



TACO CABANA

838 EAST BITTERS ROAD | SAN ANTONIO, TX 78216

CBRE

EXCLUSIVE MARKETING ADVISORS

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OFFERING SUMMARY

PRICE: \$2,640,000

CAP RATE: 6.25%

NET OPERATING INCOME	\$165,000
YEAR BUILT	2014
GROSS LEASEABLE AREA	3,722 SF
LOT SIZE	0.65 ACRES
LEASE TERM	15 YEARS
LEASE COMMENCEMENT	FEBRUARY 2014
LEASE EXPIRATION	JANUARY 2029
REMAINING TERM	8+ YEARS
LEASE TYPE	ABSOLUTE NNN
ROOF & STRUCTURE	TENANT
RENT INCREASES	10% EVERY 5 YEARS
OPTIONS	3 X 5 YEARS
OPTIONS TO PURCHASE	NONE
GUARANTOR	CORPORATE

**838 EAST BITTERS ROAD
SAN ANTONIO, TX**



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INVESTMENT HIGHLIGHTS

Long-Term, Corporate Guaranteed, Triple Net Lease – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Essential Business Open and Operating Throughout COVID-19 with Drive Thru Capability

Strong Performing Store – This location ranks in the 75th percentile for dining traffic among Taco Cabana stores nationally as well as all dining establishments nationwide

Located in Dense Regional Retail Center – Huge traffic generator with neighboring national retailers: Target, Home Depot, PetSmart, Walgreens, Subway, Jimmy John's, Hobby Lobby, Chipotle, and Wingstop

Densely Developed Residential Market with Strong Demographics – There are over 515,000 people in the 7-mile demographic ring with average household income exceeding \$88,000 within 1 mile of the property

Positioned Along Area's Major Retail & Traffic Corridor – Over 159,000 vehicles travel on US-281 and over 18,800 vehicles per day travel along Bitters Road

Close Proximity to San Antonio International Airport – Ranked #10 nationally for midsize airports and over 10 million passengers pass through every year

Texas has NO State Income Tax

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TENANT OVERVIEW

TACO CABANA

TYPE:	Restaurant
YEARS IN BUSINESS:	42
NO. OF LOCATIONS:	162
HEADQUARTERS:	San Antonio, TX
WEBSITE:	www.tacocabana.com

