



FOR SALE

SO-HI VILLAGE

5200 N Tarrant Parkway, Fort Worth, TX
76137

Stephen Berchermann

Vice President of Investment Sales/ Leasing Agent
210.816.2734
sberchermann@foresitecre.com

Chad Knibbe, CCIM

Principal / Director of Investment Sales
210.816.2734
Cknibbe@foresitecre.com

Confidentiality and Restricted Use Agreement

This Confidential Offering Memorandum ("COM") is provided by Foresite Commercial Real Estate, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Foresite Commercial Real Estate.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Foresite Commercial Real Estate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Foresite Commercial Real Estate.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Foresite Commercial Real Estate relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Foresite Commercial Real Estate, all or any part of this COM or the Information; (3) upon request by Foresite Commercial Real Estate at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless comp all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Foresite Commercial Real Estate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

OFFERED EXCLUSIVELY BY



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Leasing Agent

sberchermann@foresitecre.com

P: +1 210.816.2734



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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	5
FINANCIAL ANALYSIS	8
DEMOGRAPHICS	12



SECTION 1

PROPERTY INFORMATION

FOR SALE

SO-HI VILLAGE



OFFERING SUMMARY

Sale Price:	\$2,350,000
Cap Rate:	6.23%
NOI:	\$146,320
Available SF:	1,000 - 1,800 SF
Lot Size:	1.57 Acres
Year Built:	2010
Building Size:	7,900 SF
Market:	Fort Worth, Texas
Price / SF:	\$297.47

PROPERTY OVERVIEW

So-Hi Village is a 7,900 square-foot retail center and is anchored by 7-Eleven and is situated on the signalized corner of North Tarrant Parkway and Park Vista Boulevard, next to a newly constructed Kroger and Natural Grocers. So-Hi Village offers two 2nd generation spaces, to include an 1,800 square foot end cap with drive-thru.

PROPERTY HIGHLIGHTS

- National credit tenant anchored
- Hard corner location
- Average household income exceeds \$101,000
- Densely populated neighborhood submarket

