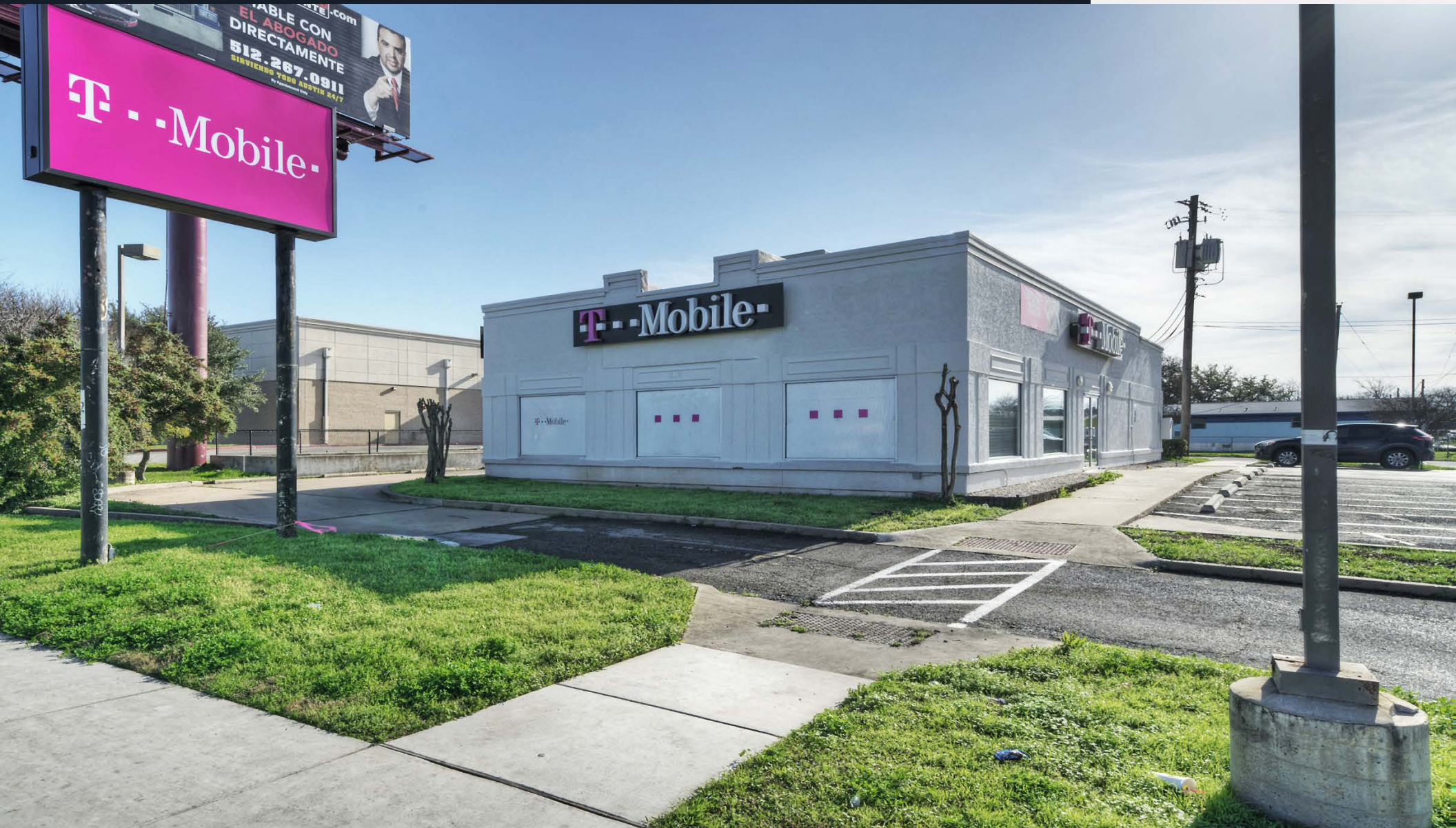


T-MOBILE CORPORATE LEASE – AUSTIN, TX

OFFERING MEMORANDUM





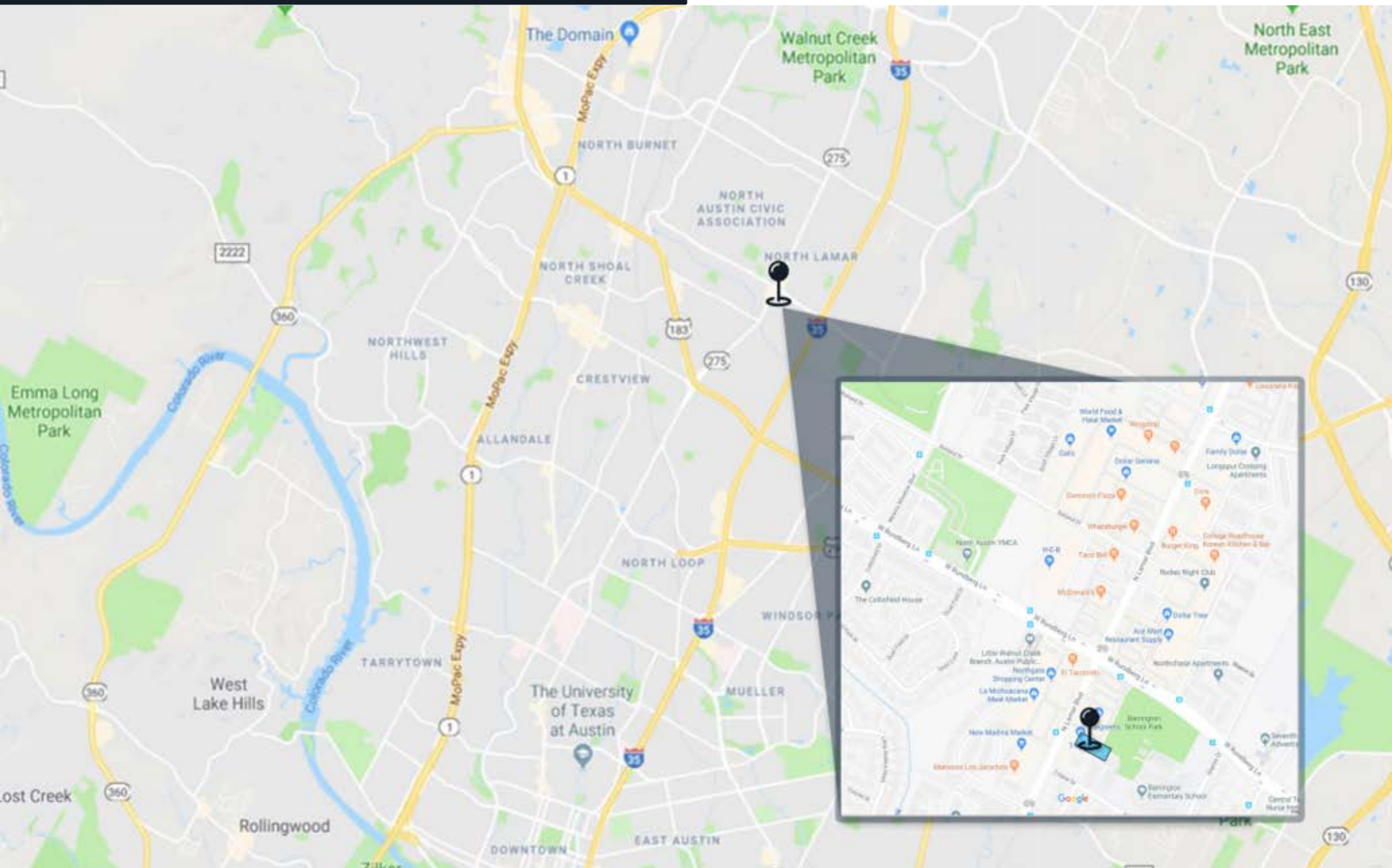
T-Mobile, known as “American’s Un-carrier”, offers an advanced nationwide 4G LTE network and outstanding wireless experiences to 72.6 million customers. T-Mobile earned J.D. Power’s top spot for wireless customer care in 2019 after receiving the highest score for the third consecutive year.