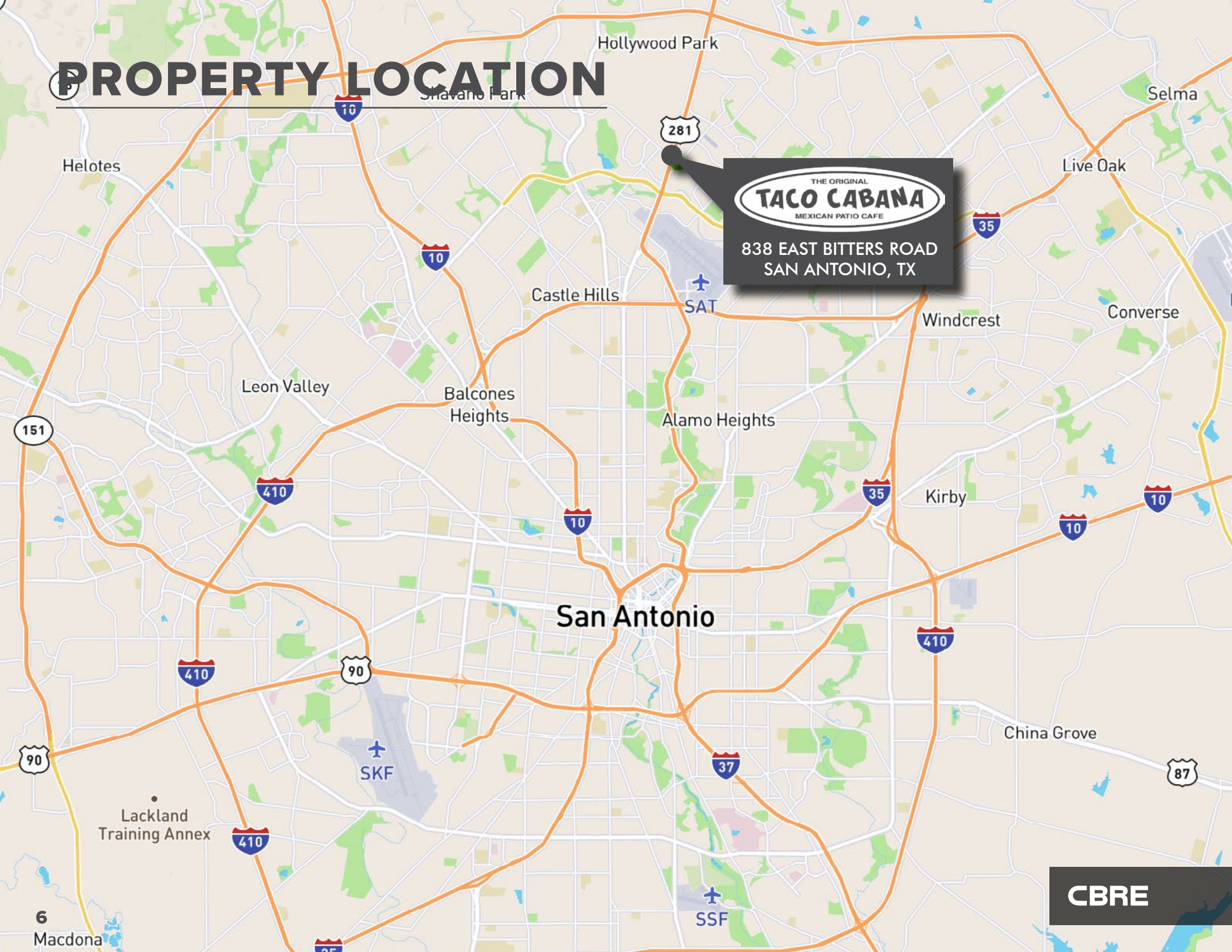
Taco Cabana specializes in Tex-Mex-inspired food made fresh by hand from unique authentic recipes and ingredients that reflect our rich Tex-Mex history.

We are extremely proud of our industry leadership position in quality and taste. The TC 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.