PROPERTY INFORMATION || EXECUTIVE SUMMARY

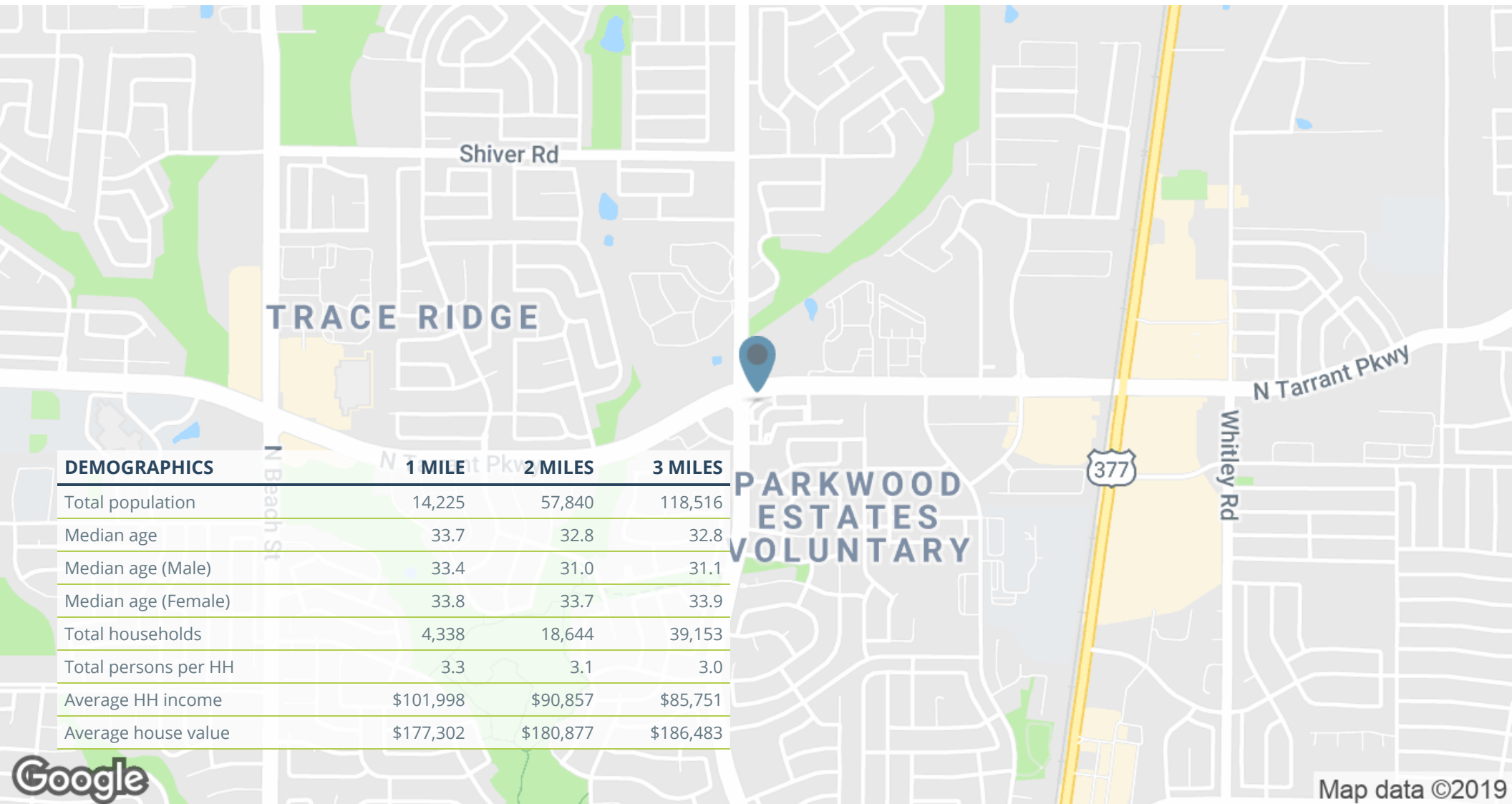
SECTION 2

LOCATION INFORMATION



FOR SALE

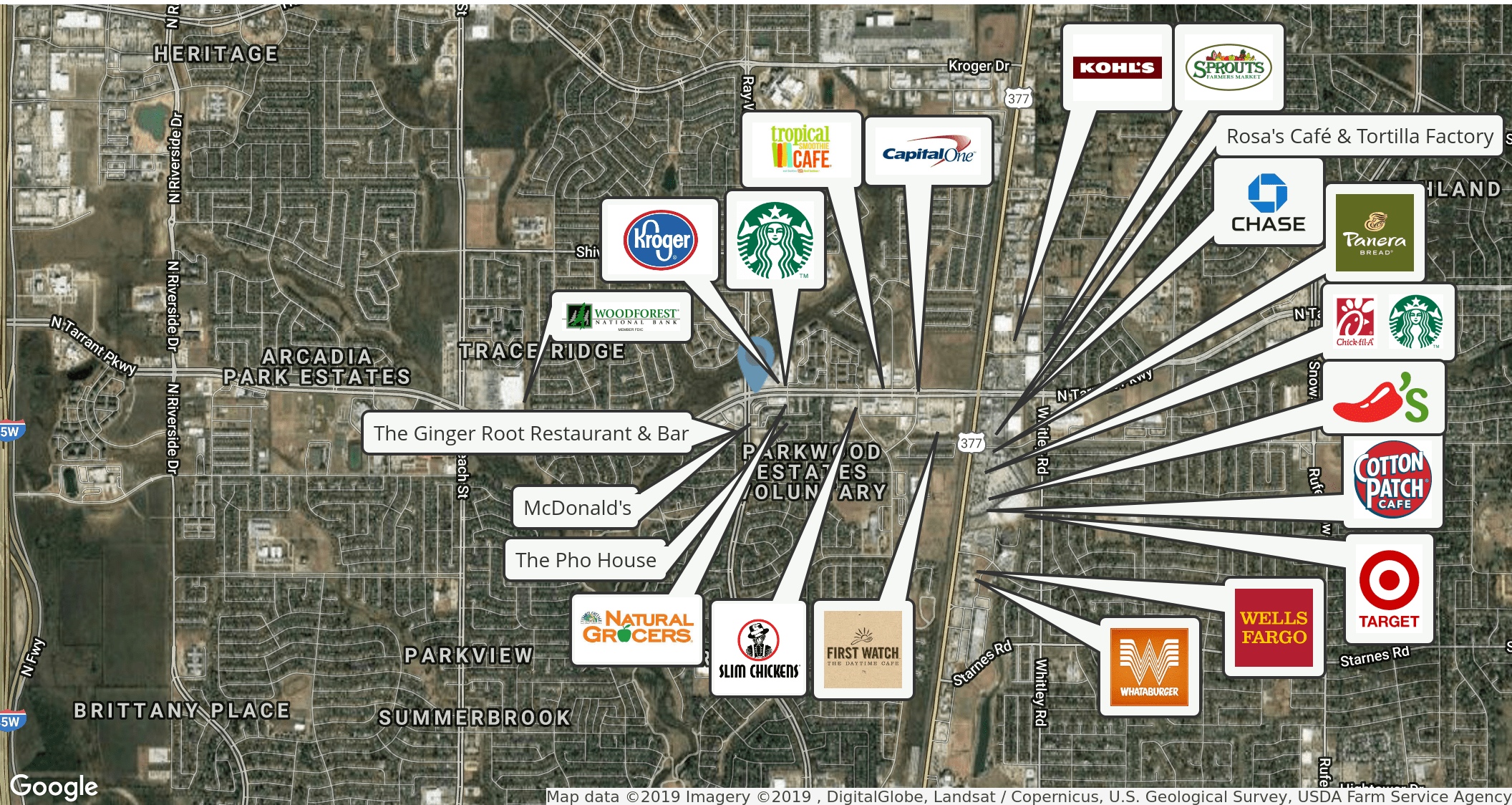
SO-HI VILLAGE



LOCATION INFORMATION || REGIONAL MAP

FOR SALE

SO-HI VILLAGE



LOCATION INFORMATION || AERIAL MAPS

1380 PANTHEON WAY STE 290 || SAN ANTONIO, TX 78232 || 210.816.2734 || FORESITECRE.COM

SECTION 3

FINANCIAL ANALYSIS

FOR SALE

SO-HI VILLAGE

TENANT NAME	UNIT NUMBER	% OF GLA	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	ESC. DATE	PRICE PER SF/YR
7-Eleven	130	37.97	3,000	07/21/2010	05/31/21	\$79,750	May 2021	\$26.58
Goshen Nature Market	128	13.92	1,100	05/01/2018	06/30/2023	\$12,648		\$11.50
Community Driving School	124	12.66	1,000	03/01/2019	06/30/2026	\$13,000	June 2020	\$13.00
Sun Massage	120	12.66	1,000	03/19/2018	06/30/2023	\$16,884		\$16.88
Drive Thru Vapors III	100	22.78	1,800	10/15/2018	10/14/2025	\$27,000	Aug 2019	\$15.00
Totals/Averages			7,900			\$149,282		\$18.90

TENANT NAME	RENEWAL OPTIONS	CO-TENANCY CLAUSES	EXPENSE REIMBURSEMENTS	TERMINATION OPTIONS	RIGHT OF FIRST REFUSAL
7-Eleven	Six, 5-Year	Yes	NNN; No Management	No	No
Goshen Nature Market	No	No	NNN; 15% Admin	No	No
Community Driving School	No	No	NNN; 15% Admin	No	No
Sun Massage	No	No	NNN; 15% Admin	No	No
