



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

TACO CABANA

ABSOLUTE NNN LEASED OFFERING

20720 U.S. HWY N. 281, SAN ANTONIO, TX 78258

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The subject offering is a Taco Cabana restaurant in San Antonio, Texas. The tenant shows commitment to this location and a recently extended the lease for 15 years during the global pandemic. This site has a track record of sales performance and has operated at this location for two decades. The property is subject to a NNN lease with 5% increases every 5 years and two, 5 year options to renew. The lease calls for zero landlord obligations. The site is conveniently located on a major commercial thoroughfare. Neighboring retailers include Walgreens, The Home Depot, McDonald's, H-E-B plus!, Chick-fil-A, and many others.

INVESTMENT HIGHLIGHTS

15 YEAR ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

**RECENTLY EXTENDED LEASE DURING PANDEMIC
PROVES COMMITMENT TO THIS LOCATION**

**ESTABLISHED TENANCY AT THIS LOCATION - TWO
DECADES OF OPERATIONAL HISTORY**

LOCATED IN A MAJOR RETAIL TRADE AREA

INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

PRICE \$2,660,000

CAP RATE 5.00%

NET OPERATING INCOME \$133,000

SQUARE FOOTAGE 3,630

LOT SIZE 1.09 AC

YEAR BUILT 2002

FINANCIAL SUMMARY



TACO CABANA • ABSOLUTE NNN LEASE OFFERING

20720 U.S. HWY N. 281, SAN ANTONIO, TX 78258

\$2,660,000 • 5.00% CAP

SUMMARY

TENANT NAME	Taco Cabana
SQUARE FOOTAGE	3,630
LAND SIZE	1.09 AC
LEASE ENDS	December 31, 2035
ANNUAL RENT	\$133,000
OPTIONS	Two, 5-Year
INCREASES	5% Every 5 Years

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$133,000	5.00%
YEARS 6-10	\$139,650	5.25%
YEARS 11-15	\$146,633	5.51%

TENANT OVERVIEW

TACO CABANA

Taco Cabana currently operates 166 locations. Taco Cabana was founded by Felix Stehling in September 1978 with its first restaurant at the corner of San Pedro and Hildebrand Avenue in Midtown San Antonio. Taco Cabana originally started as a taco stand with an open-air design which led to the “patio café” concept that defined the chain’s subsequent locations. All restaurants feature open-display cooking, convenient drive-thrus, and open-air patio dining. Taco Cabana specializes in Mexican-inspired food made fresh by hand from unique authentic recipes and ingredients that reflect their rich Mexican heritage. The restaurant focuses on fresh foods, rather than pre-packaged or pre-prepared foods making them the industry leader in quality and taste.