REPRESENTATIVE PHOTO

PROPERTY LOCATION

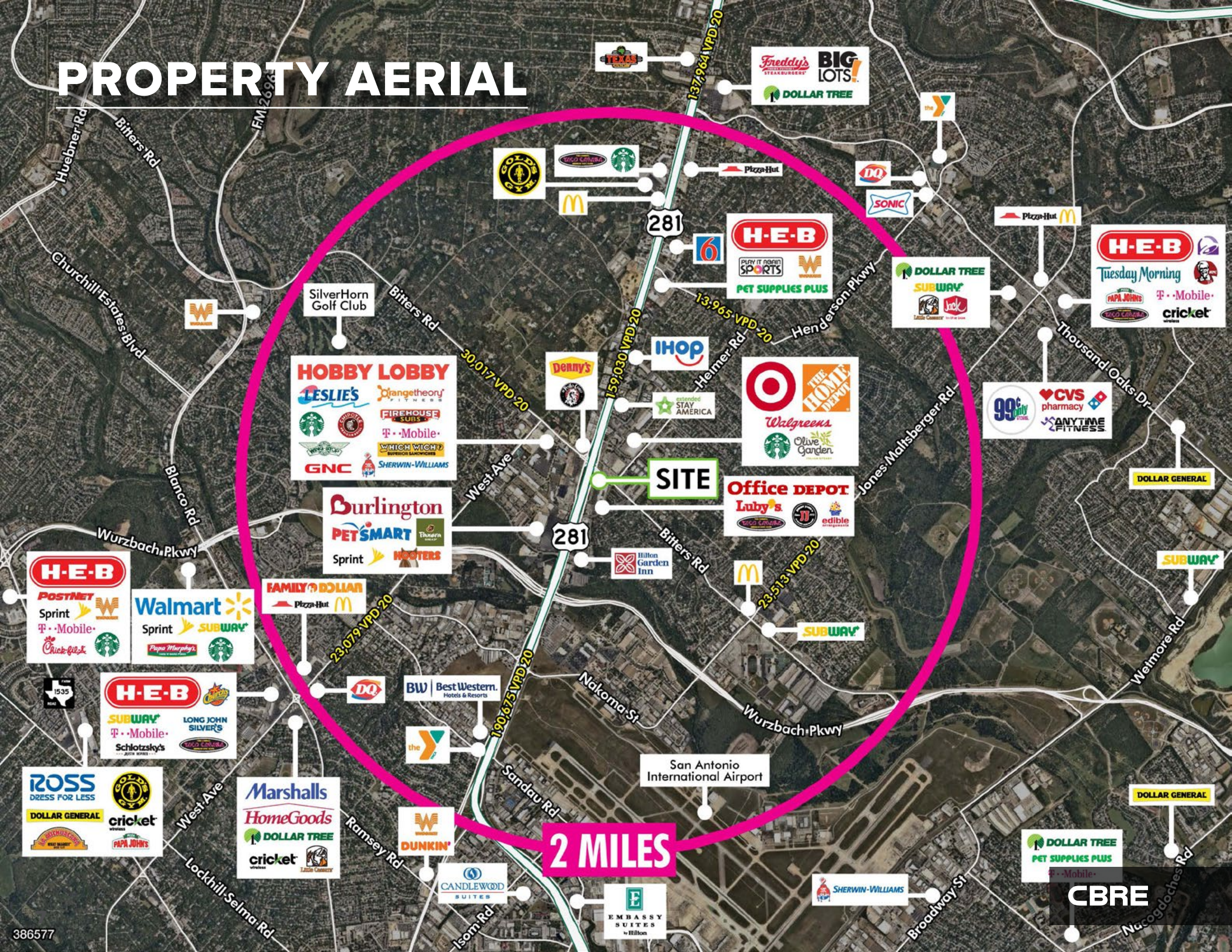


THE ORIGINAL
TACO CABANA
MEXICAN PATIO CAFE

838 EAST BITTERS ROAD
SAN ANTONIO, TX

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PROPERTY AERIAL



2 MILES

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PROPERTY AERIAL

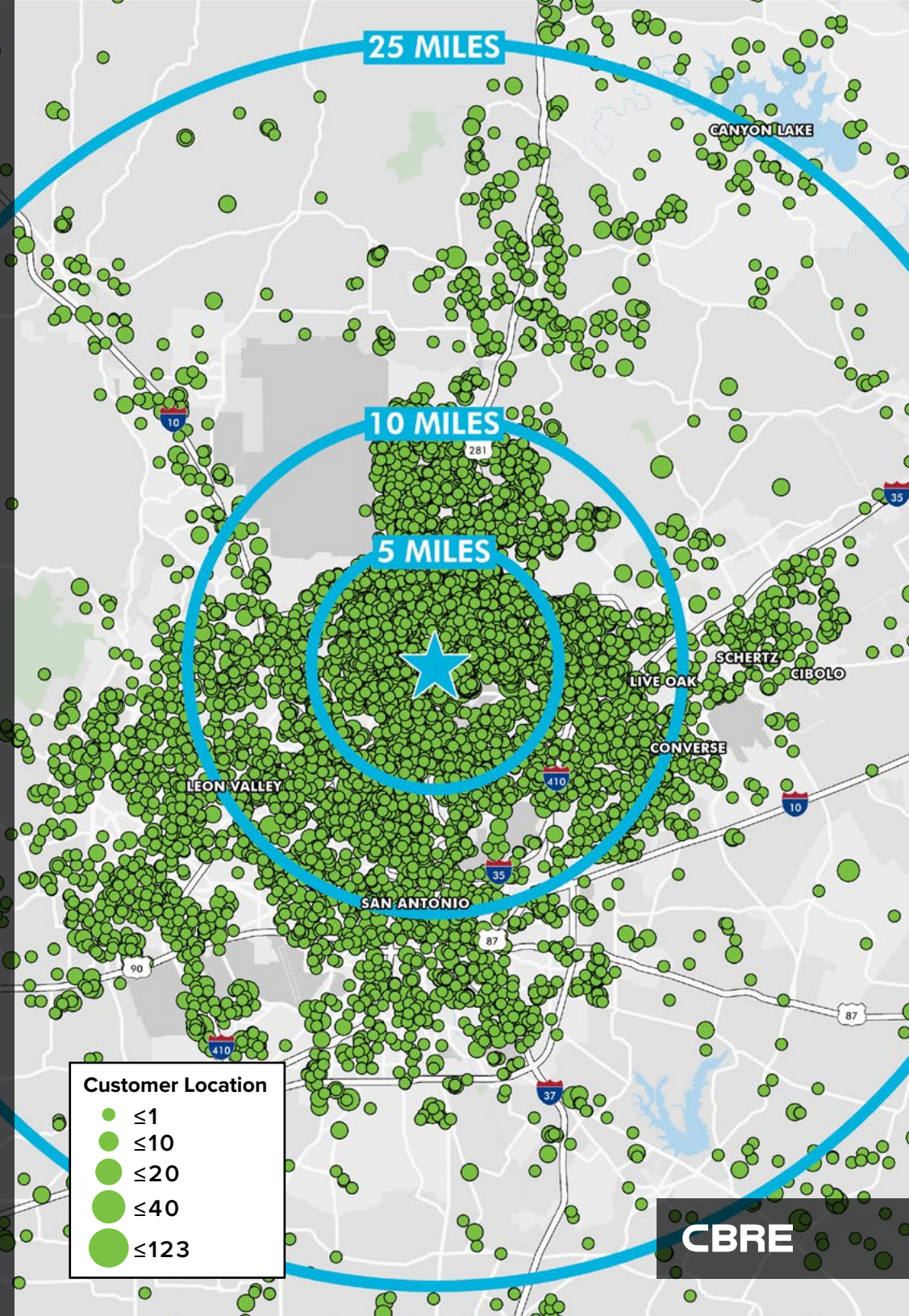


WHERE ARE TACO CABANA'S VISITORS COMING FROM?

MASS MOBILE DATA STUDY ON TACO CABANA

Taco Cabana attracts visitors from all over Texas which increases the true market potential for retailers exponentially. The property is not only appealing to the local customer base in San Antonio, but also the large amount of people all throughout the state. To illustrate this, the map uses data sourced from a wide range of mobile apps that shows where visitors are coming from. Therefore, each dot creates an accurate picture of customers that have visited in the past 12 months.

