



I-10

SHOPS AT THE RIM

SAN ANTONIO, TEXAS

OFFERING SUMMARY



EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer qualified investors the opportunity to acquire I-10 Shops at the Rim (the "Property"), a part of one of the most visited shopping centers in Texas and the dominate retail node in San Antonio. Part of a 1.8 million square foot mixed-use district, the offering is comprised of 10,829 square feet of retail located in northwest San Antonio – surrounded by the city's largest employment centers, top-end demographics, entertainment destinations, and education and military hubs. Intermixed with several recent and on-going multifamily and hotel developments, the offering is anchored by best-in-class, household name retailers including Smoothie King, Which Wich and Mattress Firm.

I-10 Shops at the Rim is an unmatched mixed-use ecosystem within San Antonio – a young, vibrant, growing, innovative city home to 17 corporate headquarters and the seventh largest population in the country – offering investors a unique opportunity to purchase a core quality asset with durable cash flow and attractive cash-on-cash yields.

PROPERTY HIGHLIGHTS

| | |
|------------|-------------------------------|
| PRICE | \$6,500,000 |
| CAP RATE | 6.00% |
| ADDRESS | 18427 Rim Dr, San Antonio, TX |
| YEAR BUILT | 2015 |
| TOTAL SF | 10,829 |
| LAND AREA | 2.06 AC |
| LEASED | 100% |
| PARKING | Surface Spaces |

15 MILLION
VISITORS TO THE RIM
ANNUALLY

#1
MOST TRAFFICKED
SHOPPING CENTER
IN TEXAS

#21
MOST TRAFFICKED
SHOPPING CENTER
IN THE US





INVESTMENT HIGHLIGHTS

EXCELLENT PROPERTY FUNDAMENTALS

With 3.5 years of weighted average least term and strong tenant performance, potential investors have the opportunity to achieve attractive cash-on-cash returns.

UNPARALLELED RETAIL DESTINATION

The Rim attracts more visitors annually than any other shopping center in Texas.

AFFLUENT DEMOGRAPHICS

The average household income tops \$117,000 within a 5-mile radius.

GROWING MARKETPLACE

The With a population of over 2.6 million, San Antonio is expected to grow by 230,000 residents over the next 5 years.



IRREPLACEABLE SURROUNDING ECONOMIC DEMAND DRIVERS

Located in Northwest San Antonio, The Shops at The Rim is at the epicenter of activity - surrounded by corporate headquarters, entertainment destinations, and major educational and military bases

THE RESIDENTIAL

- ▷ 7,900+ Apartments (Immediate Trade Area)
- ▷ 6 Multifamily complexes
- ▷ 2nd highest rents in San Antonio
- ▷ 1 Condo Complex

THE HOTEL

- ▷ 635+ Rooms
- ▷ 5 Hotels
- ▷ 2 Adjacent Luxury Resorts

THE OFFICE

- ▷ 2 Corporate Campuses
 - ▷ Nustar and Medtronic
- ▷ 975K SF of Inventory and 2% Vacancy Within 1.5 Mile Radius

SAN ANTONIO TRAVEL EFFECT

37 MILLION VISITORS A YEAR
\$15.2 BILLION ECONOMIC IMPACT

15 MILLION ANNUAL VISITORS

#1 SHOPPING CENTER IN TEXAS



CAMP BULLIS
28,000 ACRES
MANEUVERING GROUNDS
FOR THE U.S. ARMY, AIR
FORCE AND MARINES
COMBAT UNITS



THE RIM

VPD: 124,185

1604

VPD: 173,429



USAA HQ
17,000 EMPLOYEES

TOPGOLF
830,000 ANNUAL VISITORS

VALERO
VALERO HQ
1,700 EMPLOYEES

UTSA
UNIVERSITY OF TEXAS
AT SAN ANTONIO
32,000 STUDENTS

THE SHOPS AT LA CANTERA
1,246,980 SF
APPLE, NEIMAN MARCUS,
NORDSTROM, POTTERY BARN,
LULULEMON
\$780 SALES PSF

LA CANTERA
RESORT & SPA
LA CANTERA
RESORT & SPA
25,000 SF SPA
550 ACRES

Ferrari
DEALERSHIP
46% OF VISITORS WITH
HOUSEHOLD INCOMES ABOVE \$150,000

ÉILAN
HOTEL & SPA
165-KEY HOTEL
\$172 ADR

FiestaTexas
A SIX FLAGS THEME PARK
SAN ANTONIO
FIESTA TEXAS
3,000 EMPLOYEES
1.5 M VISITORS ANNUALLY

THE DOMINION
6,107 PEOPLE
\$205,000 AVG. HOUSEHOLD INCOME
\$700,000 MEDIAN HOME VALUE

Audi **LEXUS**

TESLA
SHOWROOM
44% OF VISITORS WITH
HOUSEHOLD INCOMES ABOVE \$150,000

| |
|--------|
| RETAIL |
| SCHOOL |
| OFFICE |
| OTHER |

FINANCIAL SUMMARY

| | |
|---------------------------------------|-----------|
| YEAR 1 NOI | \$390,126 |
| MONTH 1 ANNUALIZED NOI | \$391,224 |
| WEIGHTED AVERAGE REMAINING LEASE TERM | 3.5 Years |
| 10-YEAR CAGR | 1.90% |



TENANT SUMMARY

| MAJOR TENANTS | | SF | \$ PSF | % |
|---|-------------------|---------------|----------------|---------------|
|  | MATTRESS FIRM | 4,005 | \$36.20 | 37.0% |
|  | DELUXE NAIL & SPA | 1,657 | \$35.40 | 15.3% |
|  | SMOOTHIE KING | 1,605 | \$44.00 | 14.8% |
|  | GREAT CLIPS | 1,200 | \$35.00 | 11.1% |
|  | WHICH WICH | 1,162 | \$33.00 | 10.7% |
|  | THE JOINT | 1,200 | \$33.00 | 11.1% |
| TOTALS / AVERAGES | | 10,829 | \$36.40 | 100.0% |

LEGEND

- Leased
- Available
- Unowned
- Dark & Paying



SAN ANTONIO ECONOMIC OVERVIEW



2ND FASTEST GROWING
IN THE US



37 MILLION
ANNUAL VISITORS



33.6 MEDIAN AGE,
THE 4TH YOUNGEST CITY IN U.S.



3.0% UNEMPLOYMENT RATE



\$109 BILLION GDP



7TH LARGEST CITY
IN THE US, (1.5M PEOPLE)



ON A PERCENTAGE BASIS, SAN ANTONIO MSA
EMPLOYMENT GROWTH OVER THE NEXT FIVE YEARS IS
PROJECTED TO EXCEED ATLANTA, CHARLOTTE,
DALLAS, DENVER, AND SEATTLE.



STRONG MEXICAN NATIONAL PRESENCE:
HISPANIC POPULATION RATE OF 63.2%,
2ND HIGHEST OF ANY MAJOR CITY.



WHY RELOCATE TO SAN ANTONIO?

- ▶ Favorable Local and Federal Business Incentives
- ▶ Educated Talent Pool with 15 colleges and universities and student population over 160,000
- ▶ Central Time Zone allows for global connectivity
- ▶ 13% Lower Cost of Living on a National Basis



CORPORATE HEADQUARTERS



USAA



Bill Miller



Valero®





I-10

SHOPS AT
THE RIM

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 95,000 as of September 30, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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