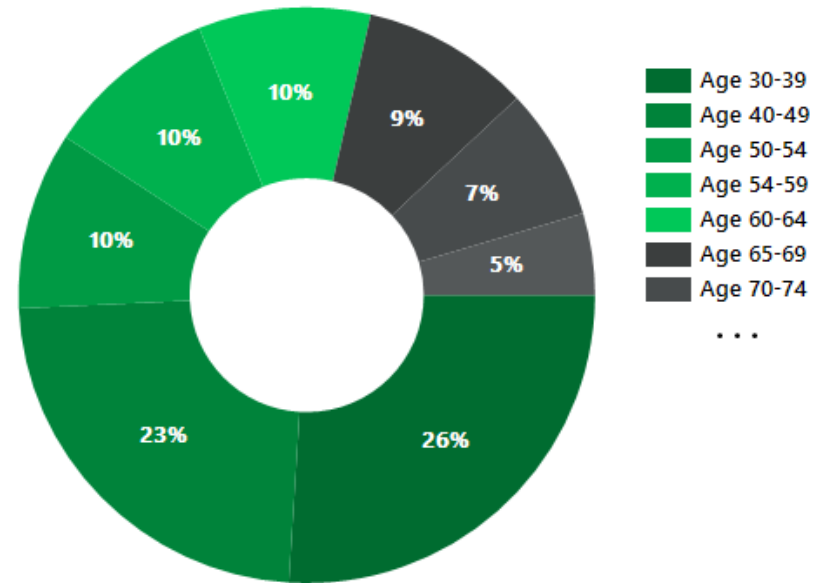


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,551	9,293	16,598
2026 Population Age 35-39	1,486	9,091	16,010
2026 Population Age 40-44	1,481	8,627	15,211
2026 Population Age 45-49	1,239	7,219	12,828
2026 Population Age 50-54	1,166	6,987	12,504
2026 Population Age 55-59	1,130	6,286	11,415
2026 Population Age 60-64	1,128	5,980	11,460
2026 Population Age 65-69	1,103	5,420	10,300
2026 Population Age 70-74	865	4,072	8,078
2026 Population Age 75-79	536	2,870	5,924
2026 Population Age 80-84	282	1,701	3,609
2026 Population Age 85+	146	1,299	2,866
2026 Population Age 18+	15,840	89,331	163,623
2026 Median Age	35	35	36
2031 Median Age	36	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,572	\$84,091	\$77,541
Average Household Income 25-34	\$96,980	\$97,879	\$93,932
Median Household Income 35-44	\$92,604	\$98,069	\$89,667
Average Household Income 35-44	\$102,201	\$108,302	\$105,317
Median Household Income 45-54	\$93,637	\$99,668	\$91,926
Average Household Income 45-54	\$100,645	\$109,204	\$106,998
Median Household Income 55-64	\$84,696	\$86,507	\$80,857
Average Household Income 55-64	\$91,022	\$99,947	\$97,587
Median Household Income 65-74	\$64,034	\$61,684	\$59,384
Average Household Income 65-74	\$74,871	\$77,335	\$76,070
Average Household Income 75+	\$57,176	\$68,136	\$65,072

Population By Age



SANTA FE PLAZA

Information About Brokerage Services

IABS-Ray_Kang

07



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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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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

Santa Fe Plaza

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RESOLUT RE and it should not be made available to any other person or entity without the written consent of RESOLUT RE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RESOLUT RE. 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. RESOLUT RE 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 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 reliable; however, RESOLUT RE has not verified, and will not verify, any of the information contained herein, nor has RESOLUT RE 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.

Exclusively Marketed by:

Ray Kang, CCIM

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