CHASE BANK

1000 E Basse | San Antonio, TX 78209

OFFERING MEMORANDUM

Josh Murphy
Vice President Investment Sales
tel +1 210 384 2345
josh.murphy@naipartners.com

Tyler Clements
Associate Investment Sales
tel +1 713 316 7031
tyler.clements@naipartners.com

NAIpartners
HOUSTON | AUSTIN | SAN ANTONIO

NAI Partners
tel +1 713 629 0500
1360 Post Oak Blvd., Suite 1900
Houston, TX 77056
www.naipartners.com

NAI Partners
tel +1 210 446 3655
1020 NE Loop 410, Suite 810
San Antonio, TX 78209
www.naipartners.com

Disclaimer

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. NAI Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

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INVESTMENT OVERVIEW

NAI Partners' Josh Murphy, The Murphy Group, and Tyler Clements have been exclusively retained to market the absolute net leased bank building located at 1000 E Basse Road in Central San Antonio. East Basse Road is the key surface artery connecting the highly affluent Alamo Heights area of the San Antonio MSA to both The Quarry power shopping center and also to the primary North/South regional highway, State Highway 281. With over 32,000 VPD and a location at a hard corner, this newest Chase Bank branch will be positioned to serve a large high net worth population. This location is directly across from a large grocery anchored community retail center. The retail neighborhood located at the E Basse Road and Broadway Street has transformed into a regional banking center with Wells Fargo, BBVA, Pioneer Bank, Texas Capital Bank and now Chase Bank branches. This is truly one of the premier locations in San Antonio.

1000 E Basse Road represents an opportunity to purchase a trophy asset leased long term on an absolute net basis to Chase Bank. When Chase Bank takes occupancy on January 1, 2022, this property will have been completely remodeled to the Chase Bank prototype. Priced at an attractive 3.5% cap rate, this investment will provide a long term stable cash flow that is unmatched in todays market. The lease is structured with a 20 year primary term and three 5 year options. The rental rate is scheduled to increase 10% every five years including during the options. This property represents a generational investment opportunity.

INVESTMENT HIGHTLIGHTS

- Institutional Grade Tenant
- 20 Year Primary Term Absolute Net Lease
- 10% Rental Rate Increase Every 5 Years
- Three 5-Year Options
- Trophy Location – 32,000 VPD

EXECUTIVE SUMMARY

PRICING OVERVIEW

ASKING PRICE	$5,142,857
PRICE PER SQ FT	$1,071.43
CURRENT CAP RATE	3.50%
NET OPERATING INCOME	$180,000

PROPERTY INFORMATION

CURRENT OCCUPANCY	100%
RENTABLE BUILDING AREA (RBA)	4,800 SF
YEAR BUILT / REMODELED	1994/2022
LOT SIZE	0.55 AC
PARKING	7.58/1,000 SF
PARCEL ID	08702-000-0170
ZONING	C
OWNERSHIP	Fee Simple
FOUNDATION	Concrete Slab on Grade

Operating Statement

OPERATING INFORMATION	
NOI 2022	$180,000
Base Rent/SF	$37.50 NNN
Gross Leasable Area	4,800 SF
Base Term	20 Years
Lease Commencement	January 1, 2022
Option	Three 5 Year
Rental Rate	10% Every 5 Years

$5,142,857
OFFERING PRICE

3.50%
CAP RATE

10%
RENTAL RATE INCREASE

$1,071.43
PRICE/SF

Tenant Overview

Chase Bank serves nearly half of America's households with a broad range of financial services, including personal banking, credit cards, mortgages, auto financing, investment advice, small business loans and payment processing.

Chase offers more than 5,100 branches and 17,000 ATMs nationwide. JPMorgan Chase & Co. has 250,355 employees (as of 2016) and operates in more than 100 countries. JPMorgan Chase & Co. had their assets of $2.49 trillion in 2016.

