Executive Summary



OFFERING SUMMARY

Sale Price:	$915,000
Cap Rate:	7.03%
NOI:	$64,350
Lot Size:	0.57 Acres
Year Built:	1983
Building Size:	3,612
Renovated:	2008
Zoning:	OCL
Market:	San Antonio
Submarket:	Far West
Price / SF:	$261.63

PROPERTY OVERVIEW

Long time Tenant just renewed for 10 year lease with Annual bumps. Absolute NNN with additional income from adjacent office Tenant.

PROPERTY HIGHLIGHTS

- 1604 Frontage
- Near Established neighborhood
- Long Term lease in place

JEREMY JESSOP
210.386.3970
jj@jjrealco.com

JJ Real Co
1114 S St Mary's • San Antonio, TX 78210
210.386.3970 • jjrealco.com

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
EZ Mart	1	2,900	9/1/2017	8/31/2027	$55,350	80.29	$19.08
Hallada Property MGT	1	712	11/1/2018	10/31/2021	$9,000	19.71	$12.64
Totals/Averages		3,612			$64,350		$17.44

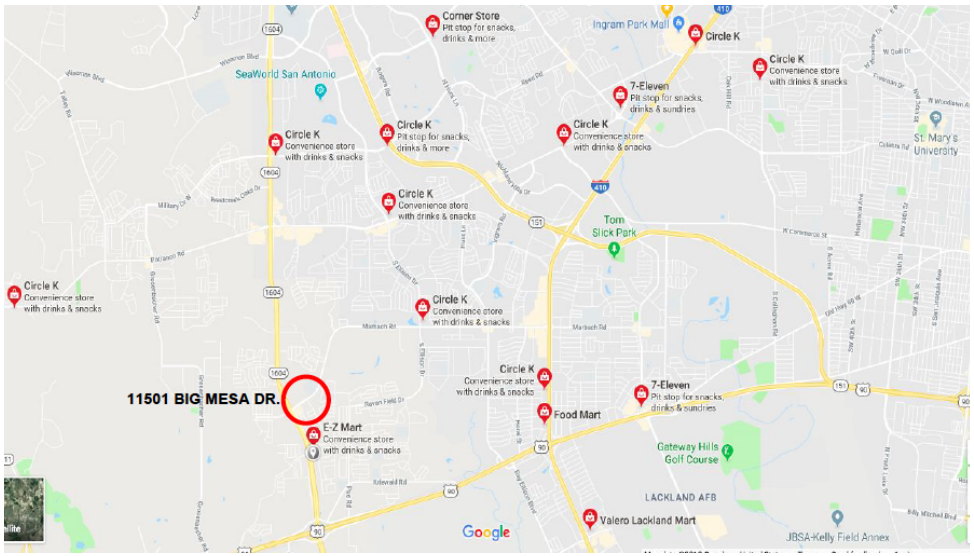
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Additional Photos



