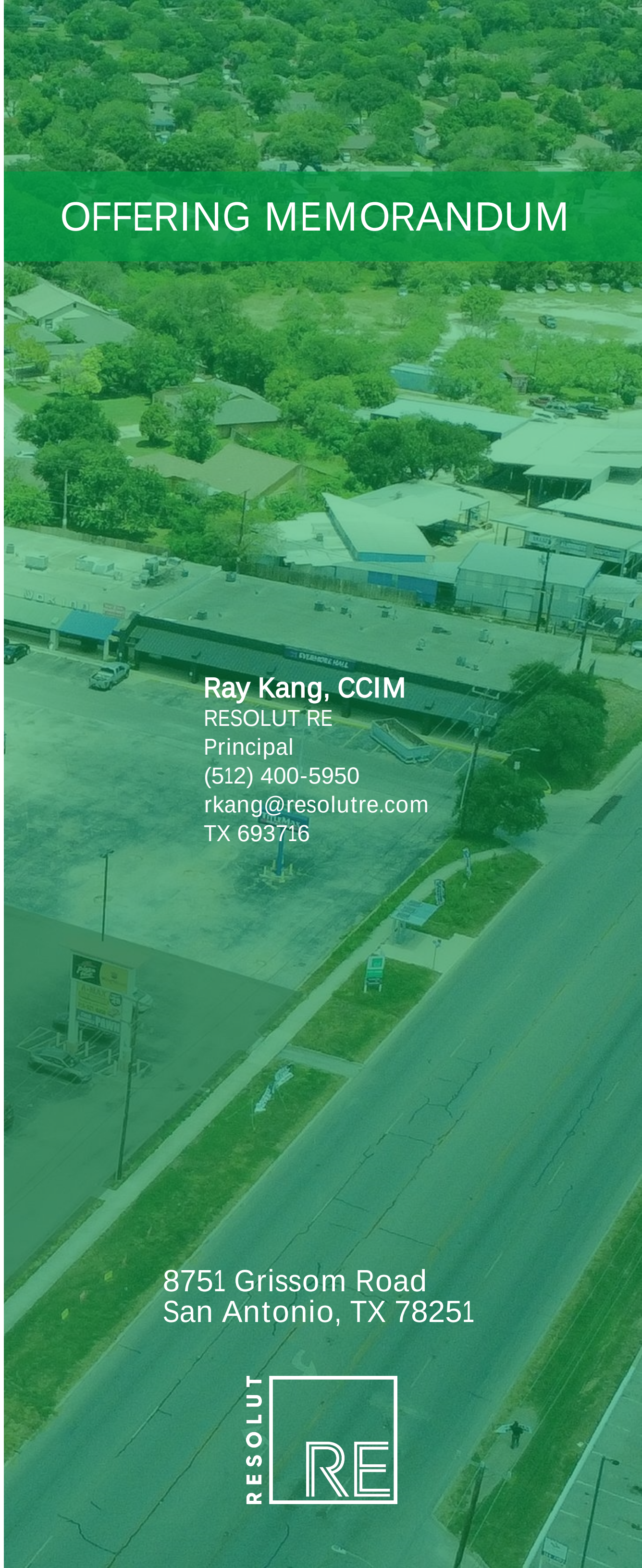
Great Northwest Shopping Center

VALUE-ADD OPPORTUNITY

OFFERING MEMORANDUM



Ray Kang, CCIM
RESOLUT RE
Principal
(512) 400-5950
rkang@resolutre.com
TX 693716

8751 Grissom Road
San Antonio, TX 78251

RESOLUT RE

Great Northwest Shopping Center

CONTENTS

Exclusively Marketed by:

Ray Kang, CCIM
RESOLUT RE
Principal
(512) 400-5950
rkang@resolutre.com
TX 693716

RESOLUT RE

Brokerage License No.: 9003193
www.resolutre.com

GREAT NORTHWEST SHOPPING CENTER

OFFERING SUMMARY

ADDRESS	8751 Grissom Road San Antonio TX 78251
COUNTY	Bexar
MARKET	San Antonio
SUBMARKET	Northwest
BUILDING SF	68,031 SF
LAND ACRES	5.25
YEAR BUILT	1982
APN	1061304
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$4,000,000
PRICE PSF	$58.80
OCCUPANCY	90.57%
NOI (CURRENT)	$310,325
NOI (Year 1)	$343,510
CAP RATE (CURRENT)	7.76%
CAP RATE (YEAR 1)	8.59%
CASH ON CASH (CURRENT)	6.41%

PROPOSED FINANCING

Bank

LOAN TYPE	Amortized
DOWN PAYMENT	$1,400,000
LOAN AMOUNT	$2,600,000
INTEREST RATE	7.00%
LOAN TERMS	5 Years
ANNUAL DEBT SERVICE	$220,526
LOAN TO VALUE	65%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	14,206	116,913	351,543
2026 Median HH Income	$91,095	$77,474	$76,061
2026 Average HH Income	$106,815	$96,726	$95,660

TRANSITIONAL VALUE-ADD RETAIL OPPORTUNITY

- Great Northwest Shopping Center presents a rare opportunity to acquire a 68,031 SF neighborhood retail center positioned for comprehensive repositioning. The asset offers immediate cash flow, embedded contractual rent increases, and significant lease control — combined with substantial physical improvement needs that create a clear path for value creation.

CONTRACTUAL RENT GROWTH ALREADY IN PLACE

- Two major tenants are scheduled for significant rent increases over the next 12–18 months, materially improving forward NOI without reliance on speculative leasing assumptions. These built-in step-ups provide immediate income growth upon execution.

HEAVY LEASE CONTROL WITH MTM FLEXIBILITY

- Multiple tenants are operating month-to-month, providing ownership with:

  • Immediate ability to reset below-market rents
  • Re-tenant underperforming suites
  • Convert legacy gross leases to NNN structures
  • Upgrade overall tenant profile

ATTRACTIVE ENTRY BASIS RELATIVE TO REPLACEMENT COST

- The asset offers at a fraction of replacement cost for a 5.25-acre retail site in Northwest San Antonio, providing:

  • Downside protection
  • Long-term land value support
  • Redevelopment optionality

CLEAR REPOSITIONING ROADMAP

- The asset offers multiple value-creation paths:

  • Capital infusion + rent reset strategy
  • Lease restructuring and CAM optimization
  • Tenant mix upgrade
  • Cosmetic and structural renovation to reposition rents
  • Long-term hold with phased improvements

INVESTMENT SUMMARY

- Great Northwest Shopping Center represents a rare chance to acquire a well-located retail center at a discounted basis, recapitalize the physical plant, and reposition the asset through active management and lease restructuring.

