

Offering Memorandum

**Tree Mount Temple
Church & Learning Center**
6035 Seguin Rd
San Antonio, Texas 78233



Presented By:

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Disclaimer-

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Investment Overview

Offering Summary

Fremont Realty Corporation is proud to present the opportunity to acquire 2 single-tenant industrial/office investments on a new triple net (absolute NNN) lease located at 6035 Seguin Rd in San Antonio, Texas' east side.

The subject properties consist of 2 one-story buildings to be sold on a Sale/Leaseback - 1 industrial built in 2005 and 1 office built in 1990 with approximately 15,800 combined square feet. The property has ample parking with additional parking available next door for \$500/month for the building's occupants and visitors. This is a well-managed church facility with an attractive new, three-year lease providing the investor with a chance to acquire a secure, industrial office investment in San Antonio's East side near busy Foster Rd. and minutes from IH 10, IH 35 and 410.



The property is comprised of 1 office/showroom/administrative building currently being used as the church sanctuary and administrative offices and 1 fully air conditioned industrial/warehouse building with 29' ceilings with a kitchen and a loft area currently being used as a day care and gymnasium. The area is dominated with industrial, retail and residential property types with major industrial users such as Frito Lay and Sumitomo. The subject property has close freeway access and is located on Seguin Rd minutes eastward of IH 35 and Loop 410 and north of IH 10. San Antonio has a strong industrial base, especially in the immediate area with dominant employers like HEB and Amazon holding a strong processing and distribution center presence near the east IH 10 corridor. This property is well-positioned for its continual use as a religious facility, youth organization/gymnasium, or for office/showroom/administrative space in the front building (8,800 sq. ft.) and specialized manufacturing/mill shop or standard distribution in the rear building (7,000 sq. ft.).

The city's romantic and historical downtown area includes attractions like the Riverwalk, Sunset Station and River Center Mall which help maintain San Antonio's status as the most visited city in the state of Texas and the 17th most visited in the nation! It's comfortable business climate coupled with its strong economic base in tourism/hospitality, banking, military and the medical industry attracts more than 37.7 million visitors to the city annually. San Antonio is the 7th largest city in the United States with a growing population of over 1.6M residents. Located deep in the heart of Texas, San Antonio enjoys a state income tax free living with headquarters to major employers including Joint Base San Antonio (JBSA), HEB, USAA and Methodist Healthcare. San Antonio's Metropolitan Statistical Area grew by 205,000 people between 2020 and 2024, and population of Bexar County, Texas in 2022 was 2.1 million, 19.5% up from the 1.7 million who lived there in 2010. For comparison, the US population grew 7.7% and Texas's population grew 19% during that period.

The subject property offered on a sale/leaseback to two, long-term occupants that will continue their stay with brand new three-year absolute NNN leases. The tenants shall be comprised of a church (Greater Tree Mount Temple Baptist Church) and daycare center (TreeHouse Christian Learning Center) that have been comfortably occupying the entire building for approximately 7 years. The new leases contain fixed rents. The building provides a safe, steady ideal passive income stream backed by solid tenants.

- ✓ Attractive Showroom and Warehouse space in San Antonio, Texas East side
- ✓ Long Term Occupants on New Three Year NNN Leases (Absolute NNN)
- ✓ Established Church and Daycare
- ✓ Near from IH 10 and Foster Road
- ✓ Strong Demographics
- ✓ Healthy Industrial Area
- ✓ Additional Parking Area Available

Investment Highlights

Description of Property

Property Address: 6035 Seguin Rd, San Antonio, Texas 78233

Number of Tenants: 2

Number of Stories: 1

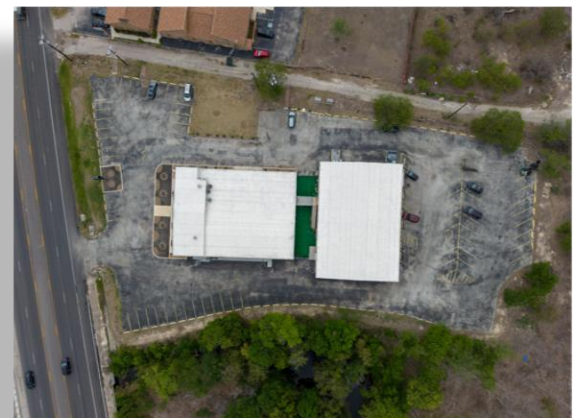
Square Footage (BCAD): 15,800 sq. ft. (combined)