Tenant Summary

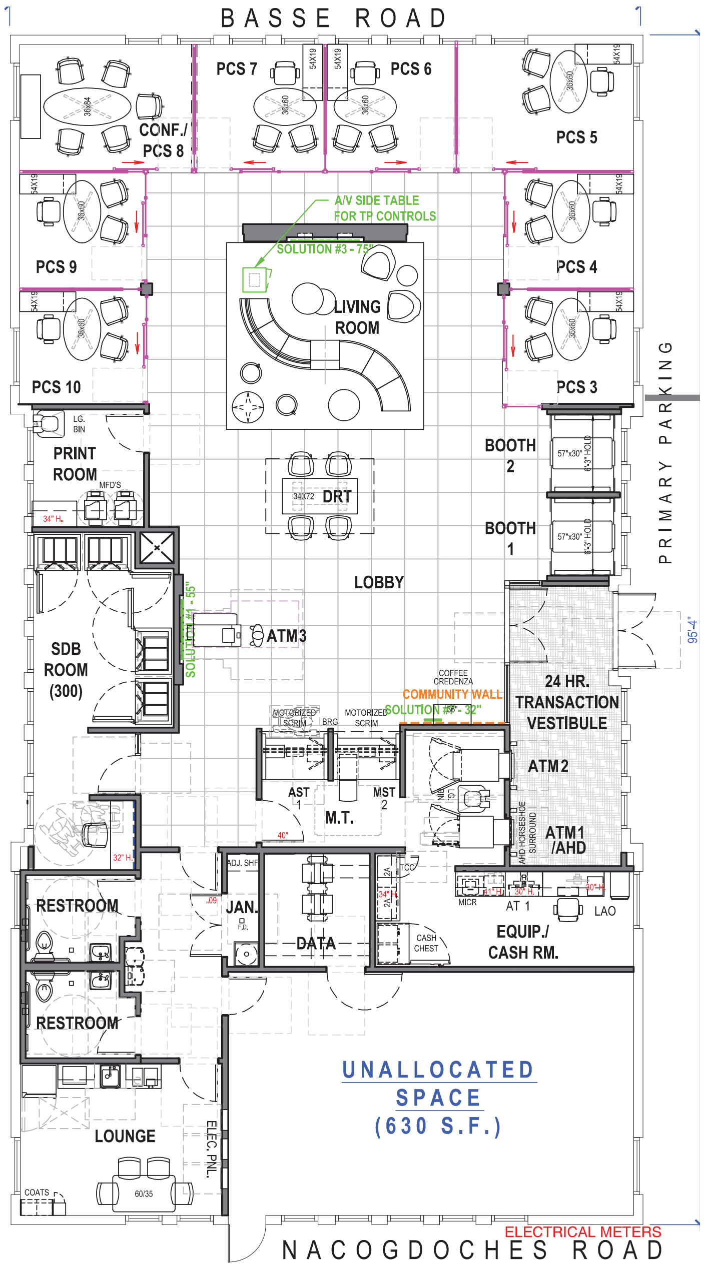
Square Feet	4,800
Industry	Banking
Rent Payment Commencement Date	1/1/2022
Lease Expiration	12/31/2041

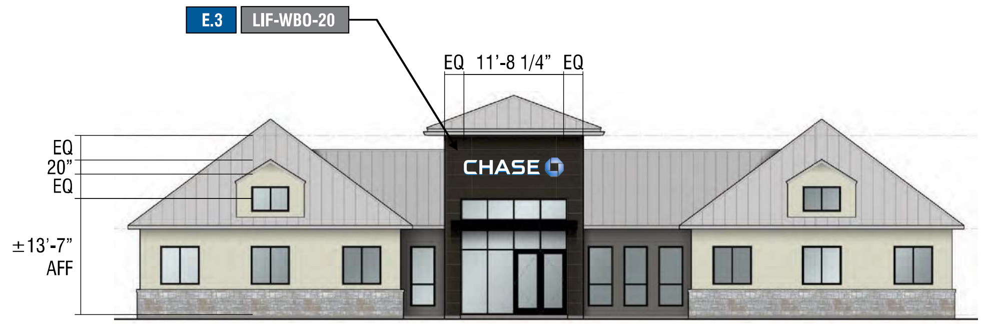
Tenant Rent Schedule

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	$180,000	$15,000	$37.50	3.50%
2027	$198,000	$16,500	$41.25	3.85%
2032	$217,800	$18,150	$45.38	4.24%
2037	$239,580	$19,965	$49.91	4.66%
Option 1	$263,538	$21,962	$54.90	5.12%
Option 2	$289,892	$24,158	$60.39	5.64%
Option 3	$318,881	$26,573	$66.43	6.20%