  For investors seeking yield expansion through operational execution and capital improvements, this offering presents a compelling risk-adjusted opportunity.

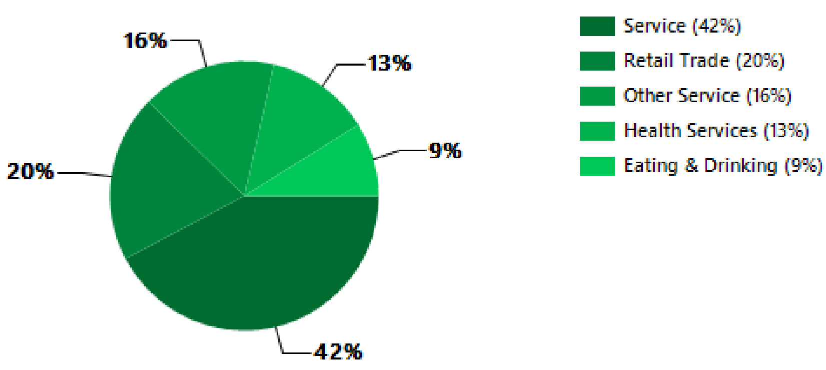
GREAT NORTHWEST SHOPPING CENTER

02 Location

Location Highlights

- The property is located in the Northwest Crossing neighborhood of San Antonio, known for its mix of residential and commercial properties, including retail centers, restaurants, and office buildings.
- The area is well-connected, with easy access to major highways such as Loop 1604 and Highway 151, enhancing visibility and accessibility for businesses operating in the vicinity.
- The neighborhood has a growing population, with several residential developments in the vicinity, indicating potential for increased foot traffic and customer base for businesses in the area.
- Northwest Crossing is a vibrant and dynamic community, with a diverse demographic profile that can provide businesses with opportunities to cater to a wide range of consumer preferences and needs.

