



Light Industrial Property Portfolio

OFFERING MEMORANDUM

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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



San Antonio, Texas



Progreso, Texas

NAI PARTNERS has been exclusively retained to market and sell two light industrial properties leased through December 31, 2024 on a NNN basis. The tenant is H & V Equipment who is a company specializing in providing earth moving equipment sales, rentals, and service.

3307 SE Loop 410, San Antonio, TX 78222 is an 8,844 square foot facility built in 2014. It is well located off Loop 410 with access from the southbound frontage road. The property presents quick access to other major highways including Interstate 10 and Interstate 37. The building is situated on 6.6 acres allowing for ample yard storage. H & V equipment has been a tenant at this location since January of 2015.

5627 Hwy 281 E, Progreso, TX 78579 is a 4,800 square foot metal warehouse situated on 6.49 acres providing ample storage or expansion space for additional development. The property boasts immediate access from US Highway 281 and is located only 2.2 miles away from the Progreso/Donna Port of Entry.



H & V Equipment Services in Texas

H&V Equipment Services, Inc. is proud to offer new & used construction equipment sales within South/Central Texas. With 3 locations in Corpus Christi, San Antonio and Progreso we are your source for backhoes, excavators, bulldozers, wheel loaders, rollers and compactors, cranes, motor graders, forklifts, trailers, industrial mowers, bulldozers, and more plus attachments!

As an authorized Alamo Industrial®, Doosan, Eager Beaver Trailers, Modern Ag Products, Terex®, or Zetor dealership serving the Corpus Christi area, we are proud to carry a large selection of new and pre-owned inventory. When you are ready to invest in a new loader or other equipment, our friendly and knowledgeable sales, financing, service, and parts departments are prepared to make sure your experience is outstanding, from assisting while you're making your choice to ongoing maintenance and customization. We value the opportunity to create a long-term relationship with our customers, and we do that by giving you the best customer service available.

Tenant Highlights

- Website -<https://www.hvequipment.com/>
- Headquarters: Corpus Christi, Texas

EXECUTIVE SUMMARY

3307 SE Loop 410 | San Antonio, TX 78222

OFFERING SUMMARY

ASKING PRICE	\$1,200,000
PRICE PER SQ FT	\$135.68
RENTABLE SF	8,844
CAP RATE	7.0%
NOI	\$84,000
LOT SIZE	6.62 AC
YEAR BUILT	2013
CURRENT OCCUPANCY	100%

PROPERTY HIGHLIGHTS

- ± 8,844 SF
- ± 2,674 SF office space
- ± 5,450 SF warehouse area
- ± 720 SF entrance canopy
- ± 6.62 acres
- 16' clear height
- 6 grade level access doors
 - One (1) 10x10
 - Two (2) 12x14
 - Two (2) 14x14
 - One (1) 18x14
- Wash Bay
- Fully fenced perimeter
- High Efficiency Warehouse lighting
- High visibility with Loop 410 Frontage and Monument Sign
- Zoning Light Industrial