Drive Thru Vapors III	No	No	NNN; 15% Admin	No	No
Totals/Averages					

FOR SALE

SO-HI VILLAGE

INVESTMENT OVERVIEW

JULY 2019 BUDGET - ANNUALIZED

PRO FORMA - UPON 7-ELEVEN RENEWAL

Price	\$2,350,000	
Price per SF	\$297.47	
CAP Rate	6.2%	6.57%
Cash-on-Cash Return (yr 1)	6.23 %	6.57%
Total Return (yr 1)	\$146,320	\$154,295

OPERATING DATA

JULY 2019 BUDGET - ANNUALIZED

PRO FORMA - UPON 7-ELEVEN RENEWAL

Gross Scheduled Income	\$257,917	\$265,892
Other Income	\$0	
Total Scheduled Income	\$257,917	\$265,917
Gross Income	\$257,917	\$265,917
Operating Expenses	\$111,597	
Net Operating Income	\$146,320	\$154,295
Pre-Tax Cash Flow	\$146,320	\$154,295

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INCOME SUMMARY

JULY 2019 BUDGET - ANNUALIZED

PER SF

Base Rental Income	\$149,282	\$18.90
Operating Expense Reimbursements	\$108,635	\$13.75
Gross Income	\$257,917	\$32.65

EXPENSE SUMMARY

JULY 2019 BUDGET - ANNUALIZED

PER SF

Fire Protection	\$1,085	\$0.14
Landscaping/Irrigation	\$6,170	\$0.78
Management Fee	\$7,800	\$0.99
Insurance	\$3,744	\$0.47
Maintenance	\$750	\$0.09
Property Tax	\$78,111	\$9.89
Electricity	\$2,534	\$0.32
Water/Sewer	\$4,210	\$0.53
Trash Disposal	\$6,149	\$0.78
General & Admin	\$1,044	\$0.13
Gross Expenses	\$111,597	\$14.13
Net Operating Income	\$146,320	\$18.52