Year Built: 1990/2005

Lot Size: 0.6112 acres plus 1.85 in flood plain

Use: Industrial/Office Investment

Area/Sub-Market: East Side



- ✓ Strategically Located in busy east side area near Foster Rd
- ✓ Located a few minutes from IH 10, IH 35 and Loop 411
- ✓ Near Amazon, Frito Lay and HEB Distribution Centers
- ✓ Perfect for small industrial user needing showroom space!

Executive Summary

Proforma

Price:	\$2,750,000
Loan Amount:	\$2,062,500
Loan Type:	New (Proposed)
Interest Rate/Amortization:	6% / 25 years
Occupancy:	100%
CAP Rate:	6.89%
NOI:	\$189,600

Expenses

Electricity:	\$24,570	Water:	\$4,123
Maintenance:	\$2,370	Legal:	\$10,000
Property Taxes:	\$0***	Accounting:	\$1,550
Property Insurance:	\$16,800	Repairs:	\$25,000
Pest Control:	\$1,200	Parking Lot:	\$3,700
Lawn/Grounds:	\$6,600	Supplies:	\$18,780
Trash/Waste Disposal:	\$7,829		



***The owner is a non-profit and does not pay property taxes.
Taxes on the property for the new owner are estimated to be \$50,875

Offering

Property:	Greater Tree Mount Temple Baptist Church	Address:	6035 Seguin Rd, San Antonio, Texas 78233
Price:	\$2,750,000	Legal Description:	NCB 17630, Block 1, Lot 2
Zoning:	C-3 (Rezoning to I-1)		(Redeeming Grace Bapt Church)
Type:	Sale/Leaseback		

Site Description

Parking Spaces (Bldg & Lot):	84	Parking Ratio:	5.3
Topography:	Grade	Land Area:	2.4627 Acres (1.8515 Flood Zone – not used)

Utilities

Gas:	N/A	Water:	SAWS
Electric:	CPS	Sewer:	SAWS
Trash:	Waste Management		

Construction

Foundation:	Concrete	Parking Surface:	Asphalt
Roof:	Metal	Floor:	Concrete, Tile
Ceiling Height:	29' (Back building)	Overhead Doors:	2
Stories:	2		

Mechanical

HVAC:	Central	No. of Units:	5
Security Cameras:	Yes	Off Site Management:	Available