3307 SE Loop 410 | San Antonio, TX 78222

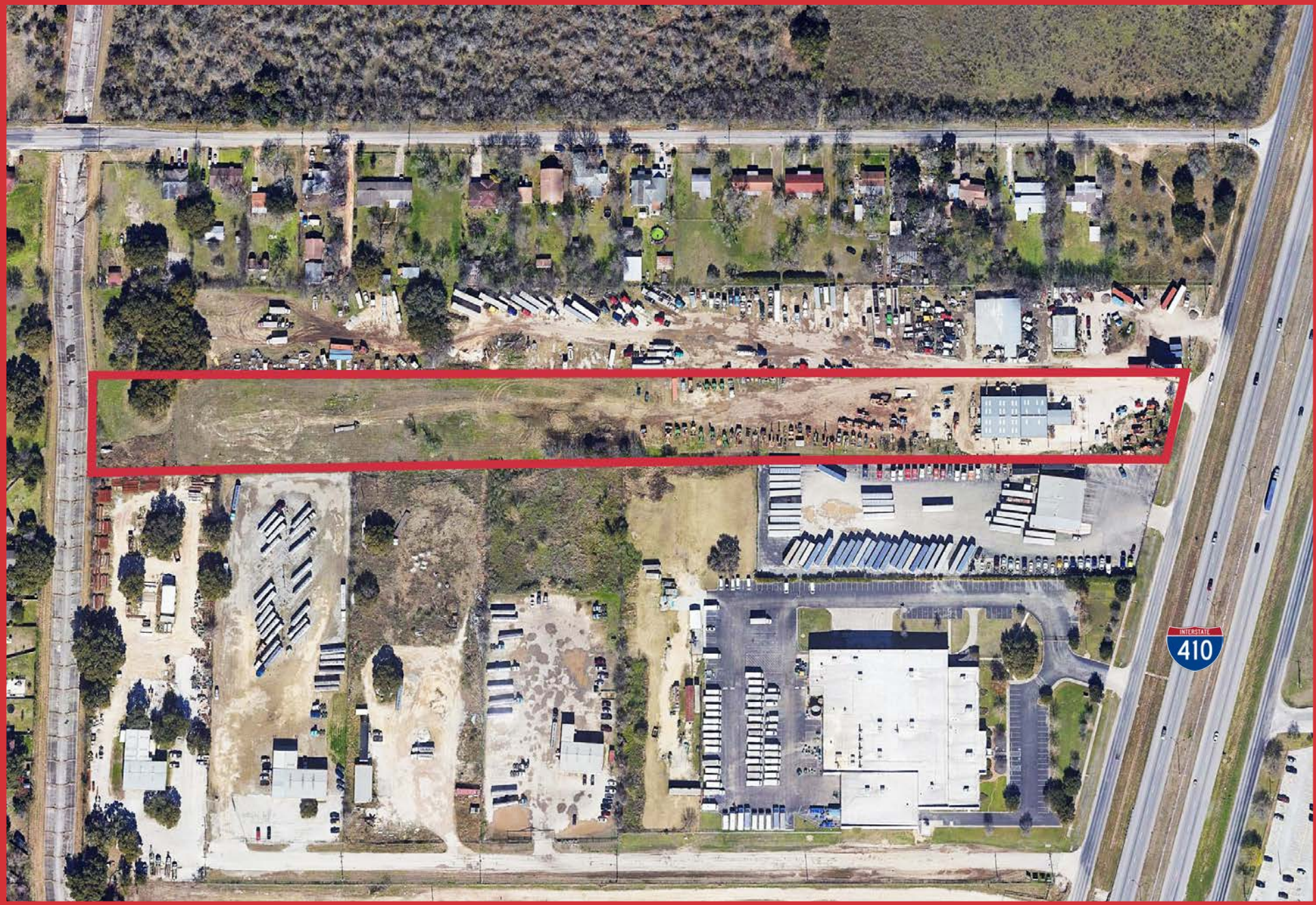
Property Photos

NAI Partners

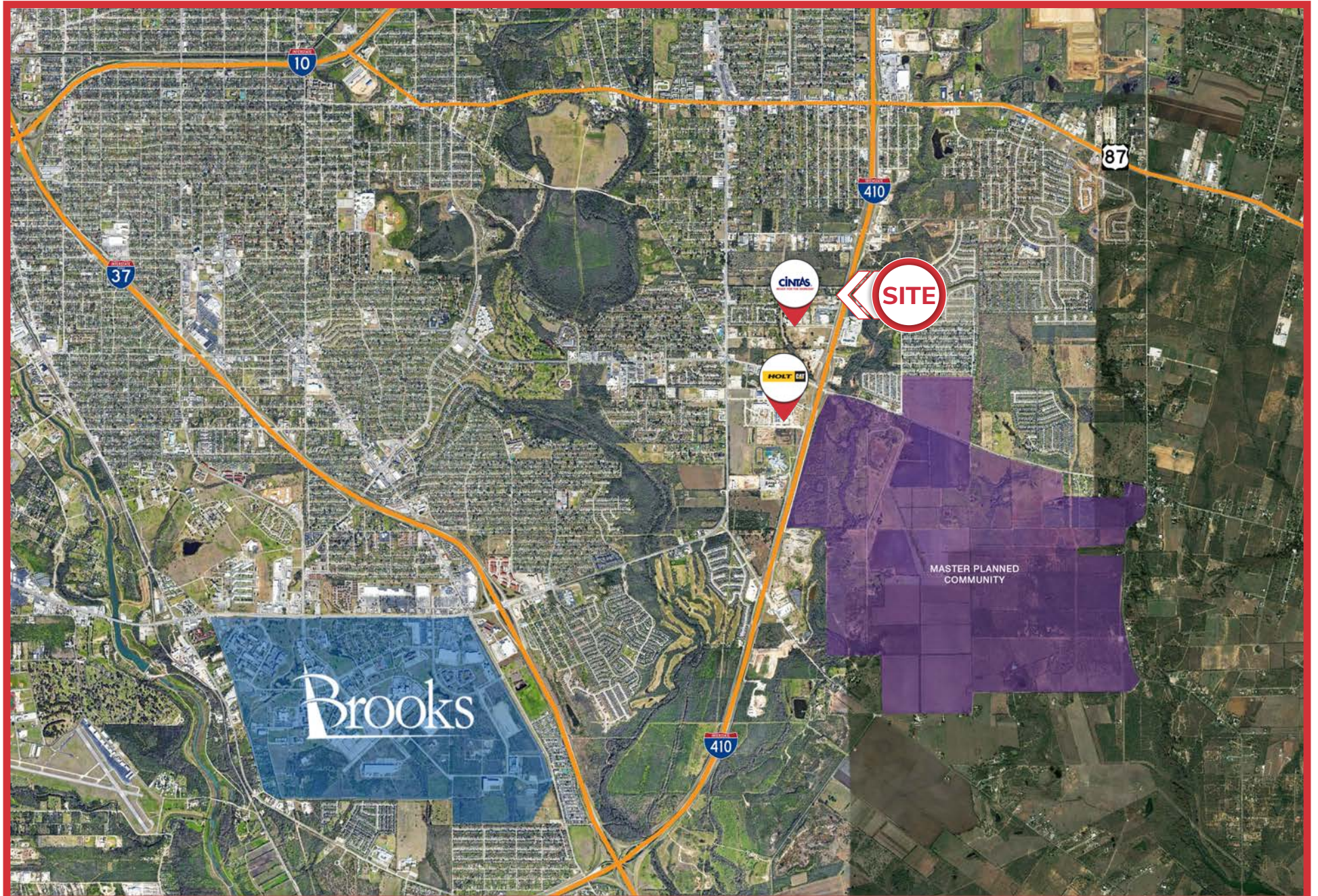
HOUSTON | AUSTIN | SAN ANTONIO



Aerial Map



Regional Map



EXECUTIVE SUMMARY

5627 HWY 281E | Progreso, TX 78579

Mpartners

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OFFERING SUMMARY

ASKING PRICE	\$400,000
PRICE PER SQ FT	\$83.33
RENTABLE SF	4,800
LOT SIZE	6.49 AC
CAP RATE	9.0%
NOI	\$36,000
YEAR BUILT	2002
CURRENT OCCUPANCY	100%
GEOGRAPHIC ID	L5025-00-000-0167-01

PROPERTY HIGHLIGHTS

- ± 4,800 SF
- ± 2,100 SF office space
- ± 2,700 SF warehouse area
- ± 6.49 acres
- 16' clear height
- 6 grade level access doors
- Fully fenced perimeter
- High Efficiency Warehouse lighting
- High visibility from U.S. Hwy 281
- Zoning Light Industrial