PROPERTY PHOTOS



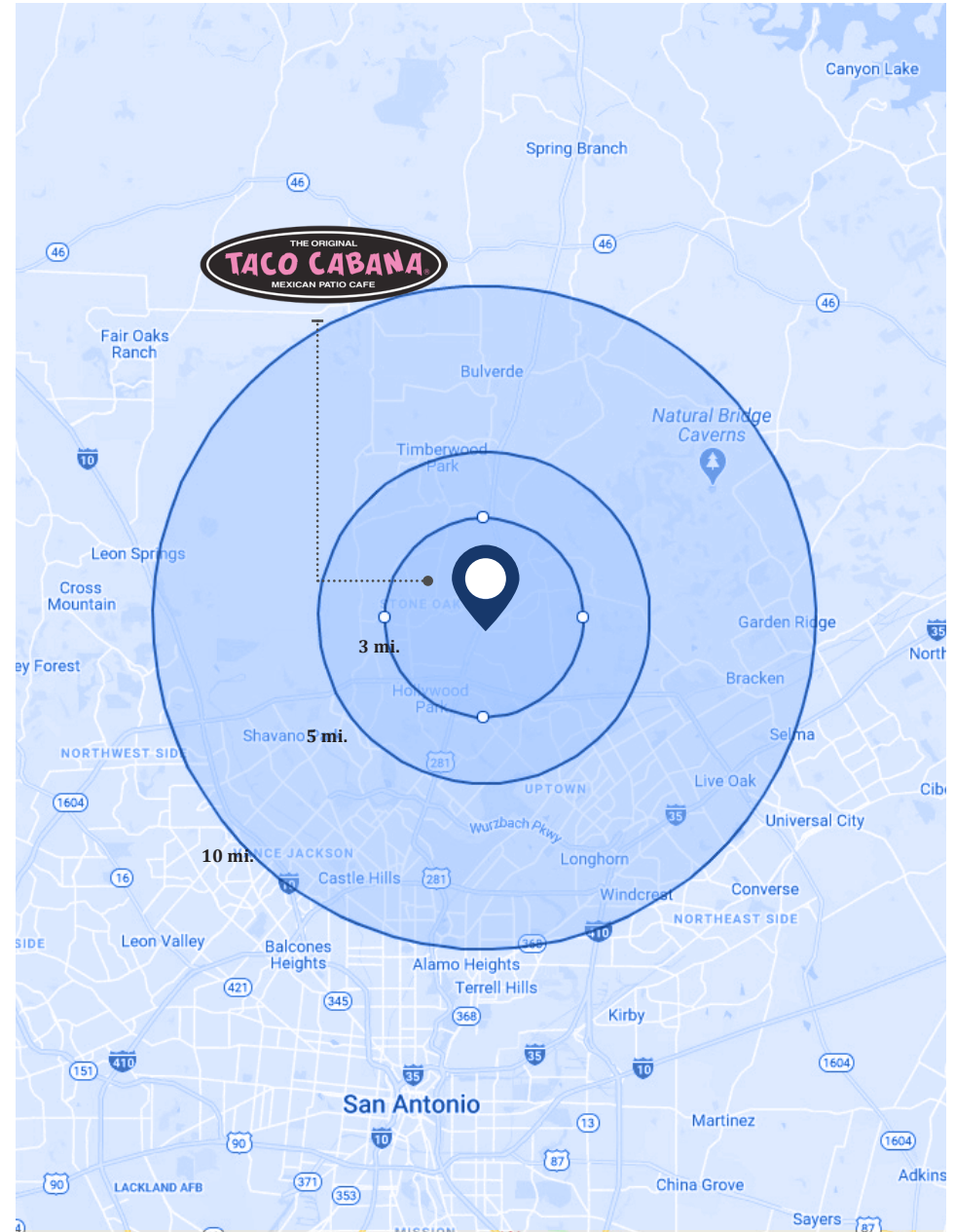
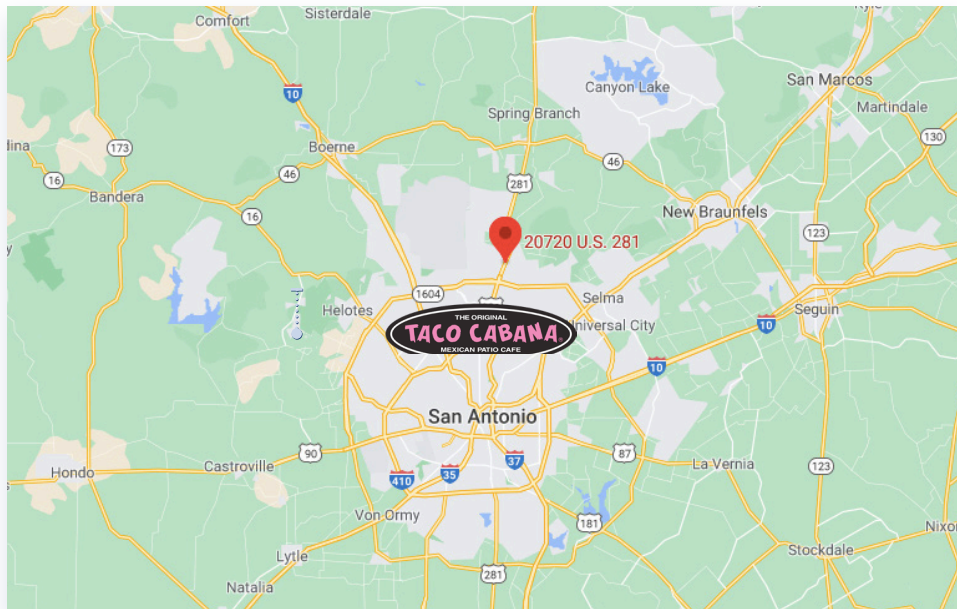
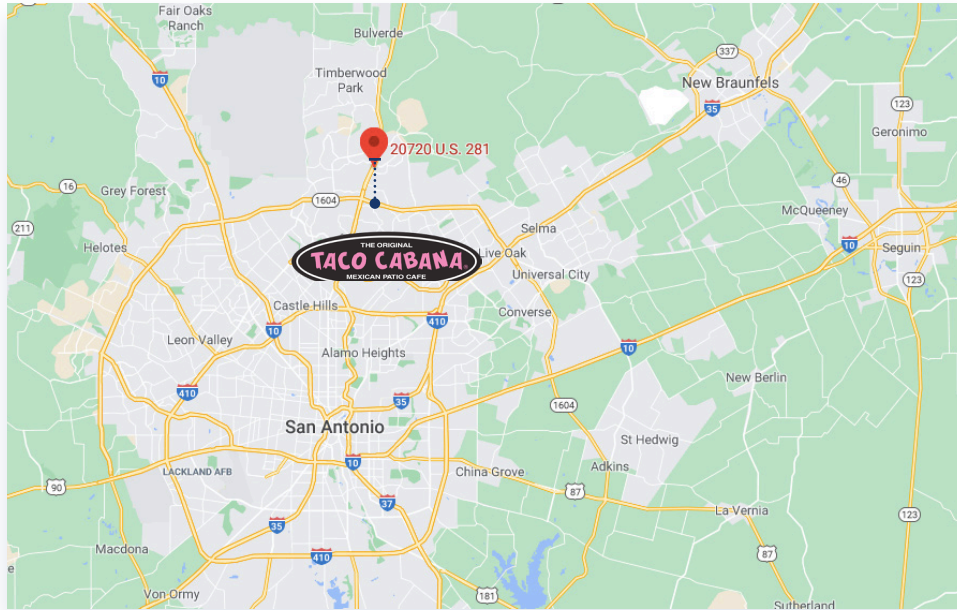
LOCATION AERIAL