Exterior Photographs



Interior Photographs - Building 1



Waiting Area



Lobby

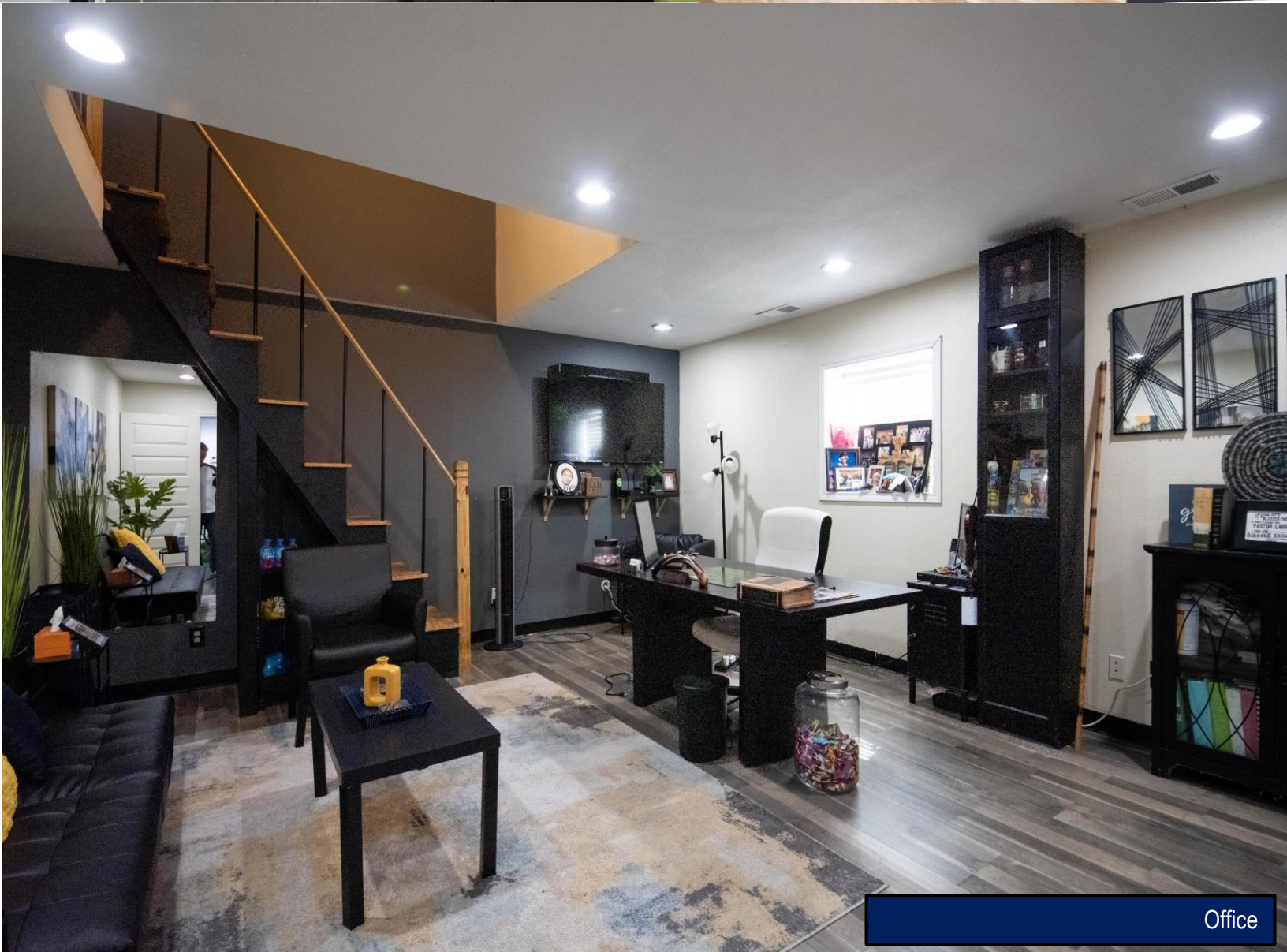
Interior Photographs - Building 1



Waiting/Conference Area



Lounge



Office

Interior Photographs - Building 1



Sanctuary