T-Mobile has completely revolutionized the customer care model with its Team of Experts, who address the biggest customer pain points with great service and no bots. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and Metro by T-Mobile.

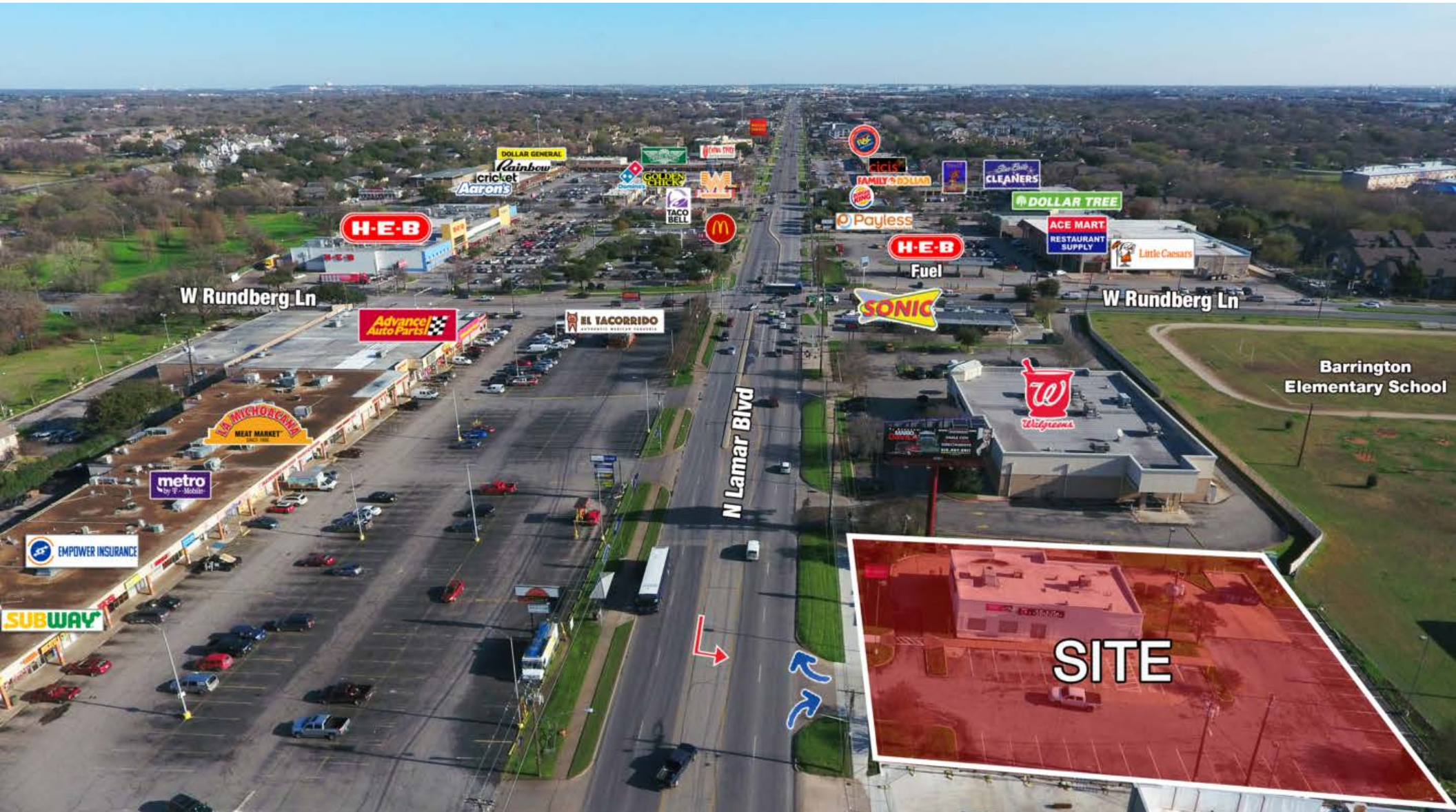
In late 2018, U.S. regulators **preliminarily** approved the merger between Sprint and T-Mobile. The merger will create a powerhouse with 100 million customers. T-Mobile sees the merger as a unique variable that tips the scales in favor of its customers. T-Mobile is all about products and services that make life better for the customer, as opposed to manipulating people into becoming customers.