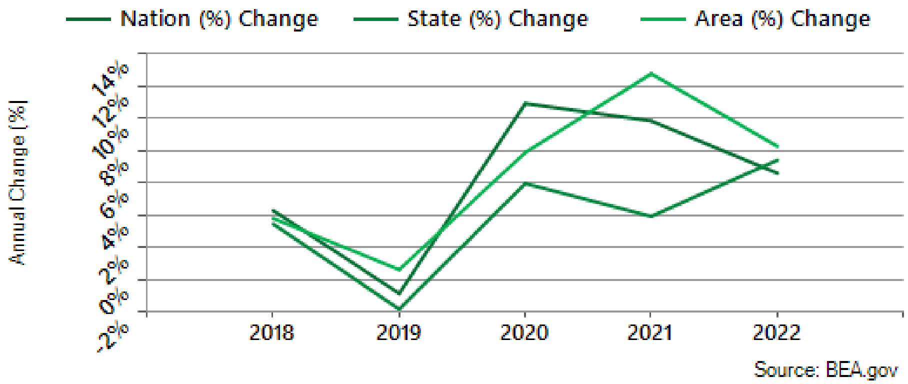
Major Industries by Employee Count



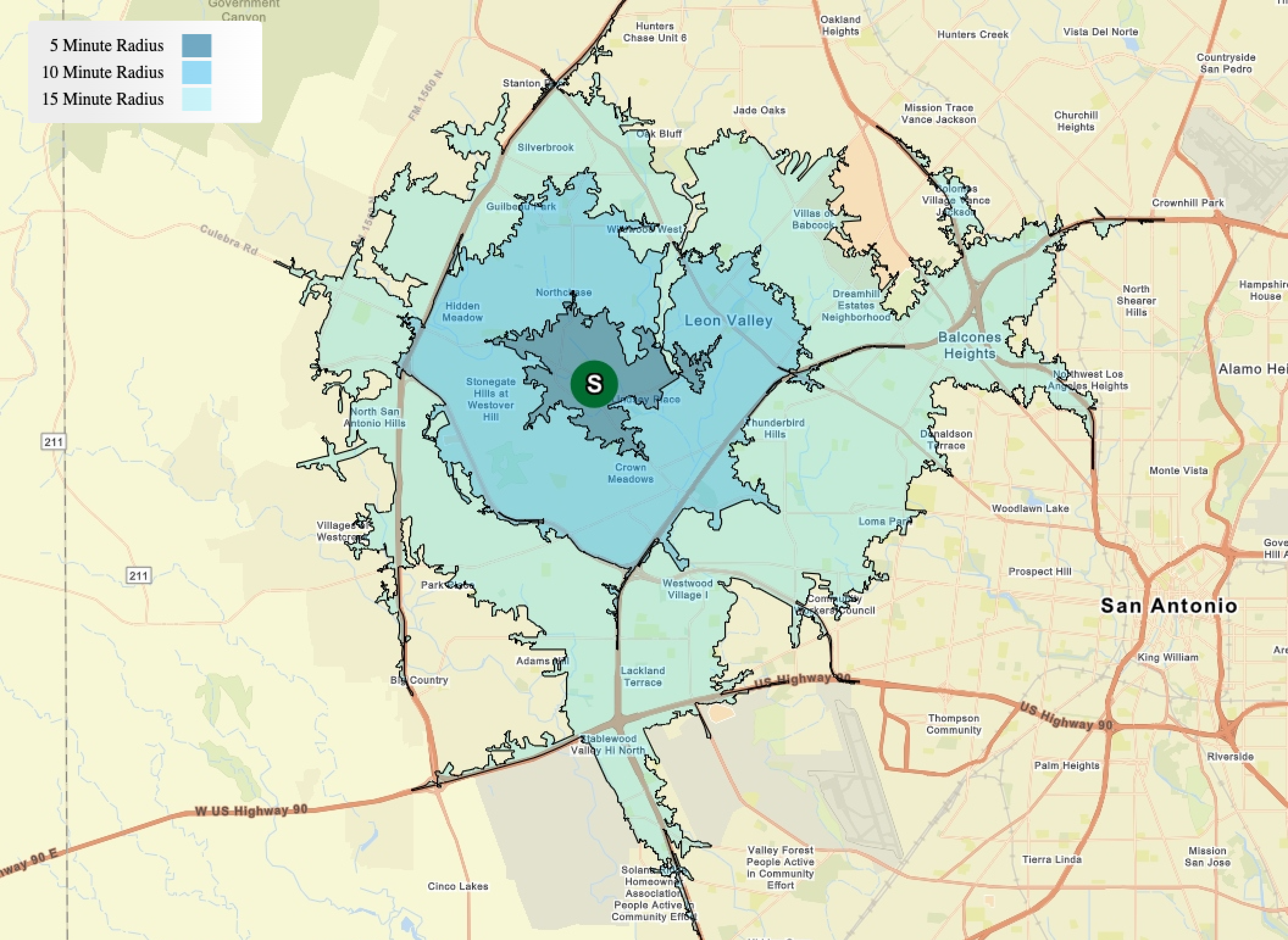
Largest Employers

Lackland Air Force Base	37,097
Fort Sam Houston-U.S. Army	32,000
H-E-B	20,000
USAA	17,000
Northside Independent School District	12,751
City of San Antonio	12,000
Randolph Air Force Base	11,068
North East Independent School District	10,052

Bexar County GDP Trend



SUBJECT PROPERTY
8751 GRISSOM RD
SAN ANTONIO, TX
1604
TEXAS 1604 ACCESS RD
NORTHWEST CROSSING ELEMENTARY SCHOOL
W.Z. "DOC" BURKE ELEMENTARY SCHOOL
LLOYD M. KNOWLTON ELEMENTARY SCHOOL
H. B. ZACHRY MIDDLE SCHOOL
JIMMY L. ELROD ELEMENTARY SCHOOL
JOHN B. CONNALLY MIDDLE SCHOOL
Misty Brook Nature Park
Ridge Creek Park
16
BANDERA RD
HONDA
FLOOR & DECOR
DUTCH BROS
CULEBRA COMMONS
PNC
La-Z-Boy
H-E-B
coinstar
cricket
FirstCash
Pizza Hut
TIM'S ORIENTAL & SEAFOOD MARKET
DOLLAR GENERAL
CIRCLE K
Valero
Thrift City
Raymond Rimkus Park
Walmart
DISCOUNT TIRE
O'Reilly AUTO PARTS
SUBWAY
HOBBY LOBBY
DOLLAR TREE
SALLY.
Petland
Old Mill Park
Silver Creek Soccer Fields
Burlington
dd's DISCOUNTS
HOBBY LOBBY
IHOP
The UPS Store
CHASE
SONIC
Wendy's
PRIMO
The Ridge at Leon Valley Park
Methodist HEALTHCARE
GRISSOM RD
Oscar Perez Memorial Park
Grissom Trailhead
Shadow Mist Trailhead
PRECISION
Joyful Smiles
7-ELEVEN
Creekside Community Playground
Luckor Auto
Cathedral Rock Park
INGRAM FESTIVAL MALL
Marshalls
BEST BUY
Michaels
petco
five BELOW
BARNES & NOBLE
SEA ISLAND Shrimp House
Stonegate Hill Park
CARL AND BUNNY JEAN RABA ELEMENTARY SCHOOL
Advance Auto Parts
VIRGINIA A. MYERS ELEMENTARY SCHOOL
151
Viola's VENTANAS
CULEBRA CROSSING MALL
DOLLAR TREE
CHASE
Valvoline
WELLMED
Papi's Barbacoa
THAI HOT
DOLLAR GENERAL
CIRCLE K
CVS
Hilton
ALAMO COLLEGES DISTRICT Northwest Vista College
Timber Ridge Park
410
INGRAM PARK MALL
JCPenney
macy's
GameStop
AT&T
sunglass hut
Buckle
VICTORIA'S SECRET
Dillard's
SAN ANTONIO
CARLOS COON ELEMENTARY SCHOOL
TEXAS 151 ACCESS RD
CHRISTUS Health.
Walgreens
CIRCLE K
SUBWAY
SeaWorld SAN ANTONIO
Red Roof
BW Best Western Hotels & Resorts
at home
HYATT REGENCY
Frost
PAM HEALTH
EARL WARREN HIGH SCHOOL
Estonia Neighborhood Park
NISSAN
Comfort SUITES
HYATT VACATION CLUB
CHRISTIAN EVERS ELEMENTARY SCHOOL


5 Minute Radius
10 Minute Radius
15 Minute Radius
Leon Valley
Balcones Heights
San Antonio
Alamo Heights
US Highway 90
W US Highway 90
Culebra Rd
FM 1560 N
211

GREAT NORTHWEST SHOPPING CENTER

PROPERTY FEATURES

NUMBER OF SUITES	15
BUILDING SF	68,031
LAND ACRES	5.25
YEAR BUILT	1982
# OF PARCELS	1
ZONING TYPE	C-3
BUILDING CLASS	C
TOPOGRAPHY	Flat
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	Cross Access Parking
STREET FRONTAGE	147' on Grissom Road
TRAFFIC COUNTS	23,937 (Grissom Rd)
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

