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Offering Memorandum](#)



Verizon Wireless

San Marcos, Texas



Price:
\$2,017,242



Cap Rate:
5.80%



New 2019 Relocation Store for Verizon

From Successful Inline Location (3.3 miles away)



Strong Residual Value

Low Market Rent with Premier Demographics



New 10-Year NNN Lease

Passive Investment Opportunity



10% Rental Increases

Every 5 Years (Base + Options)



Verizon Wireless Communications, Inc. (NYSE: VZ)

S&P Rated: BBB+ / Positive Outlook



32 Miles to Downtown Austin, TX

47 Miles to Downtown San Antonio, TX



Stan Johnson Co.