T-Mobile already offers unlimited data, no contracts, and upgrades-when-ever-the customer wants, all innovations the chain introduced. And the merger will allow T-Mobile to compete more effectively, increasing the scale at which it can see through its customer-centric vision. As Forbes Magazine noted, “If anything, the marriage will most likely elevate the market power of a CEO who has always had an eye toward the customer. There are many possible positive outcomes of this merger to add more value to the customer.”

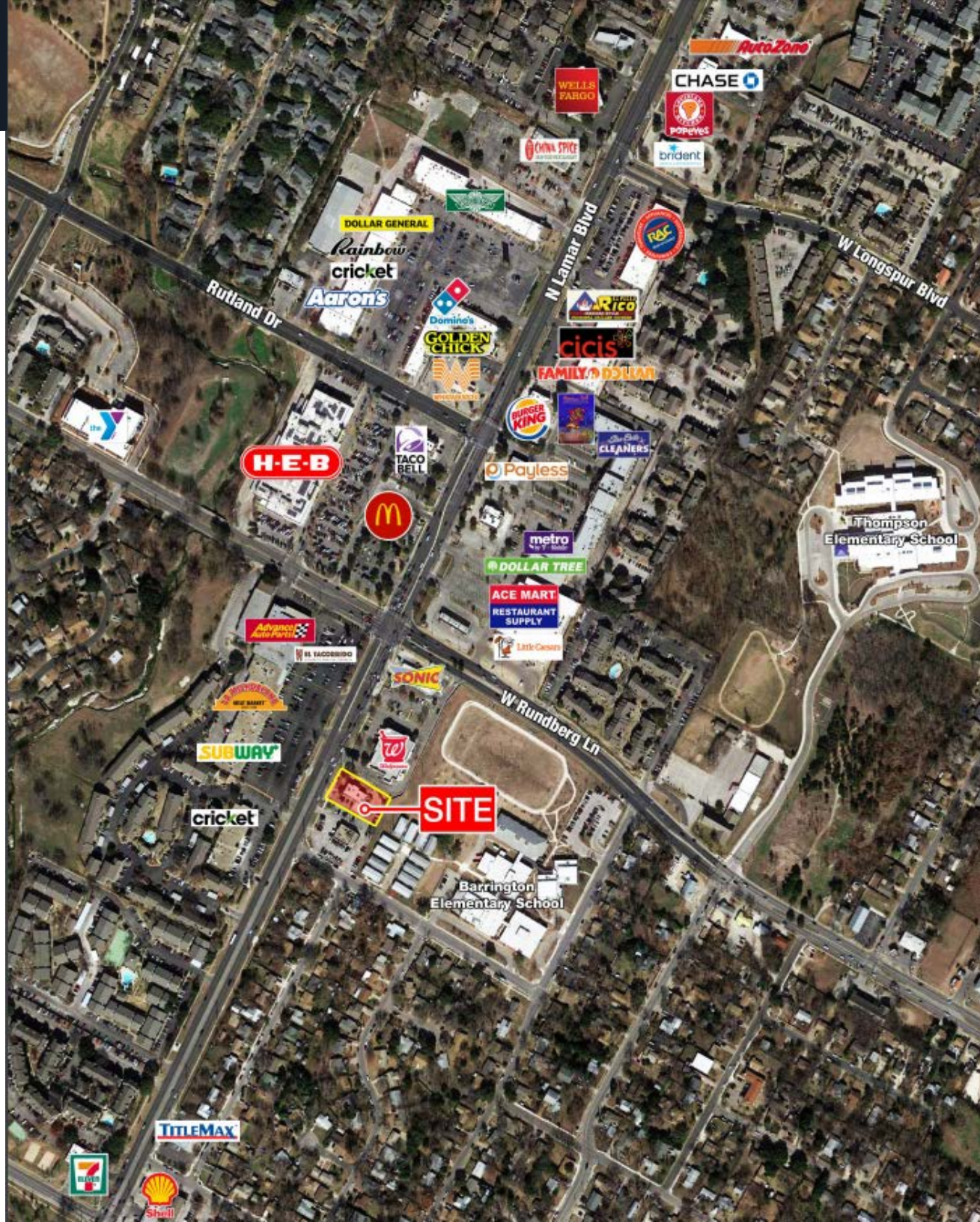
LOCATION



AERIAL



AERIAL



EXECUTIVE SUMMARY

Weitzman is pleased to present a free-standing, corporately leased T-Mobile located at 9209 North Lamar Blvd. for your investment consideration. The 2,721-square-foot building sits on .6 acres of land just south of the intersection of N. Lamar Blvd and Rundberg Ln. T-Mobile has been operating since 2012 and recently exercised its first of two five-year options. This well established intersection has long been a hub for national, regional, and local retailers alike. Retailers generating significant traffic at the intersection include H-E-B, Walgreens, Dollar Tree, Advance Auto Parts, McDonald's, Taco Bell, and Sonic.

This T-Mobile building offers investors a great opportunity to purchase infill land in Austin, Texas, while receiving cash flow from a national credit tenant.

PROPERTY DETAILS

Address: 9209 N Lamar Blvd, Austin, TX 78753

Year of Construction: 1991 (renovated in 2011)

Property Type: Free-Standing Building | Retail

Building Size: 2,721 SF

Land Area: 26,201 SF

Parking: +/- 31 Spaces

Zoning: CS (Commercial Services)

PRICING | LEASING INFORMATION

Price: \$2,100,000

Cap Rate: 5.69%

Current Lease Term: 5 Years

Current Rate: \$43.94/SF

Rent Commencement: February 1, 2019

Lease Type: NNN

Option to Renew: One (1) Five (5) Year Option