Interior Photographs - Building 1



Hallway/Display Area



Sound Booth



Restroom

Interior Photographs - Building 2



Fully Air Conditioned Warehouse

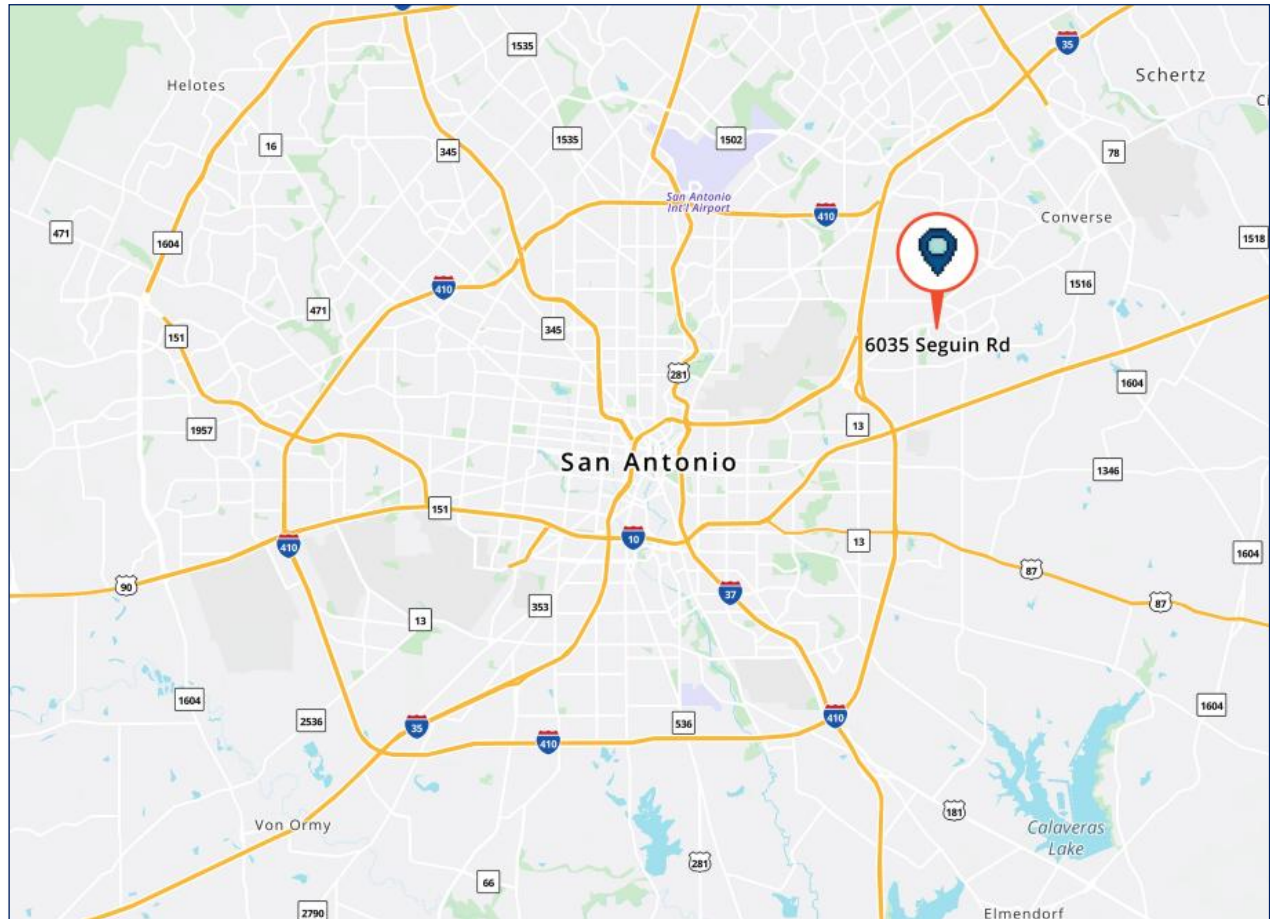


Gymnasium

Interior Photographs - Building 2