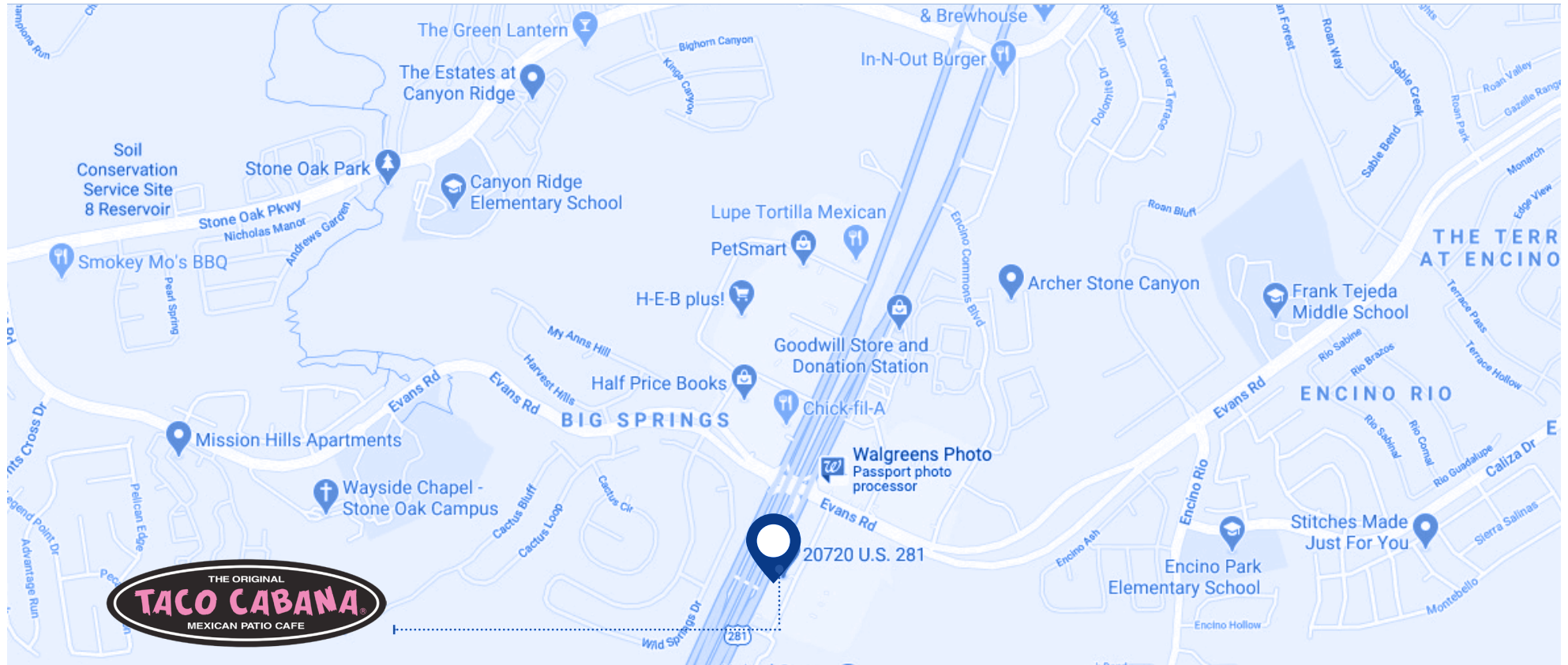
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	79,389	187,852	568,326
TOTAL HOUSEHOLDS	28,312	68,483	224,872
AVERAGE HOUSEHOLD INCOME	\$114,246	\$112,413	\$91,300
AVERAGE AGE	36.1	36.8	36.5

