

FOR SALE | CHILI'S GROUND LEASE



IN THE SINGING HILLS MASTER-PLANNED DEVELOPMENT IN BULVERDE, TEXAS

PROPERTY DESCRIPTION

REOC San Antonio is pleased to exclusively offer the opportunity to acquire an income-producing lease to Brinker Texas, Inc. (dba Chili's) (the "Tenant") in Bulverde, Texas – a growing bedroom community just north of San Antonio situated at the business crossroads of US 281 & Hwy 46. The Tenant has executed a 10-year lease agreement that provides for a five percent (5%) increase after year 5 and offers four 5-year renewal options, each with a ten percent (10%) rent increase over the previous term.

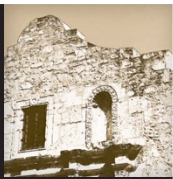
We are accepting offers prior to completion of construction, which is scheduled for 1/31/22.

INVESTMENT SUMMARY

List Price:	\$2,100,000
Lease Type:	Absolute Net
Rent:	1 - 5 yrs. \$105,000 6 - 10 yrs. \$110,000
Cap Rate:	5%
Projected Commencement Date:	January 31, 2022
Rental Options:	4-5yr periods w/10% annual increases

INVESTMENT HIGHLIGHTS

- Situated within the 250-acre master planned community of Singing Hills in Comal County:
 - Project anchored by Walmart Supercenter and other businesses to include, Hampton Inn, Texas MedClinic, The Heights of Bulverde Skilled Nursing Center, The Pillars Christian Learning Center, Taco Bell, Panda Express, Discount Tire, Whataburger and 20 other retailers.
 - Residential components include the Vantage at Bulverde apartments (288 units) and The Preserve at Singing Hills which will feature 330 homes upon full build-out.
 - Situated at the crossroads of commerce - US 281 a major north-south highway between San Antonio & Austin and beyond (approx. 30,000 VPD); and Highway 46 the major east-west corridor connecting Bulverde to Boerne, New Braunfels and Seguin which is quickly becoming San Antonio's newest outer loop (approx.. 27,000 VDP).
- Comal County ranks as the second-fastest percentage growth in the nation
- Strong residential growth in surrounding area including communities such as Johnson Ranch, Ventana, The Preserve at Singing Hills, Hidden Trails, Edgebrook and Copper Canyon.





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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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IABS Form

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