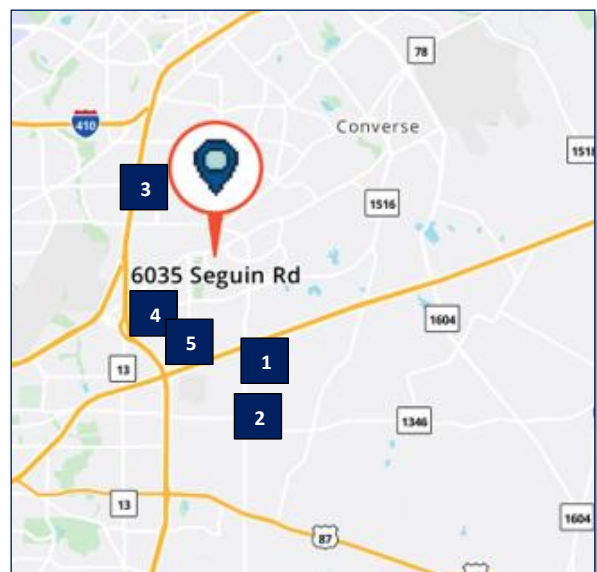
Area Map



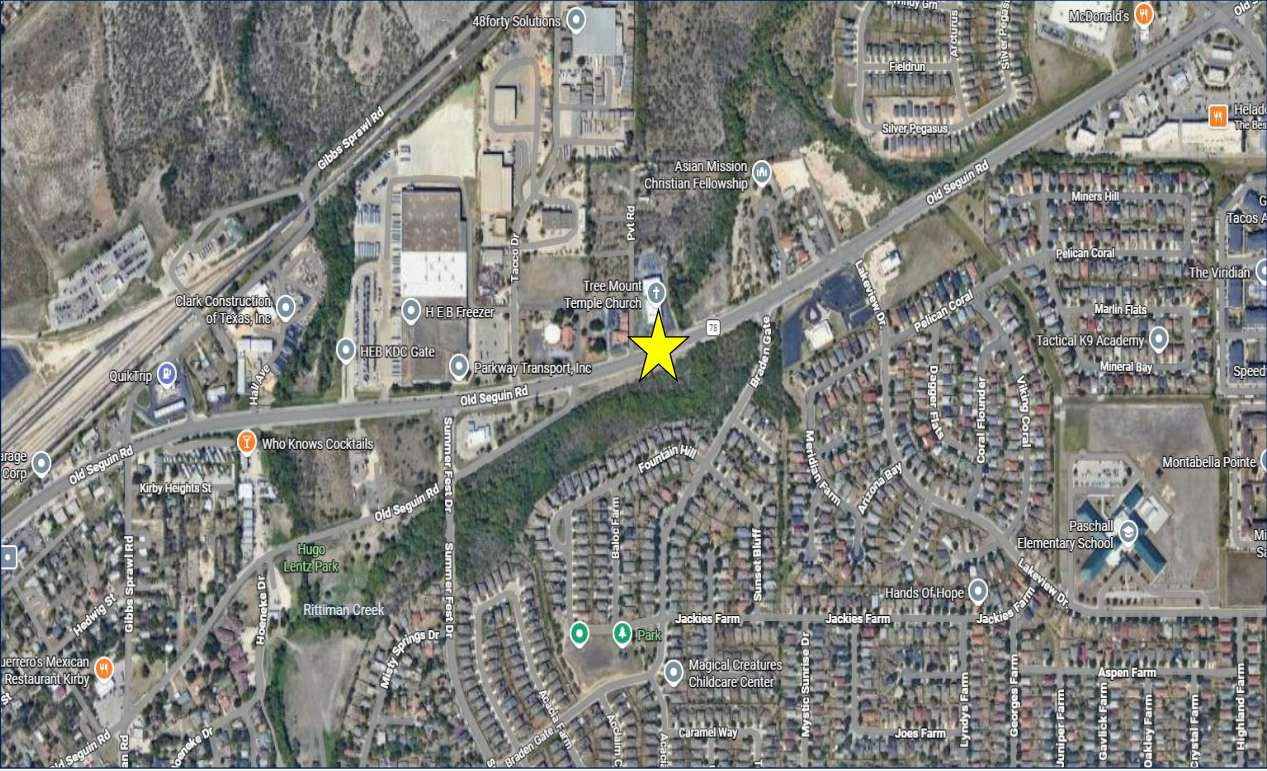
6035 Seguin Rd (SUBJECT)

1. Amazon
2. HEB Distribution
3. HEB Industrial Park
4. Frito Lay
5. Sumitomo

The subject property sits in an industrial area in San Antonio's East Side.



