



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Taco Cabana
1533 Pat Booker Road
Universal City, TX 78148

EXCLUSIVELY MARKETED BY:



WILL SCHUHMACHER

Lic. # 629275

512.277.5924 | DIRECT

will@SIGnnn.com



MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT

matson@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

305 Camp Craft Rd, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With:
Sands Investment Group Austin, LLC Lic. #9004706

TABLE OF CONTENTS



04

06

07

12

15

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,548 SF Taco Cabana at 1533 Pat Booker Road in Universal City, Texas. This Opportunity Includes a Long Term 12 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,685,217
CAP	5.75%
NOI	\$96,900
PRICE PER SF	\$474.98
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1533 Pat Booker Road Universal City, TX 78148
COUNTY	Bexar
BUILDING AREA	3,548 SF
LAND AREA	0.94 AC
BUILT	1995



HIGHLIGHTS

- Long Term 12 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate Guarantee By Taco Cabana, Inc., Headquartered in San Antonio, TX; Founded in 1978, the Company Has Over 2,000 Employees and 173 Locations That Are Open 24 Hours With Drive-Thru Service
- Replaceable Rent at \$27.31/SF With 1% Annual Increases
- Strategically Located at a Signalized Intersection Kitty Hawk Road and Pat Booker Road With a Combined Traffic Count of 45,775 VPD
- Excellent Demographics With a Population of 88,096 Residents Making an Average Household Income of \$82,677 Within a 3-Mile Radius
- Population Jumps to Over 214,013 Within a 5-Mile Radius and Growth is Expected to Increase Over 8.5% in the Next 5 Years
- Located Adjacent to Major Traffic Drivers Such as HEB and Walmart Supercenter Along a Heavy Retail Corridor
- Less Than 1-Mile From the Following Shopping Malls at the Intersection of Loop 1604 and I-35: The Forum at Olympia, Forum Crossing, Live Oak Crossing and Live Oak Town Center
- Just 6 Minutes From the Northeast Lakeview College Which Serves Over 4,758 Students and Judson Early College Academy Which Serves Over 477 Students in the 9-12 Grades
- 2-Miles to JBSA Randolph Air Force Base Which Opened in 1931 and is Home to the AETC's 19th Air Force; It is the Training Facility For the US Army Air Corps and US Army Air Forces
- 20 Minutes NE of Downtown San Antonio That Has a Population Over 1.5 Million and is Home to the Alamo, River Walk, Tower of Americas, SeaWorld, Alamo Bowl, Six Flags Fiesta Texas and the NBA Champions San Antonio Spurs
- Nearby Tenants Include: AutoZone, Arby's, CVS Pharmacy, Starbucks, Kohl's, Home Depot, Best Buy, IKEA, Target, Ross, PetSmart, T.J. Maxx, Panera Bread and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Taco Cabana
PREMISES	A Building of Approximately 3,548 SF
LEASE COMMENCEMENT	December 28, 2012
LEASE EXPIRATION	December 31, 2032
LEASE TERM	12+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	1% Annually to Start in Year 11
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
-------------------	---------------------	----------------

3,548 SF	\$96,900	\$27.31
----------	----------	---------



ACTUAL PROPERTY IMAGES





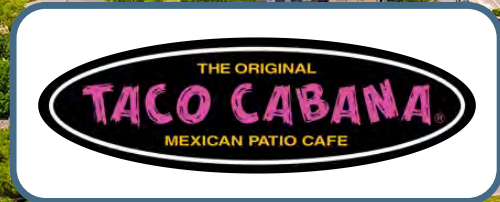
William Anderson Loop



SPRINGS
at live oak



Ironwood
Apartment Homes



Texas Department
of Public Safety



Pat Booker Rd



Randolph
Air Force Base

Northview
Splashpad

Maximum
Mini Storage

UNIVERSAL CITY
EST. 1960

Quality Care
Automotive

TexStar

Pat Booker Rd

Kitty Hawk Rd

SPACE
SAVERS II

Pep Boys



first baptist church
universal city



GET UP
COMMUNITY
CENTER



COSTCO WHOLESALE **Academy SPORTS+OUTDOORS** **WELLS FARGO**

Hooters **DENVER MATTRESS CO.** **ROOMS TO GO**

Cheddar's **Holiday Inn Express** **T**

IKEA

BEST BUY **PET SMART** **OfficeMax** **Party City** **HOBBY LOBBY** **Red Robin** **EUROPEAN WAL CENTER**