5627 HWY 281E | Progreso, TX 78579

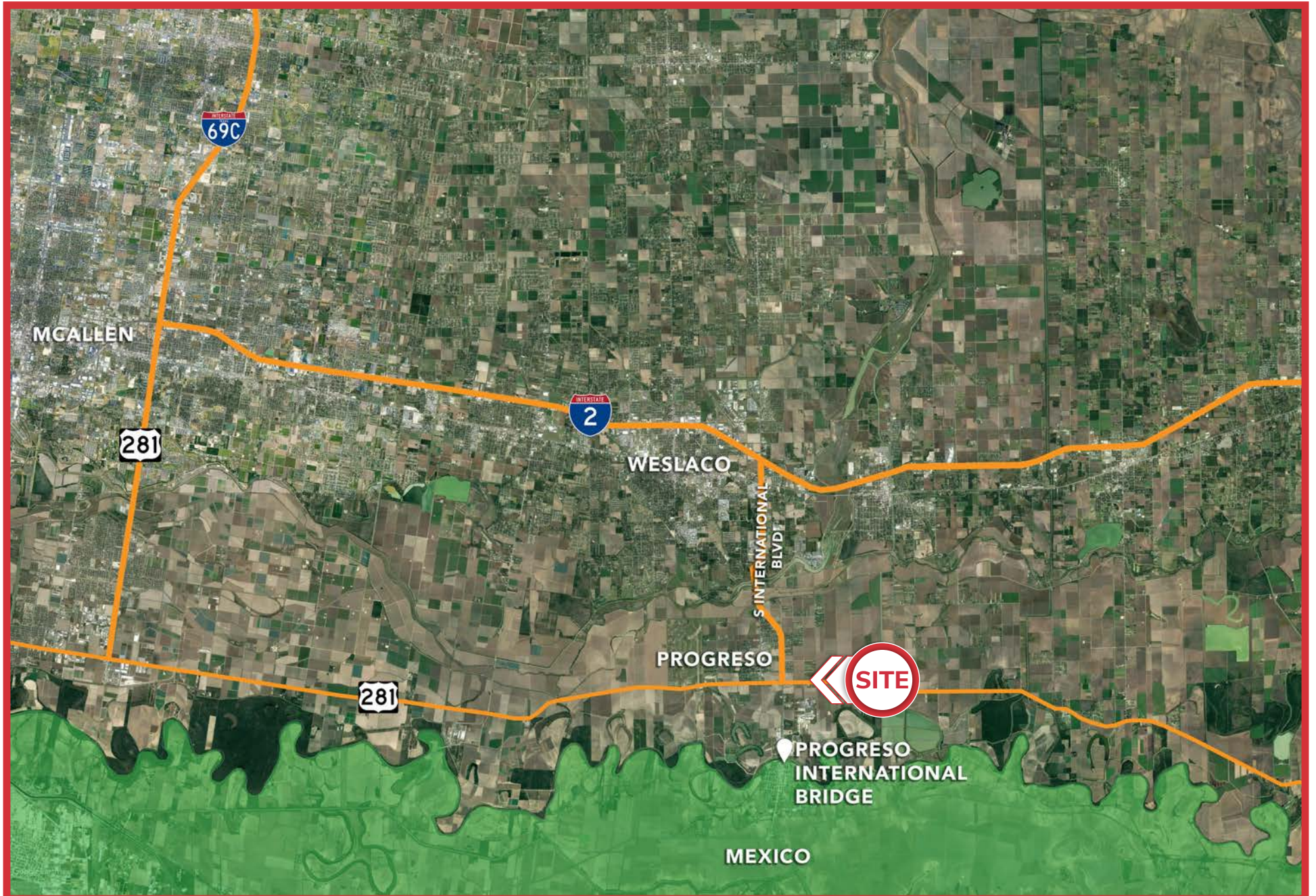
Property Photos



Aerial Map



Regional Map



Financial Analysis



Rent Roll



TENANT NAME	LOCATION	RENTABLE SF	% BUILDING SHARE	LEASE COMM.	LEASE EXPIRATION	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	LEASE TYPE
H&V Equipment, Inc	San Antonio	8,844 SF	100%	1/1/15	12/31/24	\$7,000	\$84,000	NNN
H&V Equipment, Inc	Progreso	4,800 SF	100%	1/1/15	12/31/24	\$3,000	\$36,000	NNN
TOTALS		13,644 SF				\$10,000	\$120,000	

Occupied Tenants: 2	Unoccupied Tenants: 0	Occupied Rentable SF: 100%	Unoccupied Rentable SF: 0%
	Total Current Rents: \$10,000	Occupied Current Rents: \$10,000	Unoccupied Current Rents: \$0

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Gustavo Torres	681940	gustavo.torres@naipartners.com	210-446-3655
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____