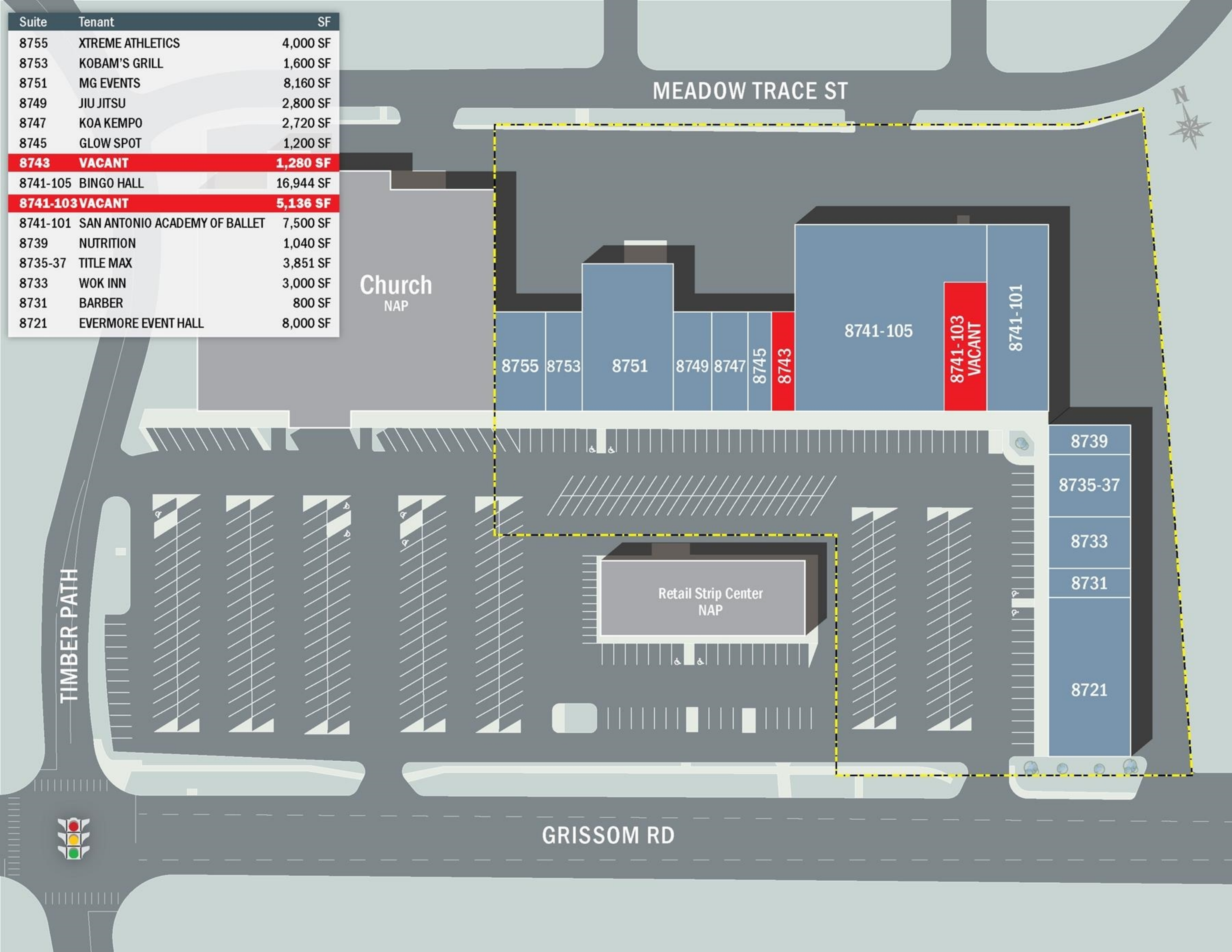
MECHANICAL

HVAC	Rooftop
FIRE SPRINKLERS	Partial
ELECTRICAL / POWER	CPS
WATER	SAWS

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	TPO
LANDSCAPING	Grass and Shrubs

Suite	Tenant	SF
8755	XTREME ATHLETICS	4,000 SF
8753	KOBAM'S GRILL	1,600 SF
8751	MG EVENTS	8,160 SF
8749	JIU JITSU	2,800 SF
8747	KOA KEMPO	2,720 SF
8745	GLOW SPOT	1,200 SF
8743	**VACANT**	**1,280 SF**
8741-105	BINGO HALL	16,944 SF
8741-103	**VACANT**	**5,136 SF**
8741-101	SAN ANTONIO ACADEMY OF BALLET	7,500 SF
8739	NUTRITION	1,040 SF
8735-37	TITLE MAX	3,851 SF
8733	WOK INN	3,000 SF
8731	BARBER	800 SF
8721	EVERMORE EVENT HALL	8,000 SF



GREAT NORTHWEST SHOPPING CENTER

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
8721	Evermore Hall	8,000	11.76%	07/01/26	12/31/31	CURRENT	$1,750	$0.22	$21,000	$2.63		Gross	Three (3) Five (5) Year Options
						01/01/2027	$4,500	$0.56	$54,000	$6.72			
						01/01/2028	$5,000	$0.62	$60,000	$7.44			
						01/01/2029	$5,500	$0.69	$66,000	$8.28			
						01/01/2030	$6,000	$0.75	$72,000	$9.00			
						01/01/2031	$6,500	$0.81	$78,000	$9.72			
8731	Barber Shop	800	1.18%	06/14/17	05/04/28	CURRENT	$1,168	$1.46	$14,016	$17.52		Gross	
8733	Wok Inn	3,000	4.41%	09/05/86	02/28/21	CURRENT	$3,213	$1.07	$38,556	$12.85		Gross	Month-to-Month.
8735-37	Title Max	3,851	5.66%	05/08/11	09/04/26	CURRENT	$3,600	$0.93	$43,200	$11.22	$9,512	NNN	
						OPTION(S)							
						09/05/2026	$3,850	$1.00	$46,200	$12.00			
						09/05/2027	$3,966	$1.03	$47,586	$12.36			
8739	Nutrition	1,040	1.53%	05/05/25	05/04/28	CURRENT	$1,200	$1.15	$14,400	$13.85		Gross	
						05/05/2027	$1,300	$1.25	$15,600	$15.00			
8741-101	Greater San Antonio Academy of Ballet	7,500	11.02%	06/01/24	06/30/29	CURRENT	$5,250	$0.70	$63,000	$8.40		Gross	
						07/01/2027	$5,513	$0.74	$66,150	$8.88			
						07/01/2028	$5,788	$0.77	$69,458	$9.24			
8741-103	Available	5,136	7.55%			FUTURE							
8741-105	Bingo Hall	16,944	24.91%	12/01/14	07/31/27	CURRENT	$10,284	$0.61	$123,408	$7.28		Gross	
8743	Available	1,280	1.88%			FUTURE							
8745	Glow Spot	1,200	1.76%	12/01/22	12/31/27	CURRENT	$1,200	$1.00	$14,400	$12.00	$3,600	Gross Modified	Pays an additional $300 per month for CAM.
8747	Koa Kempo Martial Arts	2,720	4.00%	10/01/16	09/30/19	CURRENT	$2,425	$0.89	$29,100	$10.70		Gross	Month-to-month.
8749	Brazilian Jiu Jitsu	2,800	4.12%	12/22/16	12/21/21	CURRENT	$2,530	$0.90	$30,360	$10.84		Gross	Month-to-month.
8751	MG Events	8,160	11.99%	02/01/17	01/31/27	CURRENT	$5,500	$0.67	$66,000	$8.09		Gross	
8753	Koban's Grill	1,600	2.35%	05/22/15	05/21/20	CURRENT	$1,260	$0.79	$15,120	$9.45		Gross	Month-to-month.
8755	Xtreme Athletics	4,000	5.88%	07/01/11	06/30/21	CURRENT	$3,307	$0.83	$39,684	$9.92		Gross	Month-to-month.