Area Map





Financial Analysis

Rent Roll

& Tenant Information

Tenant (SALE/LEASEBACK)	Sq. Ft.	% Bldg.	New Lease Commencement	New Lease Expiration	Annual Rent PSF	Total Rent Per Month	Total Rent Per Year
Greater Tree Mount Temple Baptist Church	8,800	55%	June 1, 2026	May 31, 2029	\$12	\$8,800	\$105,600
TreeHouse Christian Learning Center	7,000	45%	June 1, 2026	May 31, 2029	\$12	\$7,000	\$84,000
Total	15,800	100%	June 1, 2026	May 31, 2029	\$12	\$15,800	\$189,600



Tree Mount Temple Church

Greater Tree Mount Temple Baptist Church provides a holistic approach to Christianity and delivers a Bible based ministry to the San Antonio community. Its congregation serves those in need through a life changing Christian journey.

Founded by Pastor Larry Thompson in 2011 on the city's east side, its mission is to serve God by working for justice and peace, and to respect and learn from all the great faith traditions with the desire to be known by the love people have for one another. Tree Mount Temple is a vital component to the local community by lending a hand to those who have been affected by drugs, family matters and anyone who is lost or hurting. The "Tree" provides various types of assistance through faith-based programs in addition to traditional Sunday mass where anyone is invited to attend a safe place for worship and gospel teachings.

The church would be leasing back Building 1 on a new 3-year absolute NNN lease.

<http://www.treemounttemple.com>

Website	treemounttemple.com
Number of Locations	1
Lease Term	3 years (new lease)
Suite	Building 1 (Offices/Admin)



TreeHouse Christian Learning Center

As an extension of Tree Mount Temple Baptist Church, TreeHouse Christian Learning Center supplements the mission of fulfilling service to God via its daycare and afterschool programs. At the learning center children can unlock their potential by discovering, recognizing and understanding their unique needs and abilities. Through their Christian based programs, each child can excel academically, socially, and spiritually.

The learning center would be leasing back Building 2 on 1 new 3-year absolute NNN lease.

<http://www.treemounttemple.com/treehouse.html>

Website	http://www.treemounttemple.com/treehouse
Number of Locations	1
Lease Type	3 years (new lease)
Suite	Building 2 (Gymnasium)

Sales Price Information

Summary	
Price:	\$2,750,000
Down Payment:	\$687,500
Down Payment %:	25%
Number of Tenants:	2
Occupancy:	100%
Year Built:	1990/2005
Return	
CAP Rate	6.89%
Debt Coverage Ratio:	1.2



Operating Data		
Income	Current (EOY 2026)	Proforma (2027)
Scheduled Base Rental Income	110,600	189,600
Potential Gross Revenue:	110,600	189,600
Vacancy:	-	-
Effective Gross Revenue:	110,600	189,600
Other Income:	-	-
Net Operating Income (NOI)	110,600	189,600
Cash Flow Before Taxes:	110,600	189,600
Debt Service:	93,023	159,468
Net Cash Flow (After Debt Service):	17,577	30,132
Principal Reduction:	21,149	36,713
Total Return	38,726	66,845
Operating Expenses (Tenants Responsibility)	98,148	178,518
Electricity:	14,333	25,307
Maintenance:	1,383	2,441
Property Taxes:	***29,677	***52,401
Property Insurance:	9,800	17,304
Pest Control:	700	1,236
Lawn/Grounds:	3,850	6,798
Trash/Waste Disposal:	4,567	8,064
Water:	2,405	4,247
Legal:	2,833	10,300
Accounting:	904	1,596
Repairs:	14,583	25,750
Parking Lot:	2,158	3,811
Supplies:	10,955	19,263

Proposed Financing	
Loan Amount:	\$2,062,500
Down Payment:	\$687,500
Loan Type:	New (Proposed)
Interest Rate	6%
Amortization/Loan Term:	25 years/25 years
Monthly Debt Service:	\$13,289

Assumptions/Notations

Proforma expenses based on actual 2026 expenses plus 3%
 Current prorated expenses are from 6/1/26 – 12/31/26 (7 months)
 Management fee equal zero as this NNN lease is absolute
 Closing costs to buyer estimated at 3%

***The current owner is a non-profit and does not pay taxes



Market Analysis

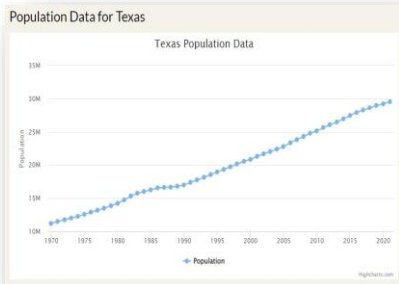
Market Summary

State of Texas

The Texas commercial real estate market is resilient. Non-residential construction and leading indicators are on the rise and the CRE office market performs consistently better than the United States in vacancy, absorption, market rent growth and numerous other factors.

