

San Antonio, Texas

Subject Property

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Tenant has 15-Yr History at Location; Lease Term Recently Extended for 10 Yrs Tenant Put Approx. \$350,000 Worth of Renovations into the Building



WellMed has 383 Locations Throughout Florida and Texas



San Antonio Metro is One of The Fastest-Growing Areas in the State

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NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



Seven WellMed locations listed by the Wolfe-Lipsky Retail Group

Available separate or as a portfolio

Contact listing agents for more information

Pricing Summary



	Address	City/State	GLA	NOI	Lease Exp.	Cap Rate	Price
1	8303 Military Drive W.	San Antonio, TX	8,400	\$137,500	11/1/2030	5.85%	\$2,350,427
2	501 N. Yarborough, Bldg B	El Paso, TX	13,087	\$245 <i>,</i> 158	10/31/2030	6.00%	\$4,085,966
3	507 W. Alexander Street	Plant City, FL	14,025	\$238,357	7/31/2030	6.25%	\$3,813,712
4	5846 Wooldridge Road	Corpus Christi, TX	9,202	\$174,838	6/30/2030	5.85%	\$2,988,683
5	1801 S. Carrier Pkwy	Grand Prairie, TX	4,000	\$62 <i>,</i> 640	10/31/2025	6.85%	\$914,452
6	801 S. Main Street, Suite C	McAllen, TX	11,006	\$197,564	4/1/2030	6.15%	\$3,212,422
7	200 W. Kearney Street	Mesquite, TX	3,700	\$57,165	10/30/2024	6.95%	\$822,517
	Total:			\$1,113,222			\$18,188,179





Overview

8303 W. Military Drive, San Antonio, TX 78227

Price:	\$2,350,427
Cap Rate:	5.85%
Rentable Square Feet:	8,400
Annual Rent:	\$137,500
Price PSF:	\$279.81
Land Area:	2.19 Acres
Year Built/Remodel:	1985/2015

Lease Summary				
Tenant:	WellMed			
Website:	www.WellMedHealthcare.com			
Lease Guarantor:	Wellmed			
Lease Type:	NN			
Option Periods:	2, 5-Year Options			
Rent Increases:	10% in Option Period			
Roof & Structure:	Landlord			
Commencement:	8/16/2004			
Lease Expiration:	11/1/2030			

Newly Extended 10-Year, NN Lease

- New 10-Year, Double Net (NN) Lease, Recently Extended
- Two, Five-Year Tenant Renewal Options with a 10 Percent Rent Increases in Each
- Tenant has Been in Place for More Than 15 Years, Showing a Strong Commitment to the Site
- In 2015, Tenant Put Approximately \$350,000 Worth of Renovations into the Building

WellMed | Texas & Florida

- WellMed is a Multibillion-Dollar Revenue Healthcare Company Serving the Senior Population Primarily in Texas and Florida
- WellMed is Part of Optum, a UnitedHealth Group Company
- WellMed is a Network of Doctors, Specialists and Other Medical Professionals Serving Over 700,000 Older Adults
- 383 Primary Care and Specialist Locations

Rent Schedule

Base Term	Annual	Rent PSF	Cap Rate
Current – 11/1/2030:	\$137,500	\$16.37	5.85%
Option Period	Annual	Rent PSF	Cap Rate
Option Period 10/31/2030 – 11/1/2035:	Annual \$151,250	Rent PSF \$18.00	Cap Rate 6.44%

Strong Demographics and Traffic Count

- Located on Military Drive With 16,000 Vehicles Daily, and Directly Off Raymond E. Stotzer Jr Freeway (State Highway 151) With More Than 65,000 Vehicles Daily
- Visibility from State Highway 151
- One Mile from Interstate 410, Also Known as the Connally Loop, a Beltway Encircling San Antonio
- Population Nearly 315,000 Within a Five-Mile Radius of Property
- Surrounding National Retailers Include Lowe's, The Home Depot, Walmart Supercenter, Target, Ross, LA Fitness, HEB Supermarket, Academy Sports, Five Below, McDonald's, Chili's Grill + Bar, Red Lobster, Starbucks, Panera Bread, Wendy's, Dunkin' Donuts, Bank of America, AutoZone, Dollar Tree, Wells Fargo and Many More

