



FOR SALE

\$1,050,000

8.46% Cap Rate



FOR LEASE
210-535-1181

Rami Kotel

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Retail Strip Center

4801 Lakebend W Dr

San Antonio, TX 78244

Executive Summary

Aerial View

SITE

This retail strip center, located in San Antonio, TX off FM-78, offers a strong investment opportunity in a well-established and growing area. The property spans 8,280 square feet on 0.9 acres, situated near a dense residential neighborhood, retail destinations, and schools. There are three tenants with 2-3 years remaining on their leases. Tenants are paying well below market rents, presenting an upside potential for investors.

AutoZone

H-E-B

IHOP
RESTAURANT

WELLS FARGO

PANDA EXPRESS
CHINESE KITCHEN

FARM
78
ROAD

N FOSTER RD

FM 78

Rent Roll



TENANT NAME	BLDG %	SQ. FEET	MONTHLY INCOME	ANNUAL PSF	COMMENCE	EXPIRE
Kitz Korner Day Care	38.45%	3,184 SF	\$3,100	\$11.68	Aug 2015	Jul 2028
The Potter's House Church	43.77%	3,624 SF	\$4,250	\$14.07	Sep 2024	Aug 2027
Heavenly Hands Adult Care	17.78%	1,472 SF	\$2,000	\$16.30	Oct 2025	Sep 2028

FINANCIAL ANALYSIS

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INCOME

CURRENT

PSF

GROSS RENTAL INCOME

\$112,200

\$13.55

REIMBURSED INCOME

\$0.00

\$0.00

GROSS INCOME

\$112,200

\$13.55

EXPENSES

PSF

REPAIRS

\$2,000

LANDSCAPING

\$1,800

DUMPSTERS

\$3,180

UTILITIES

\$0.00

PROPERTY TAXES

\$9,397

INSURANCE

\$6,939

TOTAL EXPENSES

\$23,316

\$2.82

NET OPERATING INCOME

\$88,884

Cap Rate

8.46%

Property Information

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Building: 8,280 SF
Lot: 0.9 Acres
Suites: 3
Occupancy: 100%
Lease Type: Gross
Price Per Foot: \$127



KOTEL INVESTMENTS, INC.
REAL ESTATE
INVESTMENT ★ DEVELOPMENT



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