This map was created by CBRE's mobile technology platform called Mass Mobile Data (MMD). MMD is anonymous data gathered from the GPS trackers in one's devices. By analyzing the sophisticated mobile data, CBRE is able to paint a picture of any property's customer base.



SITE PLAN



US HWY 281



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DEMOGRAPHICS

POPULATION (2020)

1 MILE	8,081
3 MILES	85,473
5 MILES	251,309
7 MILES	515,832

HOUSEHOLDS (2020)

1 MILE	3,951
3 MILES	38,693
5 MILES	107,323
7 MILES	212,097

AVG HH INCOME (2020)

1 MILE	\$88,337
3 MILES	\$81,372
5 MILES	\$90,199
7 MILES	\$84,724

ANNUAL POPULATION GROWTH RATE (7 MILES)

2010 - 2020	0.77%
2020 - 2025	0.85%

TRAFFIC COUNTS (VPD)

BITTERS ROAD	18,896
HWY 281	159,030



WHY SAN ANTONIO?

With over 2.4 million residents, the metropolitan area continues to be one of the fastest growing metros in the nation. It is ranked the 25th largest metropolitan area in the United States and third in the state of Texas. The area is home to a mix of industries that create thousands of jobs that make up a local gross domestic product (GDP) of \$116.6 billion.