Option Rate: \$48.33/SF

PROPERTY PHOTOS



MARKET OVERVIEW

The Austin metro market ranks as one of the strongest economies in the U.S. The population currently totals 2.2 million, representing population growth of more than 447,000 new residents between 2010 and 2018. Austin is one of the nation's fastest-growing metro area, and the population is on track to reach more than 2.5 million by 2023.

The Austin MSA also reports a median age younger than the national average, 34.1 compared to 38.3.

The Austin metro area reports a strong average household income of \$94,434, compared to an average household income of \$83,694 for all U.S. households. Median household income is a healthy \$67,150, compared to \$58,100 for the country as a whole.

Austin's diversified economy continues to grow, and the market currently ranks seventh in the nation in terms of job growth, based on 35,200 net new jobs and a growth rate of 3.3 percent for 2018.. Austin also reports one of the lowest major-metro unemployment rates in the country, with 2.8 percent. Unemployment in the metro has been under 3 percent for more than 15 months. The job market was further boosted with the 2018 announcement from Apple of a \$1 billion, 3 million-square-foot corporate expansion that will add 5,000 employees within the next three years. Apple already employs 6,000 at its North Austin corporate campus.

Austin's retail market benefits from the metro area's economic strength and reports one of its strongest performances on record. The market as of year-end 2018 reports an occupancy rate of 95.8 percent, one of the market's strongest on record. The market's health is the result of strong retail demand at a time of limited retail construction, which is benefitting existing centers in the market. During 2018, the market only added around 700,000 square feet, an extremely muted total in a strong market and economy.