ROSS DRESS FOR LESS **OLD NAVY** **BED BATH & BEYOND** **Chick-fil-A** **Justice** **Red Robin** **FAMOUS FOOTWEAR**

target **TJ-maxx** **Michaels** **Conn's** **BR** **HAVERTYS** **CHARLEY'S** **CHUCK E. CHEESES** **GNC**

THE CHILDREN'S PLACE **Starbucks** **Macaroni Grill** **KIRKLAND'S** **FIREHOUSE SUBS** **T** **verizon**

Bath & Body Works **WORLD MARKET** **Tanera** **ZOES KITCHEN** **Pier 1 imports** **Hampton** **FREEBIRDS** **orange leaf**

FIVE GUYS **SUBWAY** **cicis pizza** **claire's** **DSW** **sleep & number** **MEN'S WEARHOUSE**

BIG TIRES **MATTRESS FIRM** **CVS pharmacy** **BBVA Compass** **SALLY BEAUTY** **LANE BRYANT** **CATHERINES** **SUPERCUTS** **NORTHERN TOOL & EQUIPMENT**



E Charles William Anderson Loop

THE HOME DEPOT **KOHL'S** **Tuesday Morning** **Orangetheory FITNESS**

DISCOUNT TIRE **AspenDental** **OUTBACK STEAKHOUSE** **MOD**

7 ELEVEN **IHOP** **Chevron** **POTBELLY** **Smile Brands Group**

Ashley HOMESTORE **REGAL**

GOLD'S GYM **Starbucks** **DUNKIN'**

TEXAS ROADHOUSE **BURGER KING** **JIMMY JOHN'S SANDWICHES**

Cane's CHICKEN TENDERS **TACO BELL** **SUBWAY**

DQ **SMOOTHIE KING** **BUFFALO WILD WINGS**

COLD STONE CREAMERY **McALISTER'S DELI** **Hilton Garden Inn**

Firestone **SONIC**

planet fitness **CVS pharmacy**

NAPA **MIDAS** **jiffy lube**

golden corral **AAMCO** **9 ROUND** **MURPHY USA**

Pizza Hut

Pep Boys

THE ORIGINAL

TACO CABANA

MEXICAN PATIO CAFE

FAMILY DOLLAR **McDonald's**

Kentucky Fried Chicken **Arby's** **Hallmark** **metro by T-Mobile** **TAKE 5**

WHATABURGER **CIRCLE K** **TACO BELL**

Walmart Supercenter **H-E-B** **T**

Little Caesars **CHASE** **7 ELEVEN**

PACIFIC DENTAL SERVICES **SUBWAY** **Chevron**

cricket **Exxon** **metro by T-Mobile** **SUPERCUTS**

Kitty Hawk Rd

Pat Booker Rd

LOOP 1604

AutoZone **O'Reilly AUTO PARTS**

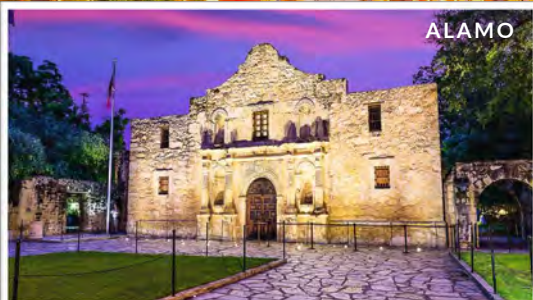
SHIPLEY DO-NUTS **Advance Auto Parts**

UNIVERSAL CITY | BEXAR | TEXAS

Universal City is a city in Bexar County. It borders San Antonio to the northeast and is adjacent to Randolph Air Force Base. The city's population was 20,890 residents at the 2018 estimate census. It is part of the San Antonio Metropolitan Statistical Area. San Antonio is the seventh most populated city in the United States and the second most populated city in the state of Texas, with a population of 1.532 million in 2018. The city is located in the south-central part of Texas, and the southwestern corner of an urban region known as the Texas Triangle. The city is the main center of the San Antonio-New Braunfels Metropolitan Statistical Area. Commonly referred to as Greater San Antonio, the metropolitan area has a population of over 2.45 million based on the 2018 US Census estimate, making it the 24th largest metropolitan area in the United States and third-largest in the state of Texas.