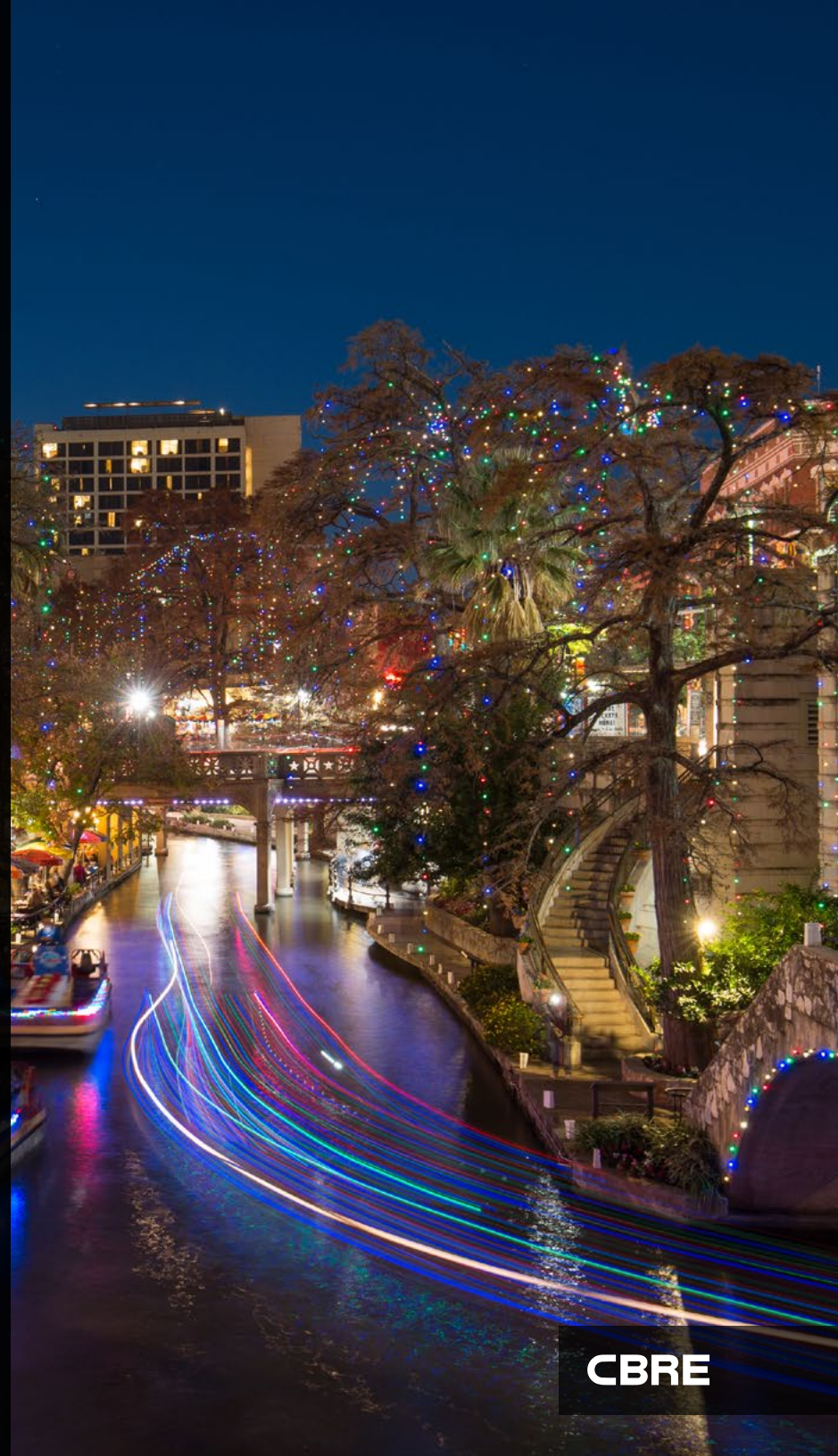
The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. San Antonio is known as one of the most economically stable cities in the nation, boasting one of the lowest unemployment rates in the U.S., while maintaining a vibrant yet affordable lifestyle and business environment.

18+ AEROSPACE/AVIATION COMPANIES IN THE MSA, 13,000+ EMPLOYEES

HOME TO THE DEPARTMENT OF DEFENSE'S LARGEST MEDICAL CENTER, 13 RESEARCH ORGANIZATIONS, 2,295 RESEARCH PROJECTS, 105,713 HEALTHCARE & TECHNICAL OCCUPATIONS

HOME TO THE LARGEST JOINT BASE IN THE US DEPARTMENT OF DEFENSE, LACKLAND AIR FORCE BASE HOSTS THE LARGEST AIR FORCE INTELLIGENCE, FORT SAM HOUSTON HAS THE DEPARTMENT OF DEFENSE'S LARGEST HOSPITAL AND ONLY LEVEL-ONE TRAUMA CENTER IN THE COUNTRY

SOURCE: SAN ANTONIO EDF, CONTROLLER TEXAS GOV., SABIO SCIENCE



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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



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