Locationally, Texas' proximity to the Gulf Coast, Mexico and other states combined with the many employers like Dell, Foxconn Assembly, Pizza Hut, AT & T, American Airlines, & Tenet Healthcare who are headquartered in Texas make it an attractive climate for business and commercial real estate investment.

Texas led the United States in population growth for the third consecutive year in 2025 largely due to migration as well as the influx of businesses and visitors from surrounding areas who become Texas residents.



- *Texas is the fastest growing state in the country for 3 years straight!*
- *Texans enjoy a low cost of living, healthy economic base, robust job market and strong growth history.*
- *Texas is the state with the most commercial real estate transactions, consistently ranking as the premier destination for CRE investment in the United States!*
- *4 of the top ten largest cities in the US are in Texas!*

TEXAS MARKET HIGHLIGHTS

↑1%
Texas Nonfarm Annual
Growth Rate 2025

↑0.9%
Jobs Gained
2025

↑1.2%
Population Increase
2025

↑7.5%
S.A. Median Home Price
2025

↑13%
Wage Increases
March 2024 – March 2025



Bexar County

Bexar County is the county seat in which San Antonio, Texas is located and when combined with Comal and Medina counties is generally considered the San Antonio Metropolitan District. It is projected to be one of the five fastest growing counties in Texas and has a population of over 2.15 million!

- ✓ **Low Unemployment Rate** - The 2025 unemployment rate for Bexar County is 3.7% !
- ✓ **Young Workforce**: The median age of residents is 35.1 years !
- ✓ **Diverse Economy**: A high number of employer firms are owned by women, minorities, and veterans.



Market Summary

San Antonio

Commercial real estate in San Antonio is the driving force behind major investments in the City.

- The market is described as a "top housing hot spot for 2025" due to affordability relative to other major cities.
-Texas Real Estate Research Center
- San Antonio has been ranked as one of the most stable markets for rental activity in the nation by RENTCafe!
- Ranked among top 20 U.S. metros for new home construction and 7th for new apartment construction in 2025.
- San Antonio is ranked as the most affordable major Texas city to buy a home, with a 3.2 affordability ratio, and the No. 1 buyer's market in the U.S. in 2025/2026 by Spectrum News
- Ranked in the Top Ten most affordable U.S. Metros in Texas!
- San Antonio has low taxes, low cost of living, and low cost of business expenses – perfect for CRE!
- Top rated suburbs/neighborhoods by Niche include Alamo Heights (A+), Terrell Hills (A+), Fort Sam Houston (A+), and Shavano Park!
- San Antonio boasts low land prices, low materials & labor costs for continual CRE development!



Key Economic Indicators & Economic Base

- ✓ San Antonio's Economic Base is driven by tourism, military, medical and research industries.
- ✓ Home to major employers Whataburger, HEB, USAA, Southwest Research Institute and Valero Energy.
- ✓ Companies with major presence/hubs in San Antonio include Rackspace, Amazon, Tesoro, TaskUs, Harte-Hanks, Methodist Healthcare System, CST Brands, Pearson and iHeart Media

The City of San Antonio, Texas

16 area colleges and universities!

5 Military bases & major research/STEM companies!

Skilled workforce of over 1 million!



San Antonio, Texas is a vibrant and robust city experiencing exponential growth due to the constant influx of people from other US cities and Mexico. It is the 7th largest city in the U.S. and the second most populous city in the State of Texas. It is headquarters to major employers including: HEB, Frost Bank, USAA, Joint Base San Antonio (JBSA) and Southwest Research Institute (SWRI).