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
	Totals:	68,031					$42,687				$13,112		
	Totals (Includes Vacant Space)						$42,687		$512,244		$13,112		

Notes: Rent roll figures reflect current in-place rents as of 7/10/2026. Current-year figures represent an annualized run-rate based on rents and lease terms in effect as of this date; Year 1 and beyond reflect projected escalations, rollovers, and lease expirations per each tenant's lease terms.

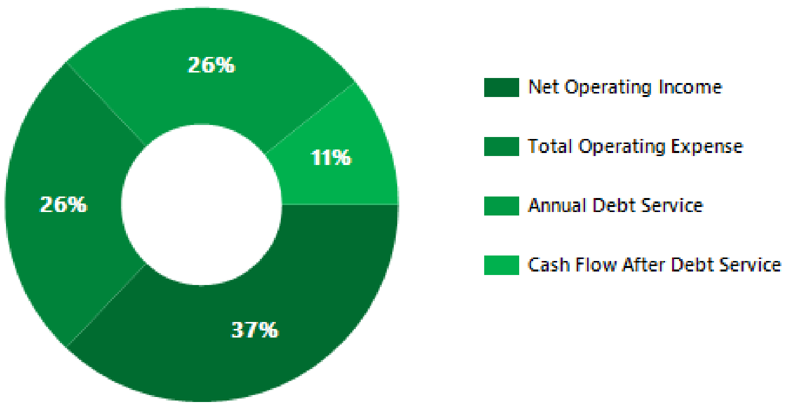
GREAT NORTHWEST SHOPPING CENTER

05 Financial Analysis

INCOME	CURRENT		YEAR 1	
Gross Scheduled Rent	$513,244	97.5%	$551,081	97.7%
CAM Revenue	$13,112	2.5%	$13,112	2.3%
Effective Gross Income	**$526,356**		**$564,193**	
Less Expenses	$216,031	41.04%	$220,683	39.11%
Net Operating Income	**$310,325**		**$343,510**	
Annual Debt Service	$220,526		$220,526	
Cash flow	**$89,799**		**$122,984**	
Debt Coverage Ratio	1.41		1.56	

REVENUE ALLOCATION

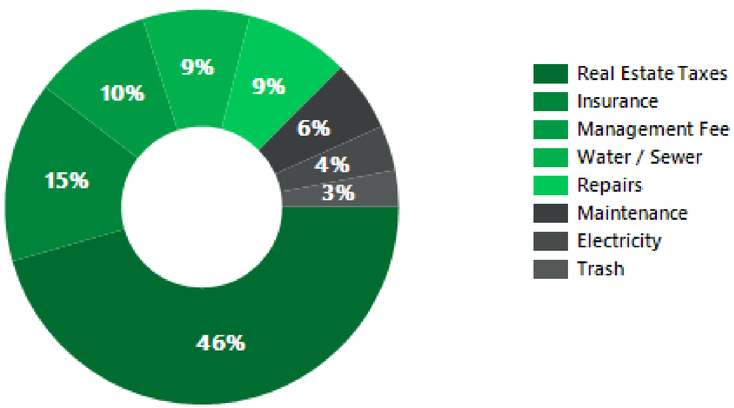
CURRENT



EXPENSES	CURRENT	YEAR 1
Real Estate Taxes	$98,477	$99,462
Insurance	$32,000	$32,864
Management Fee (4.00% of EGI)	$21,054	$22,568
Electricity	$8,000	$8,160
Water / Sewer	$19,000	$19,380
Trash	$6,500	$6,630
Maintenance	$12,500	$12,750
Repairs	$18,500	$18,870
Total Operating Expense	**$216,031**	**$220,683**
Annual Debt Service	$220,526	$220,526
Expense / SF	$3.18	$3.24
% of EGI	41.04%	39.11%