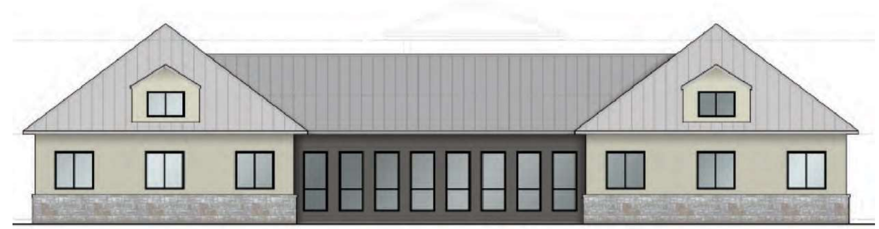
Property Photos

Property Floorplan & Rendering



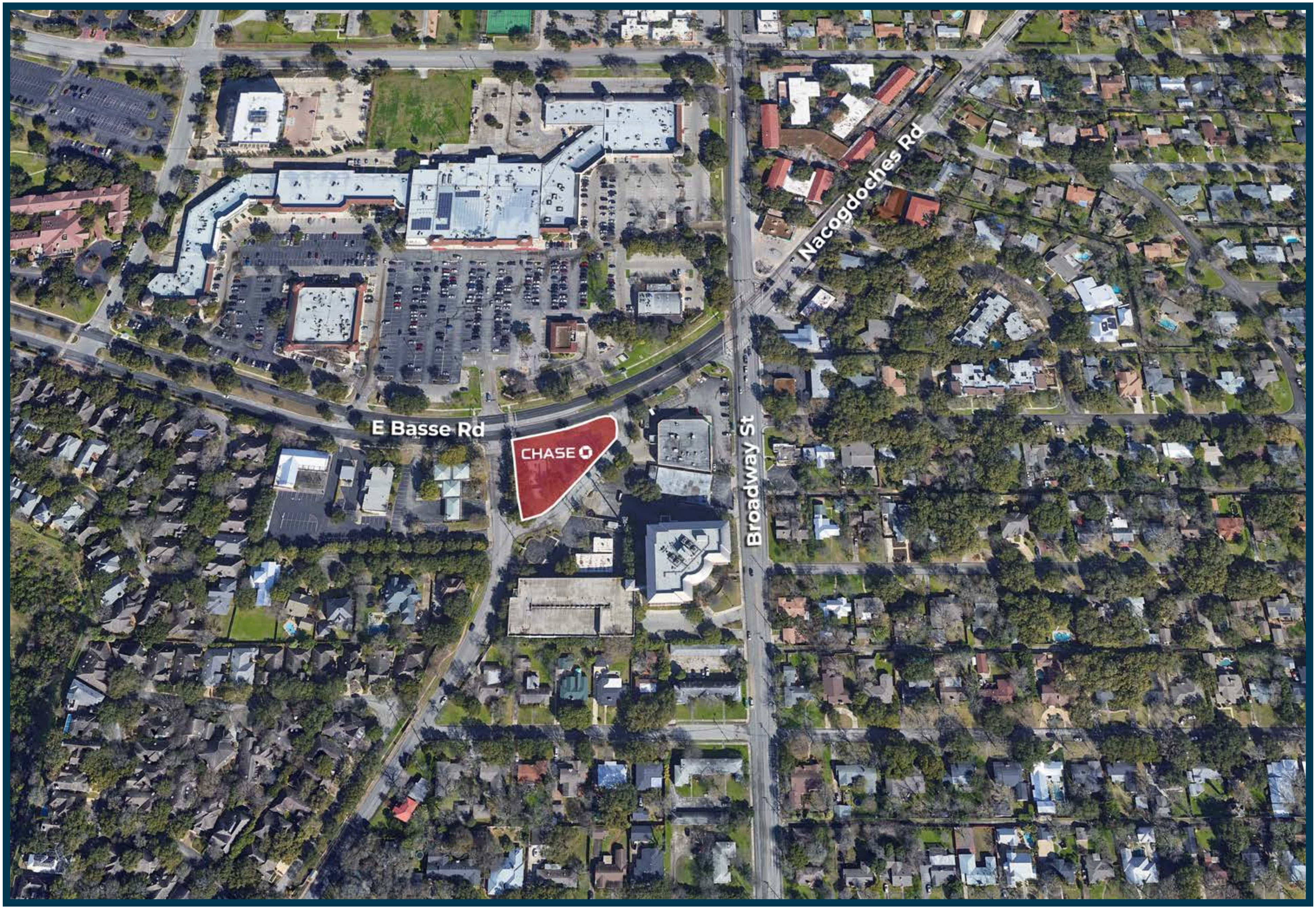


EAST ELEVATION **SCALE: 1/16"=1'-0"**

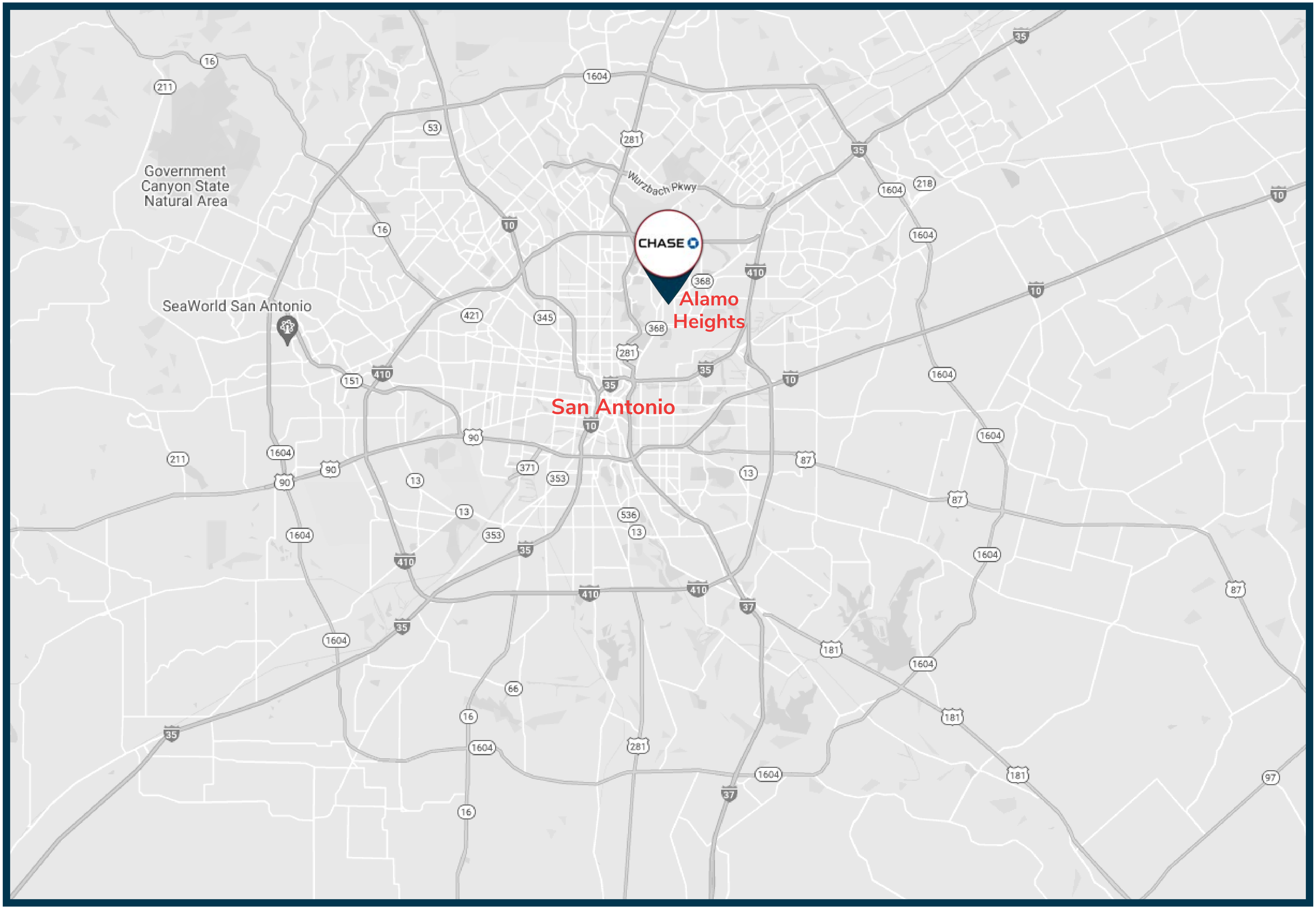


WEST ELEVATION **SCALE: 1/16"=1'-0"**

Aerial Map



Regional Map



Retail Map


North Star Mall
410
Broadway
Nacogdoches Rd
The Quarry Golf Course
E Basse Rd
CHASE SITE
WELLS FARGO
BBVA
Alamo Quarry Market
The Quarry Golf Course
281