Austin's residential market also is a strong performer. Single-family starts during 2018 increased approximately 2 percent to around 18,000, and existing home sales set a record during the year with sales up 3.3 percent. In terms of multi-family construction, approximately 10,000 rental units were developed during 2018, and additional 13,000 are under construction. Yet despite the growing supply, vacancy is at its lowest level in five years at only 5.5 percent.



AUSTIN MSA STATISTICS

POPULATION & INCOME



2,163,711

2018 Total Population



\$94,434

2018 Average Household Income

HOUSEHOLDS



817,666

2018 Total Households



\$324,239

2018 Average Home Value

EDUCATION



19%

High School Graduate



27%

Some College



43%

Bachelor's/Grad/Prof Degree

POPULATION GROWTH & MEDIAN AGE



2.71%

2018-2023 Year Over Year Population Growth Rate



34.1

2018 Median Age

Tapestry Segments



7A

Up and Coming Families

101,663 households

12.4%

of Households



1C

Boomburbs

67,980 households

8.3%

of Households



11B

Young and Restless

57,999 households

7.1%

of Households

ANNUAL HOUSEHOLD SPENDING



\$2,551

Apparel & Services



\$204

Computers & Hardware



\$4,134

Eating Out



\$5,689

Groceries



\$6,119

Health Care

AUSTIN MSA STATISTICS

1-Mile

POPULATION



30,953

2018 Total Population



32,459

2023 Total Population

HOUSEHOLD INCOME & HOME VALUE



\$46,187

2018 Average
Household Income



\$174,154

2018 Average
Home Value

EDUCATION & CONSUMER SPENDING



3.10

2018 Average
Household Size



\$13,611,150

Annual Spending
Apparel & Services

3-Mile

POPULATION



143,763

2018 Total Population



155,356

2023 Total Population

HOUSEHOLD INCOME & HOME VALUE



\$64,964

2018 Average
Household Income



\$229,321

2018 Average
Home Value

EDUCATION & CONSUMER SPENDING



2.54

2018 Average
Household Size



\$103,386,917

Annual Spending
Apparel & Services

5-Mile

POPULATION



316,716

2018 Total Population



345,419

2023 Total Population

HOUSEHOLD INCOME & HOME VALUE



\$81,127

2018 Average
Household Income



\$310,525

2018 Average
Home Value

EDUCATION & CONSUMER SPENDING



2.31

2018 Average
Household Size



\$305,488,809

Annual Spending
Apparel & Services

This real estate presentation has been prepared for information purposes only, and does not purport to contain all the information necessary to reach a purchase decision for the property described herein (the "Property"). The information contained herein (the "Information") has been carefully compiled, but not independently verified by the Seller or Weitzman, and there is no representation, warranty or guarantee whatsoever as to its completeness or accuracy.

Any potential Purchaser shall rely entirely on its own information, judgment and inspection of the Property and its records, and neither the Seller nor Weitzman assume any liability whatsoever for errors or omissions in the Information or any other data provided in connection with the Property. Each potential Purchaser and any party related thereto agrees that neither Seller nor Weitzman shall have any liability for any reason, **whether for negligence or gross negligence**, from the use of the Information by any person in connection with the purchase of or any other investment in the Property by a Purchaser or any other party related thereto.

Neither the Seller nor Weitzman has any liability whatsoever for any oral or written representations, warranties or agreements relating to the Property except as expressly set forth by any such party in any contract of sale executed in connection with the Property.

This presentation is subject to changes by the Seller as to price or terms, to prior sale, to withdrawal of the Property from the market, and other events beyond the control of the Seller and Weitzman.

Weitzman is the trade name of Weitzman Management Corporation, a regional realty corporation.

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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 on 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 listening 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

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Designated Broker of Firm

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Scott Freid

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Phone

Brett Alan Maze

Sales Agent/Associate's Name

606417

License No.

bmaze@weitzmangroup.com

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512-482-0094

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Date

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