DISTRIBUTION OF EXPENSES

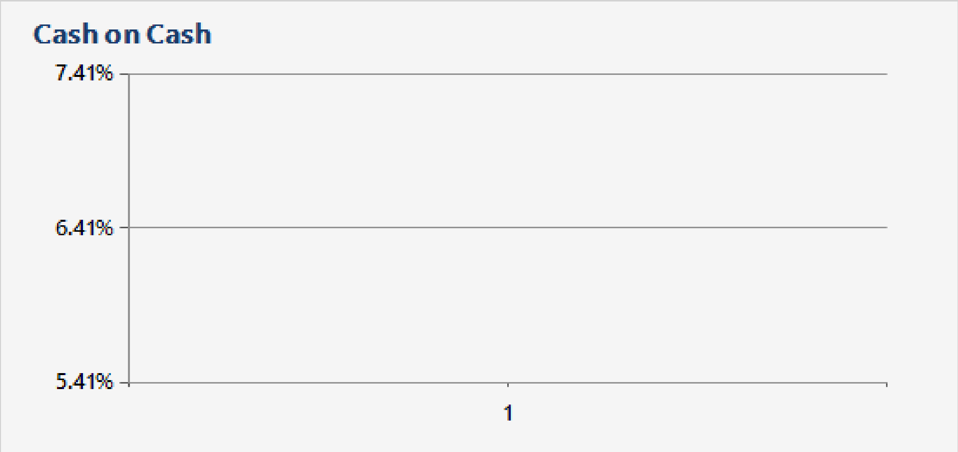
CURRENT

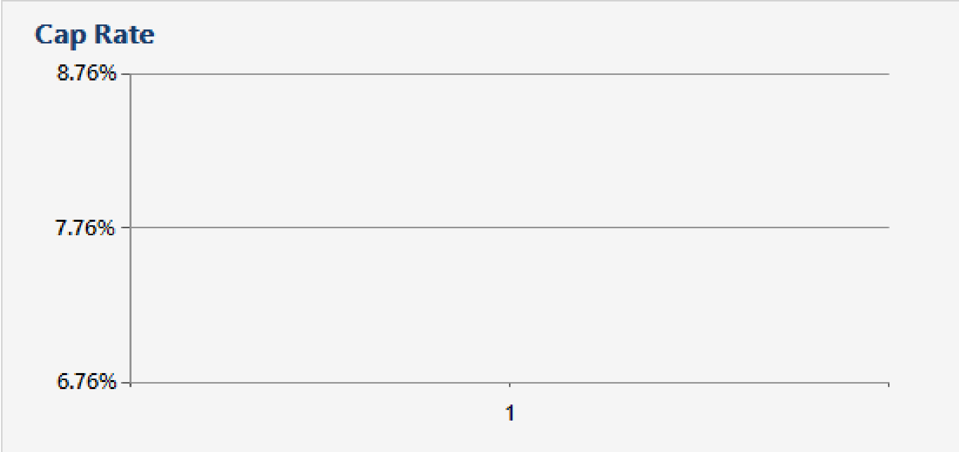


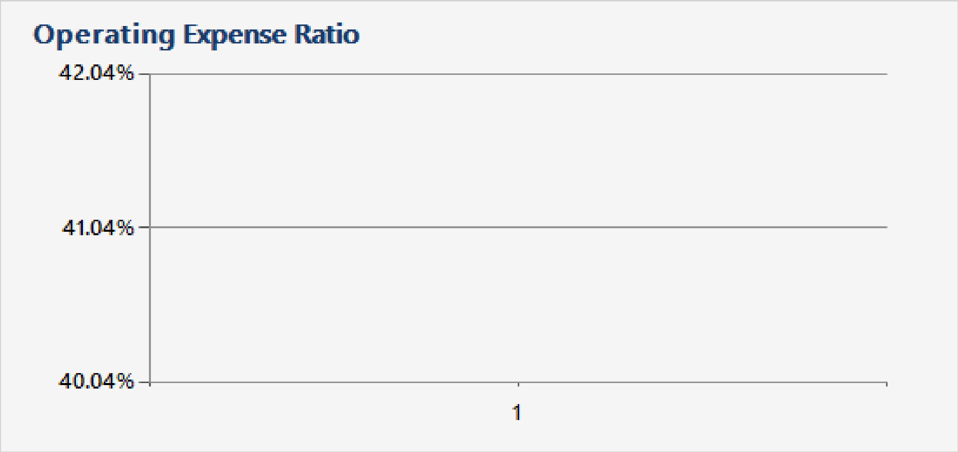
Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

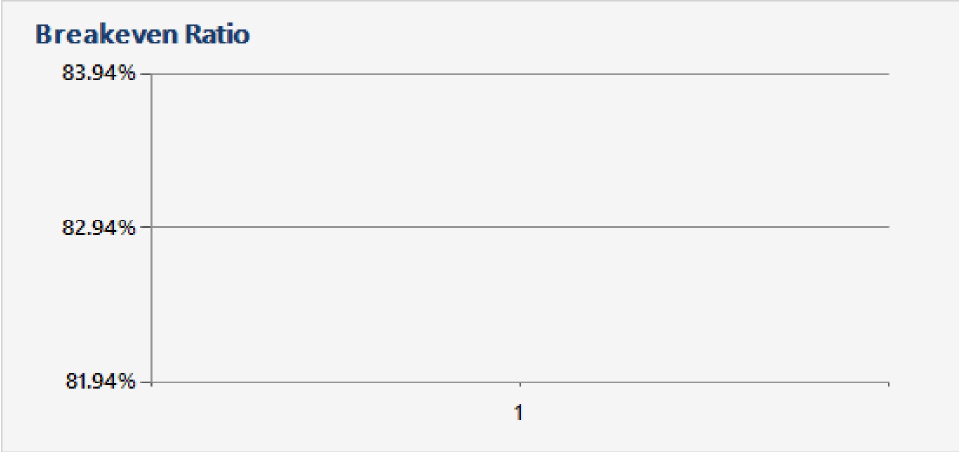
Calendar Year	CURRENT	Year 1
Cash on Cash Return b/t	6.41%	8.78%
CAP Rate	7.76%	8.59%
Debt Coverage Ratio	1.41	1.56
Operating Expense Ratio	41.04%	39.11%
Loan to Value	65.02%	64.02%
Breakeven Ratio	82.94%	78.20%
Price / SF	$58.80	$58.80
Income / SF	$7.73	$8.29
Expense / SF	$3.17	$3.24