Demographics

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2021 Population	17,833	250,250	766,098
2026 Population Projection	18,489	262,950	811,653
Annual Growth 2010-2021	0.60%	1.50%	1.80%
Annual Growth 2021-2026	0.70%	1.00%	1.20%
Median Age	35.4	36.4	35.9
Avg Household Income	$114,885	$72,542	$71,937
Bachelor's Degree or Higher	19%	27%	34%

Demographics below are within a 10 mile radius of property

Resource: SitesUSA.com

San Antonio, TX

San Antonio Area

Welcome to a city proud of its World Heritage earned through over 300 years of rich culture and dramatic history. World-class museums, a Fiesta celebration unlike any other, thrilling rides and attractions, and more special events than you can imagine are waiting for you in the Alamo City. With our can't-miss sites like the famed River Walk and Historic Market Square, Instagram-worthy murals, and breathtaking San Antonio Missions, you'll leave San Antonio ready to plan your next trip back. As a UNESCO Creative City of Gastronomy, our culinary

options are as diverse as our traditions—be prepared for a remarkable dining experience with flavors from a wide variety of cultures. And, of course, "Remember the Alamo." So, whether you're looking for a historic getaway, an unforgettable family vacation, or just a relaxing escape from the norm, San Antonio has you covered.

Points of Interests

- SeaWorld &Aquatica San Antonio
- Six Flags Fiesta Texas
- San Antonio Zoo
- SEA LIFE Aquarium
- San Antonio Botanical Garden
- Robert L.B. Tobin Land Bridge
- River Walk San Antonio
- San Antonio Stock Show And Rodeo

Major Companies

H-E-B

Frost

USAA®

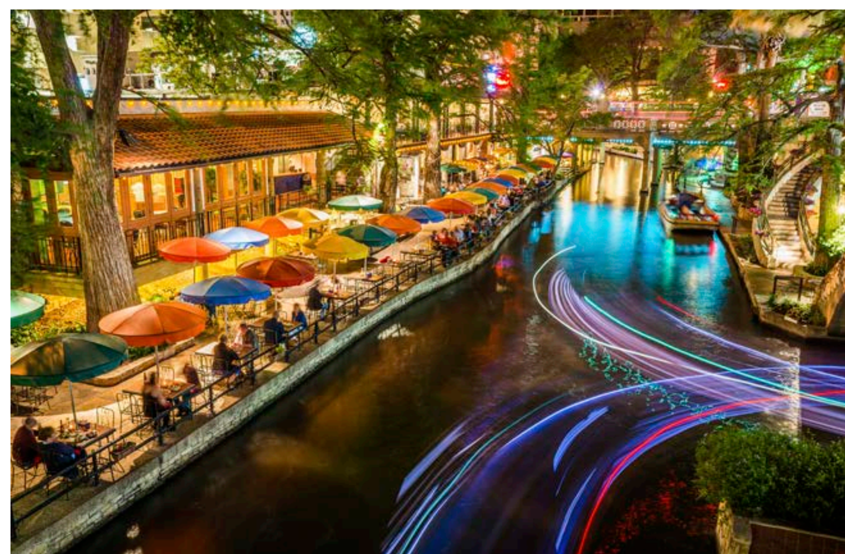
ZACHRY

cps ENERGY

iHeart MEDIA

WAYNE STATE University Physician Group

Source: Mapquest



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11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any 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.

Name	License No.	Email	Phone
PCR Brokerage San Antonio, LLC dba NAI Partners Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003952	licensing@naipartners.com	713-629-0500
Jon Silberman Designated Broker of Firm	389162	jon.silberman@naipartners.com	713-985-4626
Clare Flesher Licensed Supervisor of Sales Agent/ Associate	473601	clare.flesher@naipartners.com	210-384-2342
Joshua Murphy Sales Agent/Associate's Name	583858	josh.murphy@naipartners.com	210-446-3655

Buyer/Tenant/Seller/Landlord Initials　　　　Date