Part of the San Antonio Metro Area

- San Antonio Metro is One of The Fastest-Growing Areas in the State
- San Antonio is the Most Populous City in the Metro, Housing More Than 1.4 Million Residents
- Extensive Transportation Network That Provides Shipping Options to Domestic and International Markets
- The Metro is Maintaining Population Growth Above the National Level
- More Than 68,000 Jobs are Expected to be Created Though 2024
- More Affordable Home Prices and No State Personal Income Tax Contribute to a Lower Cost of Living
- The Economy is Anchored by the Industries of Healthcare, Tourism and National Defense



8303 West Military Drive San Antonio, TX 78227

Surrounding Area | Major Points of Interest

- Five Miles from SeaWorld San Antonio the Largest of the Three Parks in the SeaWorld Chain and One of the World's Largest Marine-Life Theme Parks Focused on Conservation, Education and Animal Rescue
- San Antonio is a Central Location for Military Activity:
 - » Four Miles from Lackland Air Force Base
 - » Six Miles from Kelly Field
 - » 15 Miles from Fort Sam Houston Joint Base
 - » 24 Miles from Camp Bullis Military Training Reservation
- Eight Miles from St. Philip's College With an Enrollment of More Than 12,000 Students
- 12 Miles from Downtown San Antonio, and the Alamo
- 14 Miles from San Antonio International Airport
- 16 Miles from Texas A&M University San Antonio Campus, With a Total Enrollment of More Than 5,500 Students

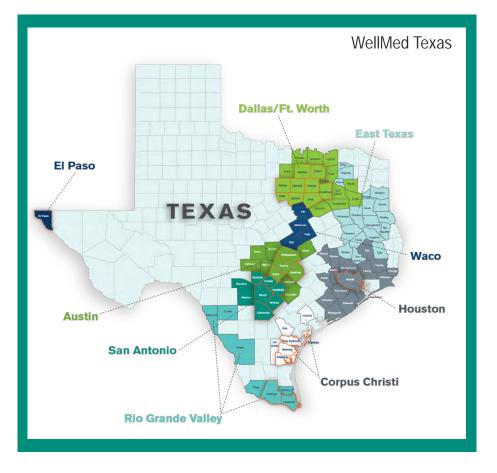


George M. Rapier III, MD, founded WellMed in 1990 as a single clinic in the Medical Center area of San Antonio, Texas. His idea was simple: deliver proactive, preventive care and build strong relationships with his senior patients. He believed that if he could keep his patients healthy instead of responding to symptoms after they become ill, then he could positively affect their quality of life and prevent complications and lengthy hospital stays.

Today, WellMed is a network of doctors, specialists and other medical professionals that specialize in providing care for more than 700,000 older adults with over 16,000 doctors' offices in Texas and Florida.

WellMed is a multibillion-dollar revenue healthcare company serving the senior population and working hard to keep older adults healthy. They are proud to provide extra support for those with multiple chronic conditions such as diabetes and heart disease. We empower patients to live healthier through the support of an entire medical team that works together to provide the best care possible. Specialists include cardiology, podiatry, dermatology, rheumatology, neurology, palliative care, wound care, hospital medicine and more.

In 2011, a federally funded, independent, peer-reviewed case study by the Robert Graham Center examined health outcomes for tens of thousands of WellMed patients in the San Antonio area. The study found WellMed patients, on average, are older and live longer than the 65+ population in Texas.



Lease Abstract

Tenant pays property taxes directly to the County. WellMed pays the insurance company direct through a global policy through United Health Group.