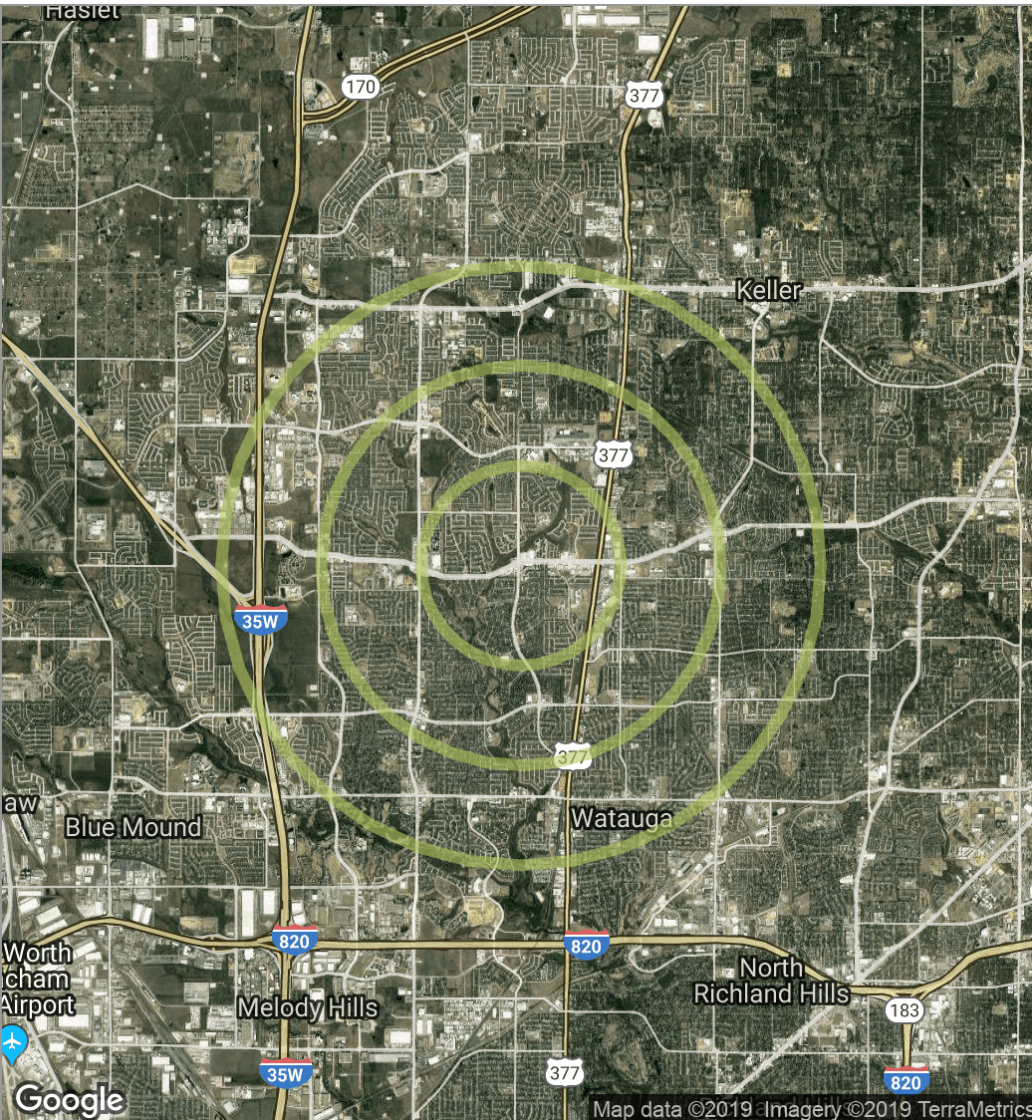
SECTION 4

DEMOGRAPHICS

Population within Three Miles: 134,297
Average HH Income within Three Miles: \$97,619

FOR SALE

SO-HI VILLAGE



POPULATION	1 MILE	2 MILES	3 MILES
Total population	14,225	57,840	118,516
Median age	33.7	32.8	32.8
Median age (Male)	33.4	31.0	31.1
Median age (Female)	33.8	33.7	33.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,338	18,644	39,153
# of persons per HH	3.3	3.1	3.0
Average HH income	\$101,998	\$90,857	\$85,751
Average house value	\$177,302	\$180,877	\$186,483
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	14.6%	15.5%	16.7%
RACE (%)	1 MILE	2 MILES	3 MILES
White	75.5%	75.7%	75.3%
Black	7.6%	7.7%	7.6%
Asian	8.4%	6.9%	6.6%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.3%	0.7%	0.7%
Other	3.6%	5.5%	6.8%

* Demographic data derived from 2010 US Census



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.

FORESITE REAL ESTATE, INC.	9003568	bbabcock@foresitecre.com	(210) 816-2734
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
BETHANY BABCOCK	598255	BBABCOCK@FORESITECRE.COM	(210) 816-2734
Designated Broker of Firm	License No.	Email	Phone
CHAD KNIBBE	497303	CKNIBBE@FORESITECRE.COM	(210) 816-2734
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN BERCHELMANN	589832	SBERCHELMANN@FORESITECRE.COM	(210) 816- 2734
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date