PROPERTY 01 OF 06

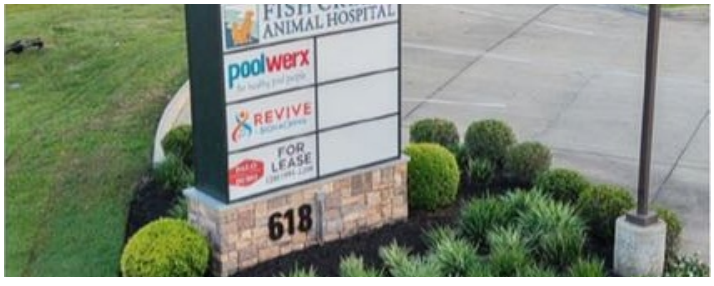
618 Fish Creek

618 FISH CREEK THOROUGHFARE · MONTGOMERY, TX 77316

With excellent visibility, this property is ideally situated at the entrance of Woodforest, a 3,000-acre Master Planned Community with ±5,500 homes. As one of the fastest growing communities with expanding retail and residential growth, this site offers the opportunity to invest in one of the limited commercial retail locations in the immediate submarket.

PROPERTY FEATURES

Property Type	**Retail / Office**
Gross Leasable Area	**25,111 sf**
Land Size	**5.18 Acres**
Year Built	**2021**
Occupancy	**96%**
Return w/ Principal Reduction	**10.96%**
Amortization	**25 Years**
Interest Rate	**5.875%**



PROPERTY 02 OF 06

The Learning Experience – Jersey Village

8630 JONES ROAD · HOUSTON, TX 77065

Founded in 2002, TLE is the nation's fastest-growing Academy of Early Education for children ages six weeks to six years old, opening 57 new locations in 2024 for a total of 430 centers globally. The company reached new levels of success when it began franchising in 2003, as the average TLE franchisee now owns 2 centers.

PROPERTY FEATURES	
Property Type	**Retail / Office**
Gross Leasable Area	**10,000 sf**
Land Size	**1.432 Acres**
Year Built	**2024**
Occupancy	**100%**
Return w/ Principal Reduction	**10.56%**
Amortization	**25 Years**
Interest Rate	**6.125%**

PROPERTY 03 OF 06

Castle Hills Plaza

2104–2114 N.W. MILITARY HWY · SAN ANTONIO, TX 78213

Castle Hills Plaza located in San Antonio on 2104-2114 N.W. Military Highway is our newest acquisition. We are very excited about this purchase as we see great potential of growth in this area of San Antonio. The center has been a stable source of gathering to the immediate neighborhood for a few decades.

PROPERTY FEATURES	
Property Type	**Commercial**
Gross Leasable Area	**45,000 sf**
Land Size	**1.45 +/- Acres**
Year Built	**1960 / 2016**
Occupancy	**100%**
Return w/ Principal Reduction	**10.04%**
Amortization	**25 Years**
Interest Rate	**3.95%**

PROPERTY 04 OF 06

Kanan Crossing – PCH Malibu

28955 PACIFIC COAST HWY · MALIBU, CA 90265

High Image Creative Office/Retail in Prime Malibu Location. The property features a well-designed three-story layout with abundant natural lighting, extensive window line exposure with private outdoor seating areas & balconies. Currently used as a gym. Flexible floor plans, ample private parking. In close proximity to restaurants, shops, and the beach.

PROPERTY FEATURES

Property Type	**Retail / Office**
Gross Leasable Area	**15,640 sf**
Land Size	**0.43 Acres**
Year Built	**1987 / 2017**
Occupancy	**55%**
Return w/ Principal Reduction	**NA**
Amortization	**25 Years**
Interest Rate	**3.6%**

PROPERTY 05 OF 06

EZ Pawn – Austin Hwy

2432 AUSTIN HWY · SAN ANTONIO, TX 78218

This location has been occupied by a pawn shop for the last few decades. The property is a corner lot with elevated visibility and located in North East San Antonio.

PROPERTY FEATURES

Property Type	**Commercial**
Gross Leasable Area	**+7,000 sf**
Land Size	**0.42 Acres**
Year Built	**1965**
Occupancy	**100%**
Return w/ Principal Reduction	**9.35%**
Amortization	**20 Years**
Interest Rate	**3.95%**

LOCAL DEMOGRAPHICS	1 mi	3 mi
POPULATION		
2020 Population *(Current Year Estimate)*	9,794	92,531
2025 Population *(Five Year Projection)*	9,916	95,400
2020-2025 Annual Population Growth Rate *(Projected)*	0.25%	0.61%
HOUSEHOLDS		
2020 Households *(Current Year Estimate)*	3,935	37,442
2025 Households *(Five Year Projection)*	3,974	38,513
HOUSEHOLD INCOME		
2020 Median Household Income	$36,930	$46,797
2025 Median Household Income	$37,635	$49,660
HOUSING UNITS		
2020 Owner Occupied Units	1,623 *(35%)*	18,028 *(43%)*
2020 Renter Occupied Units	2,312 *(49%)*	19,414 *(47%)*
EDUCATION		
HS And Associates Degrees	4,081 *(64%)*	37,130 *(60%)*
Bachelor's Degree Or Higher	929 *(15%)*	17,190 *(28%)*
PLACE OF WORK		
2020 Businesses	630	4,185
2020 Employees	8,226	50,500

PROPERTY 06 OF 06

EZ Pawn – NW Loop

5629 NORTHWEST LOOP 410 · SAN ANTONIO, TX 78238

This busy location has been occupied by a pawn shop for the last few decades. The property is a corner lot with elevated visibility and located in North West San Antonio directly off of the highway.

PROPERTY FEATURES

Property Type	**Commercial**
Gross Leasable Area	**+8,500 sf**
Land Size	**0.37 Acres**
Year Built	**1976**
Occupancy	**100%**
Return w/ Principal Reduction	**8.46%**
Amortization	**20 Years**
Interest Rate	**3.95%**

LOCAL DEMOGRAPHICS	1 mi	3 mi
POPULATION		
2020 Population *(Current Year Estimate)*	13,585	126,985
2025 Population *(Five Year Projection)*	14,075	132,300
2020-2025 Annual Population Growth Rate *(Projected)*	0.71%	0.82%
HOUSEHOLDS		
2020 Households *(Current Year Estimate)*	5,623	51,409
2025 Households *(Five Year Projection)*	5,814	53,681
HOUSEHOLD INCOME		
2020 Median Household Income	$39,092	$42,162
2025 Median Household Income	$40,904	$44,252
HOUSING UNITS		
2020 Owner Occupied Units	2,128 *(35%)*	20,571 *(38%)*
2020 Renter Occupied Units	3,495 *(57%)*	30,838 *(57%)*
EDUCATION		
HS And Associates Degrees	5,865 *(66%)*	51,197 *(62%)*
Bachelor's Degree Or Higher	2,001 *(23%)*	19,610 *(24%)*
PLACE OF WORK		
2020 Businesses	646	4,623
2020 Employees	7,918	81,055

5629 NW LOOP 410, SAN ANTONIO