San Antonio is considered to be more affordable than other cities and has a cost of living well below the national average (and below other Texas cities). It ranks in the top ten for tech job cities within the US and has the highest concentration of cyber security and intelligence professionals next to Washington DC with an economic impact of approximately \$10 Billion! Its medical sector is home to over 100 hospitals and medical facilities with a strong bioscience industry having an economic impact of \$42 Billion with 1 in every 6 of the active workforce population employed in the medical field!



San Antonio also has the 4th largest manufacturing market in Texas with over 52,000 skilled manufacturing workers. Its manufacturing economic impact is over \$40.5 Billion and has a large and diverse manufacturing industry representing every major sector of US manufacturing including materials and electricity, equipment and metal, transportation, and diversified products. The city is only a few hours away from Mexico, Austin, Houston (including Port Houston) and the Gulf of Mexico.

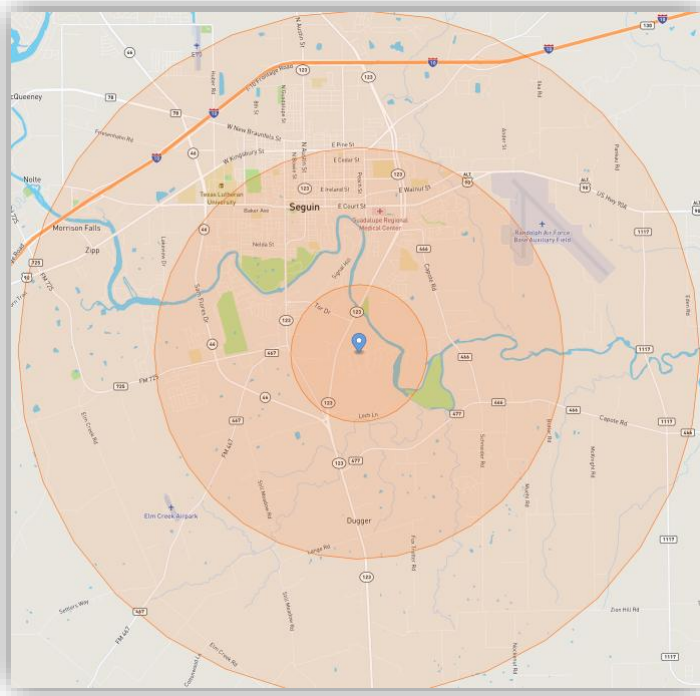


THE SHOPS AT
LA CANTERA



San Antonio Riverwalk

Demographic Analysis



1, 3 & 5 MILE RADIUS TRENDS

POPULATION	1 MILE	3 MILE	5 MILE
	2,002	19,409	32,189
MEDIAN HH INC	1 MILE	3 MILE	5 MILE
	\$68,839	\$58,332	\$61,256
AGE	1 MILE	3 MILE	5 MILE
	37	40	40
ETHNICITY	1 MILE	3 MILE	5 MILE
White	888	6,946	10,392
Black	234	995	1,898
American Indian	0	22	31
Asian	0	12	103
Pacific Islander	0	0	5
Hispanic/Latino	861	11,165	19,119
Mixed Races	19	199	503

1, 3 & 5 MILE RADIUS TRENDS

EDUCATION	1 MILE	3 MILE	5 MILE
No High School	181	1,928	3,951
High School	524	5,575	9,009
Some College	244	2,404	3,914
Associate's	113	992	1,515
Bachelor's	167	1,562	2,577
Advanced	70	811	1,340
EMPLOYMENT	1 MILE	3 MILE	5 MILE
Employed	784	9,524	15,690
Unemployed	83	539	778
HOMES	1 MILE	3 MILE	5 MILE
Own	488	4,787	13,532
Rent	247	2,929	12,469
GENDER	1 MILE	3 MILE	5 MILE
Male	948	8,847	32,189
Female	1,054	10,562	16,477



Broker Disclosure



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.

11-2-2015



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.

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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

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