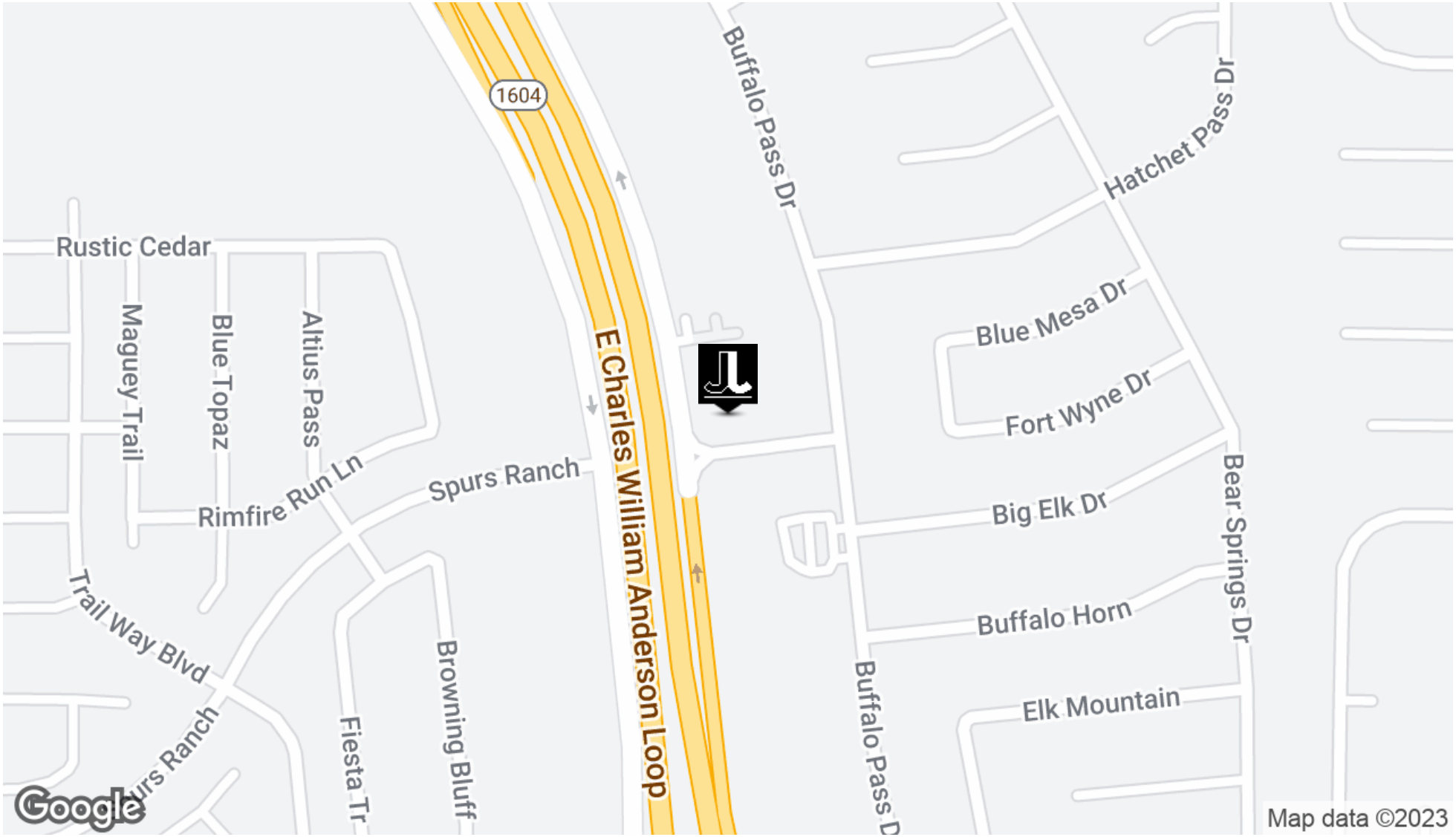




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Location Maps



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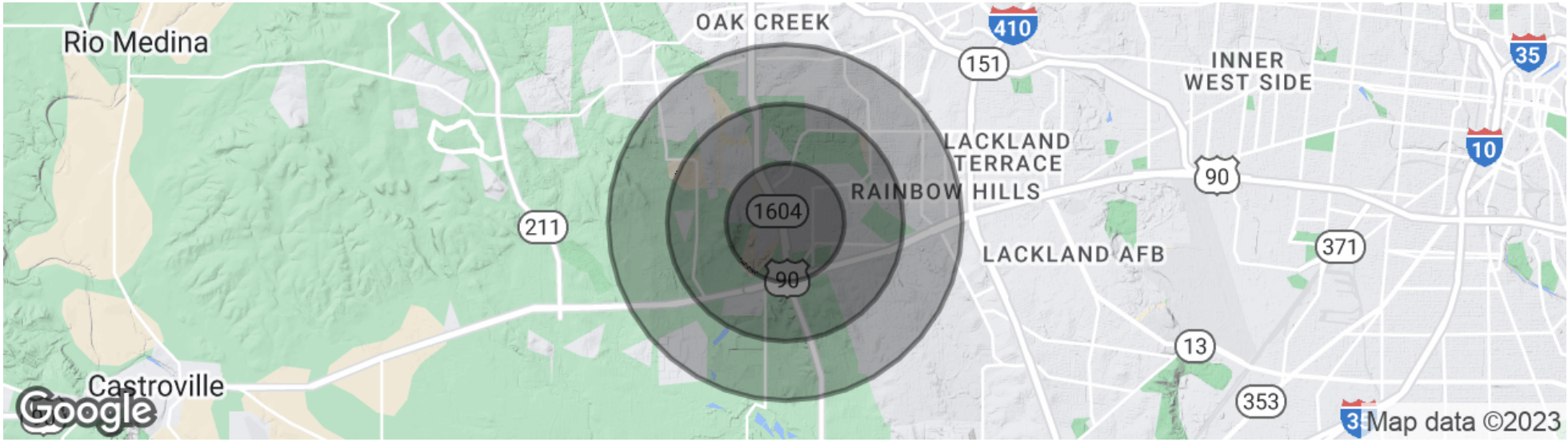




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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total population	10,103	23,317	49,105
Median age	27.3	27.9	28.6
Median age (Male)	25.2	26.0	27.7
Median age (Female)	28.4	28.8	29.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,146	7,099	15,177
# of persons per HH	3.2	3.3	3.2
Average HH income	$61,743	$60,178	$59,628
Average house value	$94,489	$104,154	$110,179

** Demographic data derived from 2020 ACS - US Census*

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