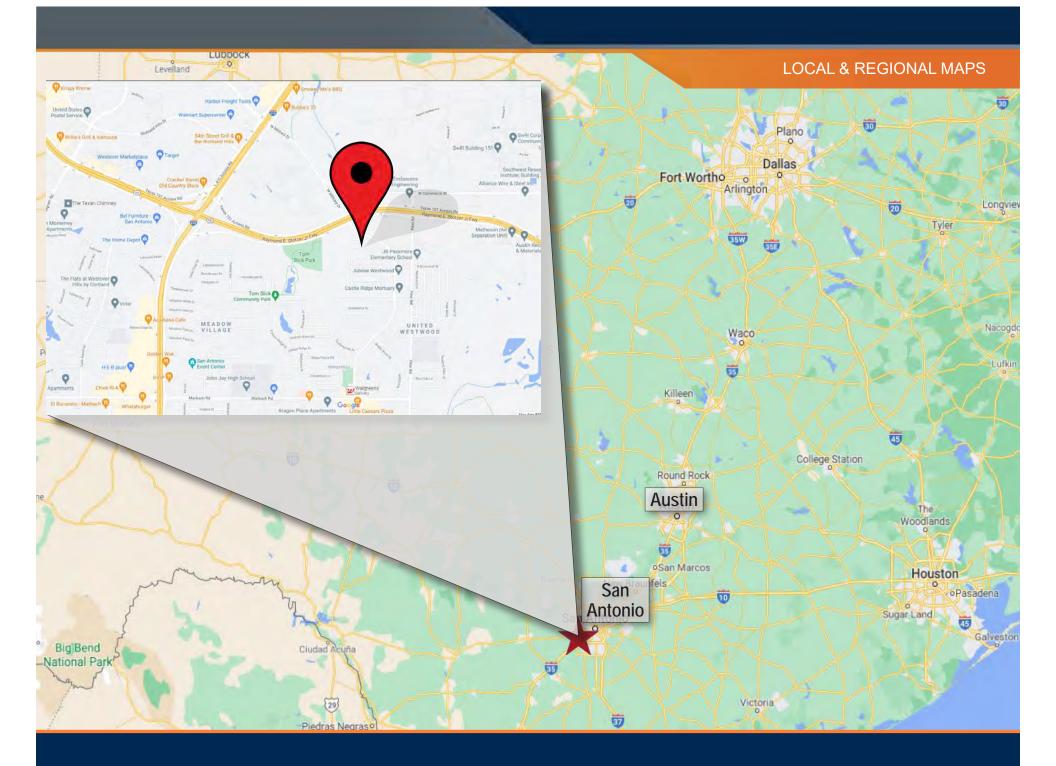
Landlord agrees to Repair, replace, and maintain the roof, foundation, and structural soundness of the exterior walls, doors and windows.



In 2011, WellMed partnered with OptumCare, one of the nation's largest health and wellness companies with more than 53,000 doctors and 1,450 neighborhood clinics across the country. WellMed is now part of OptumCare as they work hard to provide specialized care to keep patients empowered and engaged in their own health.







MARKET OVERVIEW

SAN ANTONIO OVERVIEW

The San Antonio metro is located in the southern portion of central Texas and straddles the Interstate 35 Corridor, one of the fastest-growing areas in the state. The metro encompasses eight counties: Bandera, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 145 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on Interstate 35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro, housing more than 1.4 million residents.