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	28,312	68,483	224,872
TOTAL POPULATION	79,389	187,852	568,326
PERSONS PER HOUSEHOLD	2.7	2.7	2.5
AVERAGE HOUSEHOLD INCOME	\$114,246	\$112,413	\$91,300
AVERAGE HOUSE VALUE	\$285,735	\$275,075	\$243,255
AVERAGE AGE	36.1	36.8	36.5
WHITE	65,725	159,211	478,355
BLACK	4,568	10,289	41,691
AMERICAN INDIAN/ALASKAN NATIVE	484	1,166	5,048
ASIAN	6,285	11,735	26,817
HAWAIIAN & PACIFIC ISLANDER	163	400	1,295
TWO OR MORE RACES	2,165	5,051	15,122
HISPANIC ORIGIN	26,803	64,397	236,858

SAN ANTONIO, TEXAS

San Antonio, officially the City of San Antonio, is the seventh-most populous city in the United States, and the second-most populous city in both Texas and the Southern United States, with 1,547,253 residents in 2019. Founded as a Spanish mission and colonial outpost in 1718, the city became the first chartered civil settlement in present-day Texas in 1731. The area was still part of the Spanish Empire, and later of the Mexican Republic. It is the state’s oldest municipality, having celebrated its 300th anniversary on May 1, 2018.

The city’s deep history is contrasted with its rapid growth over the past few decades. It was the fastest-growing of the top ten largest cities in the United States from 2000 to 2010, and the second from 1990 to 2000. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the “Texas Triangle”. The Greater San Antonio and Greater Austin areas are separated from each other by 80 miles along Interstate 35.



SAN ANTONIO, TEXAS



The Kase Group

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