Due to the city's close proximity, San Antonio's economy affects Universal City's. San Antonio has a diversified economy with a gross domestic product (GDP) of approximately \$96.8 billion. This ranks the city fourth in Texas and 38th in the United States. San Antonio's economy focuses primarily on military, health care, government-civil service, financial services, oil and gas, and tourism. Within the past twenty years, the city has become a significant location for American-based call-centers and has added a sizable manufacturing sector centered around automobiles. San Antonio is home to the headquarters of six Fortune 500 companies: Valero Energy, Andeavor (formerly Tesoro Corp), USAA, iHeartMedia, NuStar Energy and CST Brands Inc. H-E-B, the 13th-largest private company in the U.S. is also based in San Antonio.

Universal City is located 20 miles to San Antonio's downtown. San Antonio is famous for the historical Spanish missions, Alamo, River Walk, Tower of the Americas and Alamo Bowl. The city hosts the annual San Antonio Stock Show & Rodeo, one of the largest in the country. San Antonio has a strong military presence and is home to 31 higher education facilities including the University of Texas Health Science Center at San Antonio, the University of Texas at San Antonio, Texas A&M University-San Antonio and the Alamo Community College District among others. The city has vibrant art community that reflects the rich history and culture of the area. Commercial entertainment includes SeaWorld and Six Flags Fiesta Texas theme parks. The city is visited by approximately 26 million tourists every year.



SANDS INVESTMENT GROUP

SAN ANTONIO ACCOLADES

#7 “TOP 10
U.S. TRAVEL
DESTINATIONS”

Travel + Leisure

#10 “TOP
CITIES IN THE
U.S. - 2017”

Travel + Leisure

“ONE OF THE BEST
PLACES FOR BUSINESS
AND GROWTH”

Forbes

#12 “BEST PLACES
TO VISIT THIS
SUMMER - 2019”

WalletHub

#14 “Top 125
Best Places to Live
in the U.S.A”

U.S. News & World Report

#39 “BEST PLACES
TO RETIRE IN
THE U.S.”

U.S. News & World Report



Pat Booker Rd (28,893 VPD)

Kitty Hawk Rd (16,882 VPD)

(90,702 VPD)

LOOP 1604

GREENRIDGE NORTH

MONTERREY VILLAGE

VALLEY FORGE

RANDOLPH HILLS

ROYAL RIDGE

AIRPORT CITY

RANDOLPH AIR FORCE BASE

ALAMO COLLEGES DISTRICT
Northeast Lakeview College
Live Oak's Main City Park

Judson Early College Academy

Texas Dept of Public Safety

Air Force Public Affairs Agency

Methodist Hospital Northeast

Woodcrest Park

Retama Park

Selma

Universal City

Schertz

John E Peterson Blvd

Aero Ave

W Aviation Blvd

Kitty Hawk Rd

E Charles

William Anderson Loop

E Charles

William Anderson Loop

E Charles

William Anderson Loop

E Charles

William Anderson Loop

E Charles

William Anderson Loop

E Charles

William Anderson Loop

E Charles

William Anderson Loop

T A C O C A B A N A

TENANT PROFILE

Taco Cabana specializes in Tex-Mex-inspired food made fresh by hand from unique authentic recipes and ingredients that reflect our rich Tex-Mex history. We are extremely proud of our industry leadership position in quality and taste. The Taco Cabana menu includes a delicious variety of loaded tacos, flame-grilled fajitas, quesadillas, flautas, enchiladas, burritos, Cabana Bowls™, freshly-made flour tortillas and a selection of made-from-scratch salsas and sauces. We continue to redefine the Tex-Mex fast-casual dining experience through on-going culinary, service and operations enhancements. Each and every day, we're committed to providing our guests the true flavors of Mexico.

Taco Cabana is known for its pink stores and semi-enclosed patio dining areas. The company is headquartered in San Antonio, Texas, and it is a wholly owned subsidiary of Fiesta Restaurant Group. As of September 2019, the company had 173 locations, with 165 company-owned and eight franchised. Taco Cabanas are located throughout Texas, Oklahoma and New Mexico.



COMPANY TYPE
Subsidiary



FOUNDED
1978



OF LOCATIONS
173+



HEADQUARTERS
San Antonio, TX



WEBSITE
tacocabana.com

CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

EXCLUSIVELY MARKETING BY:

WILL SCHUHMACHER

Lic. # 629275

512.277.5924 | DIRECT

will@SIGnnn.com

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT

matson@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With:

Sands Investment Group Austin, LLC Lic. #9004706



Taco Cabana

1533 Pat Booker Road
Universal City, TX 78148