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





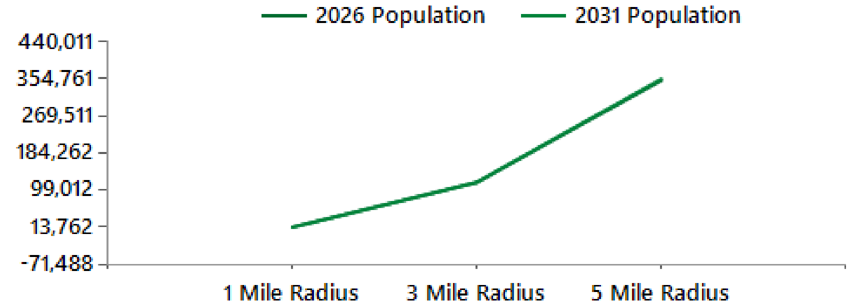




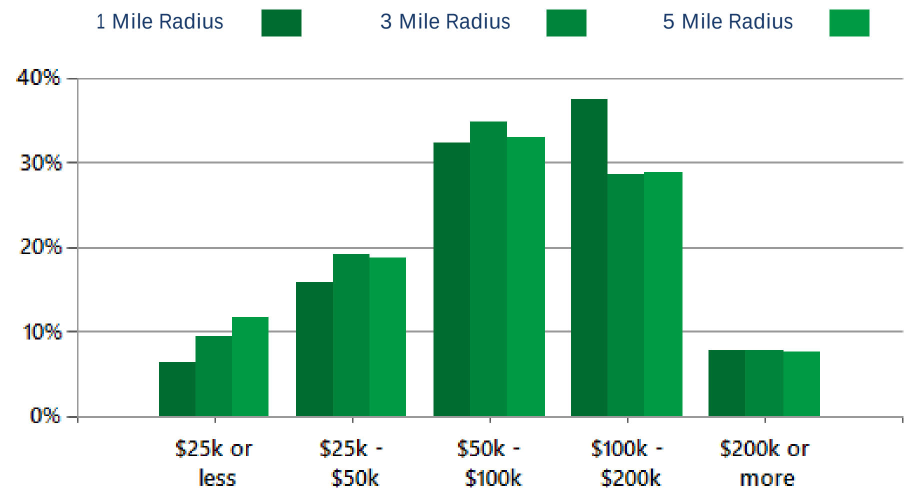
GREAT NORTHWEST SHOPPING CENTER

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,048	84,526	220,299
2010 Population	15,040	107,873	303,105
2026 Population	14,206	116,913	351,543
2031 Population	13,762	117,385	354,761
2026 African American	906	9,093	27,209
2026 American Indian	163	1,376	4,150
2026 Asian	405	4,413	13,918
2026 Hispanic	9,234	75,121	226,608
2026 Other Race	2,064	17,376	54,571
2026 White	6,137	48,530	146,177
2026 Multiracial	4,506	35,876	104,797
2026-2031: Population: Growth Rate	-3.15%	0.40%	0.90%

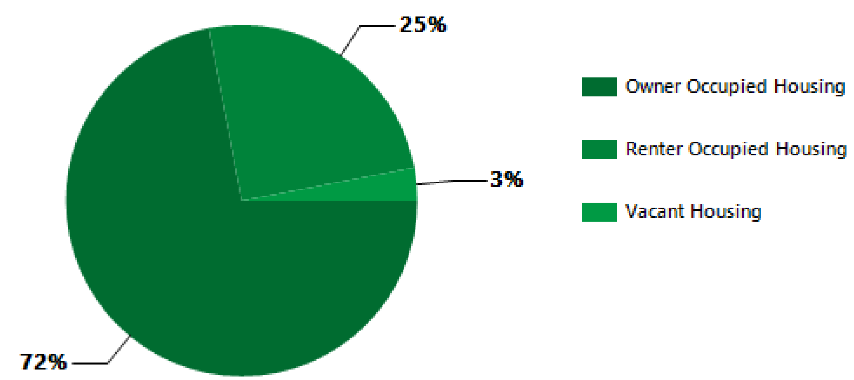
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	220	2,258	8,458
$15,000-$24,999	109	2,106	7,245
$25,000-$34,999	249	3,168	9,192
$35,000-$49,999	569	5,676	15,984
$50,000-$74,999	822	8,838	25,019
$75,000-$99,999	842	7,144	19,116
$100,000-$149,999	1,258	8,850	26,766
$150,000-$199,999	664	4,355	11,932
$200,000 or greater	398	3,574	10,259
Median HH Income	$91,095	$77,474	$76,061
Average HH Income	$106,815	$96,726	$95,660



2026 Household Income



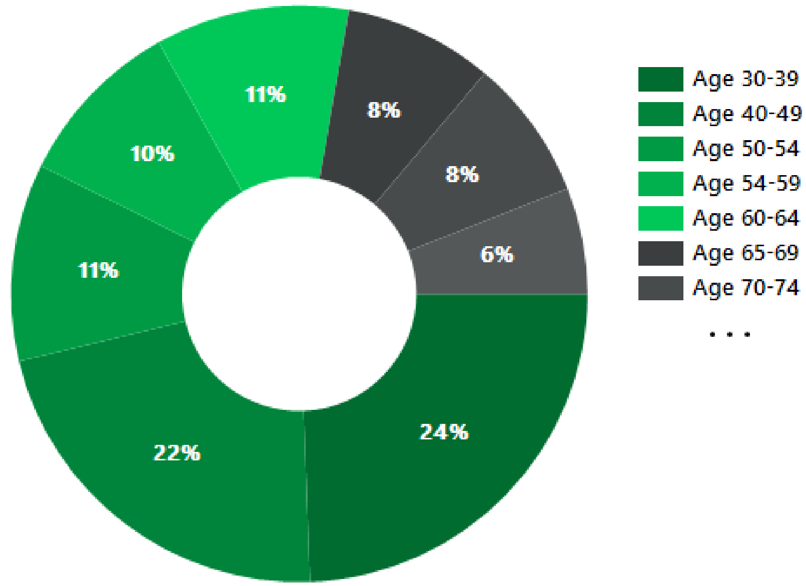
2026 Own vs. Rent - 1 Mile Radius



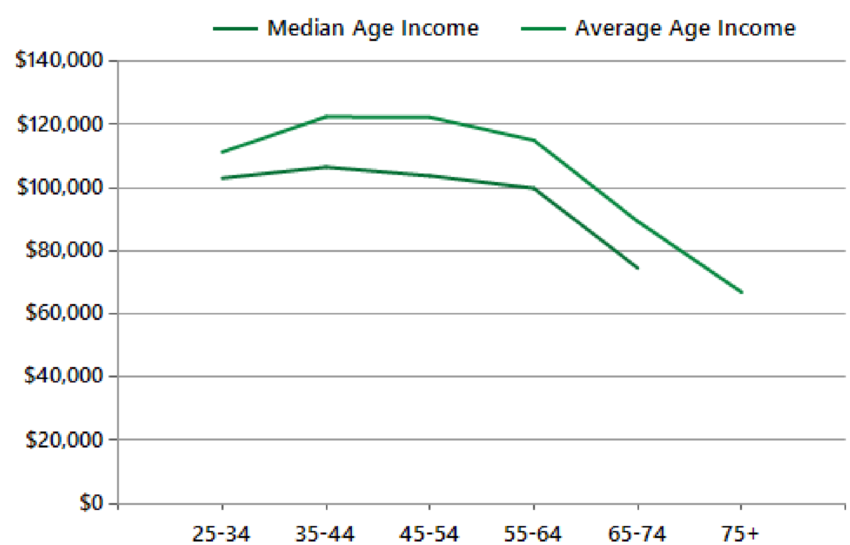
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,038	9,918	29,279
2026 Population Age 35-39	1,017	8,637	26,437
2026 Population Age 40-44	995	8,059	25,081
2026 Population Age 45-49	844	7,150	21,740
2026 Population Age 50-54	933	7,131	20,770
2026 Population Age 55-59	806	6,299	18,092
2026 Population Age 60-64	915	6,465	17,674
2026 Population Age 65-69	704	5,589	15,439
2026 Population Age 70-74	666	4,783	12,884
2026 Population Age 75-79	502	3,402	9,404
2026 Population Age 80-84	290	1,812	5,377
2026 Population Age 85+	183	1,320	4,343
2026 Population Age 18+	11,205	91,983	271,180
2026 Median Age	39	36	35
2031 Median Age	40	38	37