METRO HIGHLIGHTS



STRONG POPULATION GROWTH

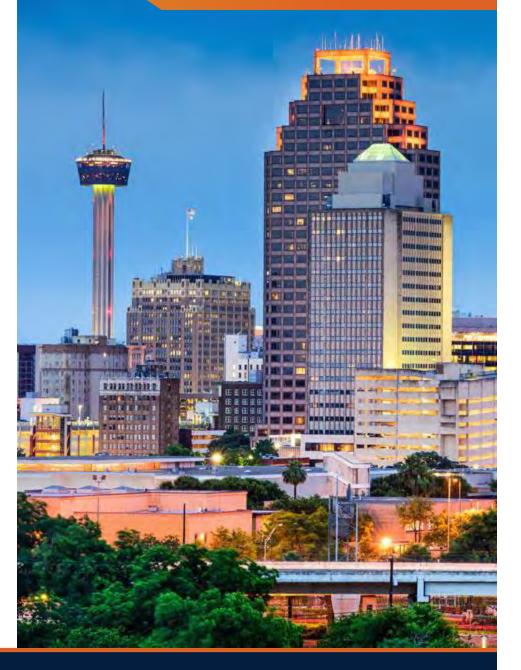
The metro is maintaining population growth and household formation well above the national level and generating the need for housing options.

ROBUST JOB CREATION

More than 68,000 jobs are expected to be created though 2024. Many positions will be related to Eagle Ford, one of the largest oil and gas developments in the world.

LOW COST OF LIVING

More affordable home prices compared with other nearby markets and no state personal income tax contribute to a lower the cost of living.

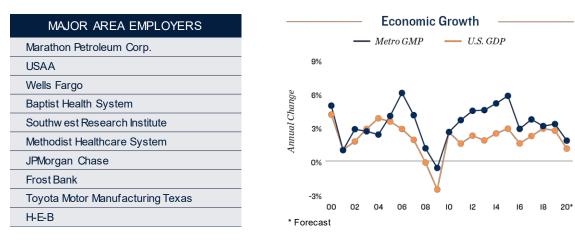


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MARKET OVERVIEW

ECONOMY

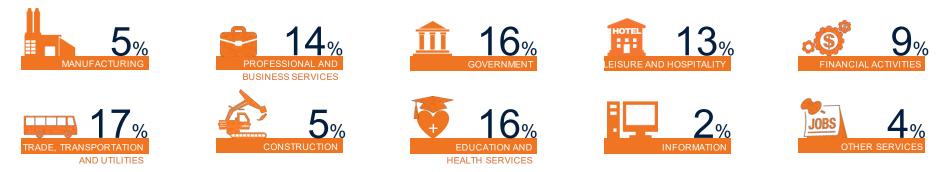
- The economy is anchored by the industries of healthcare, tourism and national defense.
- The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are here, as well as NuStar Energy, Halliburton, NOV, Baker-Hughes and Marathon Petroleum Corp.
- Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the many military installations located in the metro.
- An important component of the healthcare industry is South Texas Medical Center, a conglomerate of hospitals, clinics and research and higher-education facilities.





SHARE OF 2019 TOTAL EMPLOYMENT

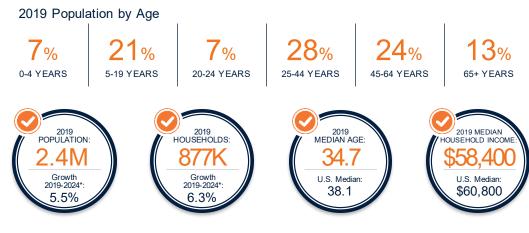
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DEMOGRAPHICS

- The metro is expected to add more than 135,100 people through 2024, resulting in the formation of roughly 56,000 households.
- A relatively youthful population contributes to a homeownership rate of 61 percent, which compares with the national rate of 57 percent.
- Roughly 27 percent of residents age 25 and older hold a bachelor's degree; of those residents, 10 percent also have earned a graduate or professional degree.



QUALITY OF LIFE

Culture and history abounds in such places as La Villita, the Spanish Governor's Palace, San Fernando Cathedral, Jose Antonio Navarro State Historical Park and the Alamo. Tradition blends with more modern attractions, such as the River Walk, a 2.5-mile stretch of parks, cafes, nightclubs and hotels. Upscale apartments built along the walk have brought more residents into the city. The metro is also home to numerous sporting events and teams, including the NBA's San Antonio Spurs, the WNBA's San Antonio Silver Stars, the AHL's Rampage and AA baseball's Missions. Arena football is offered by the San Antonio Talons, and the University of Texas San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can visit many museums and cultural centers in San Antonio.