Population By Age

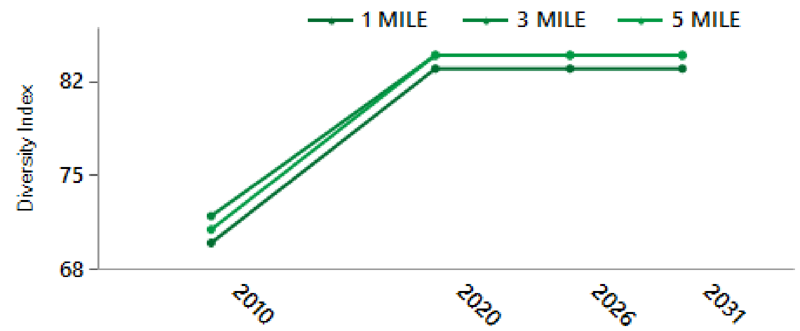


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$103,016	$77,231	$75,275
Average Household Income 25-34	$111,254	$93,445	$92,356
Median Household Income 35-44	$106,504	$91,091	$91,739
Average Household Income 35-44	$122,459	$111,800	$110,906
Median Household Income 45-54	$103,728	$95,326	$96,946
Average Household Income 45-54	$122,300	$114,282	$114,849
Median Household Income 55-64	$99,794	$86,345	$83,414
Average Household Income 55-64	$115,002	$105,941	$103,445
Median Household Income 65-74	$74,523	$61,314	$59,420
Average Household Income 65-74	$89,277	$81,000	$79,233
Average Household Income 75+	$66,906	$62,711	$59,824

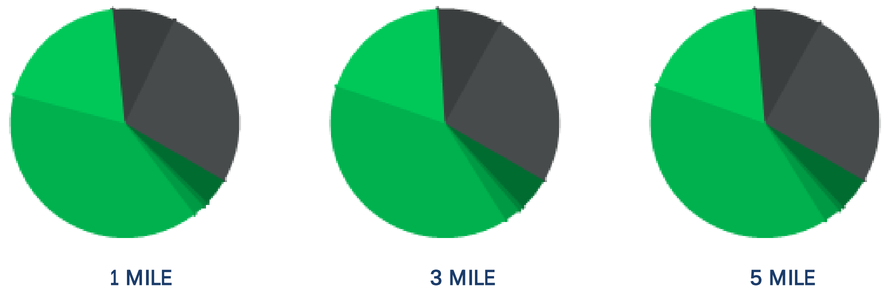


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	84	84
Diversity Index (current year)	83	84	84
Diversity Index (2020)	83	84	84
Diversity Index (2010)	70	72	71

POPULATION DIVERSITY



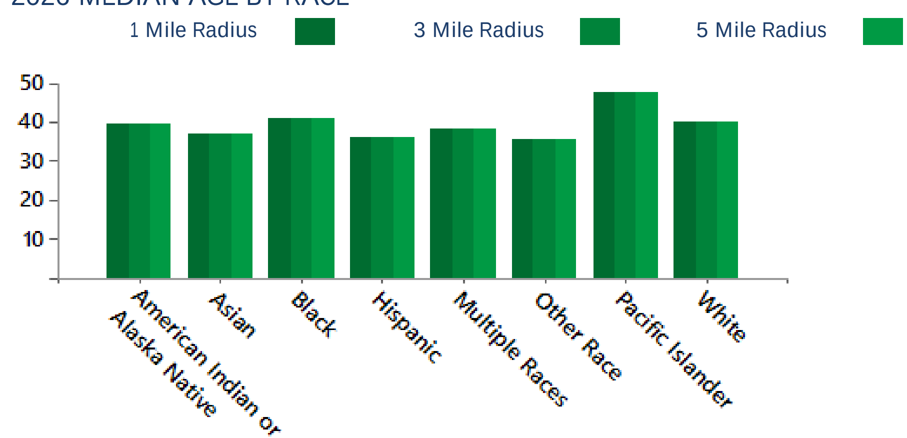
POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	5%	5%
American Indian	1%	1%	1%
Asian	2%	2%	2%
Hispanic	39%	39%	39%
Multiracial	19%	19%	18%
Other Race	9%	9%	9%
White	26%	25%	25%

2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	36	36
Median Asian Age	37	38	37
Median Black Age	41	36	35
Median Hispanic Age	36	34	33
Median Multiple Races Age	38	36	34
Median Other Race Age	36	35	34
Median Pacific Islander Age	48	32	33
Median White Age	40	37	37

2026 MEDIAN AGE BY RACE



GREAT NORTHWEST SHOPPING CENTER

07 **Additional Information**

IABS-Ray_Kang

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

Great Northwest Shopping Center

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RESOLUT RE and it should not be made available to any other person or entity without the written consent of RESOLUT RE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RESOLUT RE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RESOLUT RE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RESOLUT RE has not verified, and will not verify, any of the information contained herein, nor has RESOLUT RE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Ray Kang, CCIM
RESOLUT RE
Principal
(512) 400-5950
rkang@resolutre.com
TX 693716

RESOLUT RE

Brokerage License No.: 9003193
www.resolutre.com

711 Navarro St #300, San Antonio, TX 78205

powered by CREOP