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POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	8,373	105,165	289,916
2020 Population	9,041	115,101	314,855
2025 Population	9,143	117,605	320,118
2020 Female Population	4,340	57,520	156,821
2020 Male Population	4,701	57,581	158,034
2020 Median Age	31.0	29.8	30.7

RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
American Indian, Eskimo	0.8%	1.0%	1.0%
Asian	0.9%	1.8%	2.0%
Black	6.8%	8.4%	7.1%
Hawaiian/Pacific Islander	0.1%	0.2%	0.2%
White	67.7%	67.5%	68.8%
Other	19.6%	17.1%	16.8%
Multi-Race	4.2%	4.0%	4.1%
Hispanic Ethnicity	83.8%	75.7%	74.5%
Not of Hispanic Ethnicity	16.2%	24.3%	25.5%



Click to View in Google Maps

Or in Google Street View



HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2010 Avg Household Income	\$47,214	\$48,287	\$51,723
2020 Avg Household Income	\$49,771	\$54,843	\$60,132
2025 Avg Household Income	\$54,785	\$61,072	\$67,139
2010 Med. Household Income	\$39,817	\$39 <i>,</i> 056	\$41,353
2020 Med. Household Income	\$44,967	\$44,561	\$48,532
2025 Med. Household Income	\$48,643	\$49 <i>,</i> 454	\$54 <i>,</i> 680
2010 Per Capita Income	\$14,177	\$15,743	\$17,046
2020 Per Capita Income	\$15,144	\$18,070	\$19,970
2025 Per Capita Income	\$16,812	\$20,209	\$22,402

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 Households	2,513	33,807	92,739
2020 Households	2,750	37,497	102,127
2025 Households	2,805	38,533	104,624



Marcus Millichap wolfe-lipsky retail group

The Wolfe-Lipsky Retail Group of Marcus & Millichap specializes in the sale of single-tenant properties and shopping centers and has successfully assisted clients in selling 571 separate commercial properties with a market value exceeding \$1.65 billion. Having closed sales in more than 40 states, our track record is evidence that we are one of the premier brokerage teams in the United States.

With our experience and background in various fields such as law and finance, we have proved to be invaluable to our clients, earning their trust and exceeding their expectations while best assisting them in their real estate transactions.

For more about the Wolfe-Lipsky Retail Group or to view all of our available listings, visit <u>www.WolfeRetailGroup.com</u>



About Marcus & Millichap

With nearly 2,000 investment professionals located throughout the U.S. and Canada, Marcus & Millichap (NYSE: MMI) is a leading specialist in commercial real estate investment sales, financing, research and advisory services. The firm closed more than 9,400 transactions in 2018 with a value of approximately \$46.3 billion.

Marcus & Millichap has been a pioneer in the real estate investment industry and has established a reputation for maximizing value for its clients while fostering long-term relationships built on integrity, trust and service. The company has perfected a powerful system for marketing properties that combines investment specialization, local market expertise, the industry's most comprehensive research, state-of-the-art technology, and relationships with the largest pool of qualified investors. Marcus & Millichap also offers clients access to the most competitive real estate financing through Marcus & Millichap Capital Corporation (MMCC), which maintains relationships with the industry's leading national, regional and local lenders.

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SPECIAL COVID-19 NOTICE: All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



Information About Brokerage Services

11-2-2015

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 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 listing 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: othat the owner will accept a price less than the written asking price;

othat the buyer/tenant will pay a price greater than the price submitted in a written offer; and

oany 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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission	 Buyer/Tenant/Seller/L	andlord's Initials Date	Information available at www.trec.texas.gov IABS 1-0