

Marcus & Millichap
TAG INDUSTRIAL GROUP

10906 LAUREATE DRIVE

SAN ANTONIO, TX 78249

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

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The background of the slide is a photograph of an industrial building. The left side shows the interior of a large, empty warehouse with a high ceiling supported by a grid of dark steel beams. The right side shows the exterior of the building, featuring light-colored corrugated metal siding and a concrete base. A thin orange horizontal line is positioned above the main title.

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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Two-Unit 7,205-Square-Foot Flex Property Situated on 0.58 Acres
- Featuring 13'-15' Clear Height, Three Grade Doors, 20 Parking Spaces, and 3,937 Square Feet of Office
- Renovated in 2017 - Full LED Lighting | Highly Accessible Location Off I-10
- Recent Renewal on 1,887 Square Feet: Creating Partial Lease-up or Owner-User Opportunity

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 10906 Laureate Drive in San Antonio, Texas. The subject property consists of approximately 7,205 square feet of flex space and is situated on 0.58 acres of land. The multi-tenant asset features two units, a clear height ranging between 13' and 15', three grade-level doors, three-phase heavy power, 20 parking spaces, and 3,937 square feet of office space. Delivered in 1995, the property was renovated in 2017. Located just off Interstate 10, the property sits about 12 miles northwest of Downtown San Antonio. With only 1,887 square feet of the property occupied by Copperra LLC on a lease that runs through July 2028 (renewable for 24 months with a 2.5 percent escalation), the property can be purchased as a lease-up investment, or partial owner use and investment.

The subject property is well-positioned within the mid-sized Northwest submarket, containing 17.8 million square feet of industrial space. In 2025, net absorption contracted by about -112,000 square feet as net deliveries added roughly 111,000 square feet to the inventory. Industrial vacancies rose to 7.1 percent as annual rent growth slowed to 2.0 percent. With only slightly more than 73,000 square feet under construction, representing less than 1.0 percent of inventory, industrial demand will be in the driver's seat of vacancies and rents in Northwest for the foreseeable future (CoStar).

Home to the Alamo and famous River Walk, San Antonio metro is the primary residence of 2.7 million people. San Antonio is the second most populous city in Texas behind Houston, housing more than 1.5 million residents. The local economy is anchored by the industries of healthcare, tourism, and national defense. An extensive transportation network provides shipping options to domestic and international markets. Additionally, the formation of the Eagle Ford Shale that runs through Atascosa and Wilson counties has cultivated a thriving energy sector. Valero Energy, one of the largest oil companies in the U.S., is headquartered in San Antonio. Major private employers include AT&T, Wells Fargo, USAA, and Toyota. San Antonio offers a high quality of life with a variety of entertainment including the NBA's San Antonio Spurs, SeaWorld, and Six Flags.

PROPERTY DETAILS

10906 LAUREATE DRIVE, SAN ANTONIO, TX 78249

Number of Suites	2
Number of Buildings	1
Total Square Feet	7,205 SF
Warehouse Square Feet	3,268 SF
Office Square Feet	3,937 SF
Office Ratio	54.64%
Year Built	1995 Renovated 2017
Lot Size	0.58 Acres
Type of Ownership	Fee Simple
Clear Height	13'-15'
Parking Spaces	20
Parking Surface	Asphalt
Building Class	B
Tenancy	Multi-Tenant
Grade Level Doors	3
Construction	Masonry
Power	3p
Type of Lighting	LED
Zoning	C-3R - General Commercial
Roof Type	Built Up Roof
Age/Condition of Roofs	Average
HVAC Units	2
Age/Condition of HVAC	Suite 100 - 10 Ton Unit Replaced 3 Years Ago
Sprinklers	No
Market	TX-San Antonio
Submarket	Northwest Industrial
Market Vacancy	6.40%



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10906 LAUREATE DRIVE

SAN ANTONIO, TX 78249

OFFERING PRICE

\$1,300,000

PRO FORMA CAP RATE

8.33%

Offering Price	\$1,300,000
Pro Forma Cap Rate	8.33%
Price/SF	\$180.43
Total Square Feet	7,205
Pro Forma Rental Rate	\$17.49
Lease Type	Triple-Net (NNN)
Lease Term as of 3/1/2026	2.41 Years
Rental Increases	2.5% Annually
Tenancy	Multi-Tenant
Occupancy	26.19%

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<h1 style="text-align: center;">Marcus & Millichap Capital Corporation</h1> <p style="text-align: center;">Indicative Financing Terms 01/16/25</p>		
10906 Laureate Drive		
San Antonio, Texas		
Lender:	Credit Union	Bank
Estimated LTV:	65%	65%
Term:	5 Years	5 Years
Amortization:	20 - 25 Years	20 - 25 Years
Estimated Interest Rate:	6.25 - 6.50%	6.25 - 6.50%
Fixed/Floating	Fixed	Fixed
Lender Fee:	0.50% - 1.00%	0.50% - 1.00%
Prepayment:	None	Stepdown
Deposit Requirements:	TBD	TBD
Recourse:	Full Recourse	Full Recourse
Notes:	Terms subject to final underwriting and market conditions at the time of loan commitment.	
Financing Contact:	Ford Roberts Associate Director 713.239.0514 ford.roberts@marcusmillichap.com	

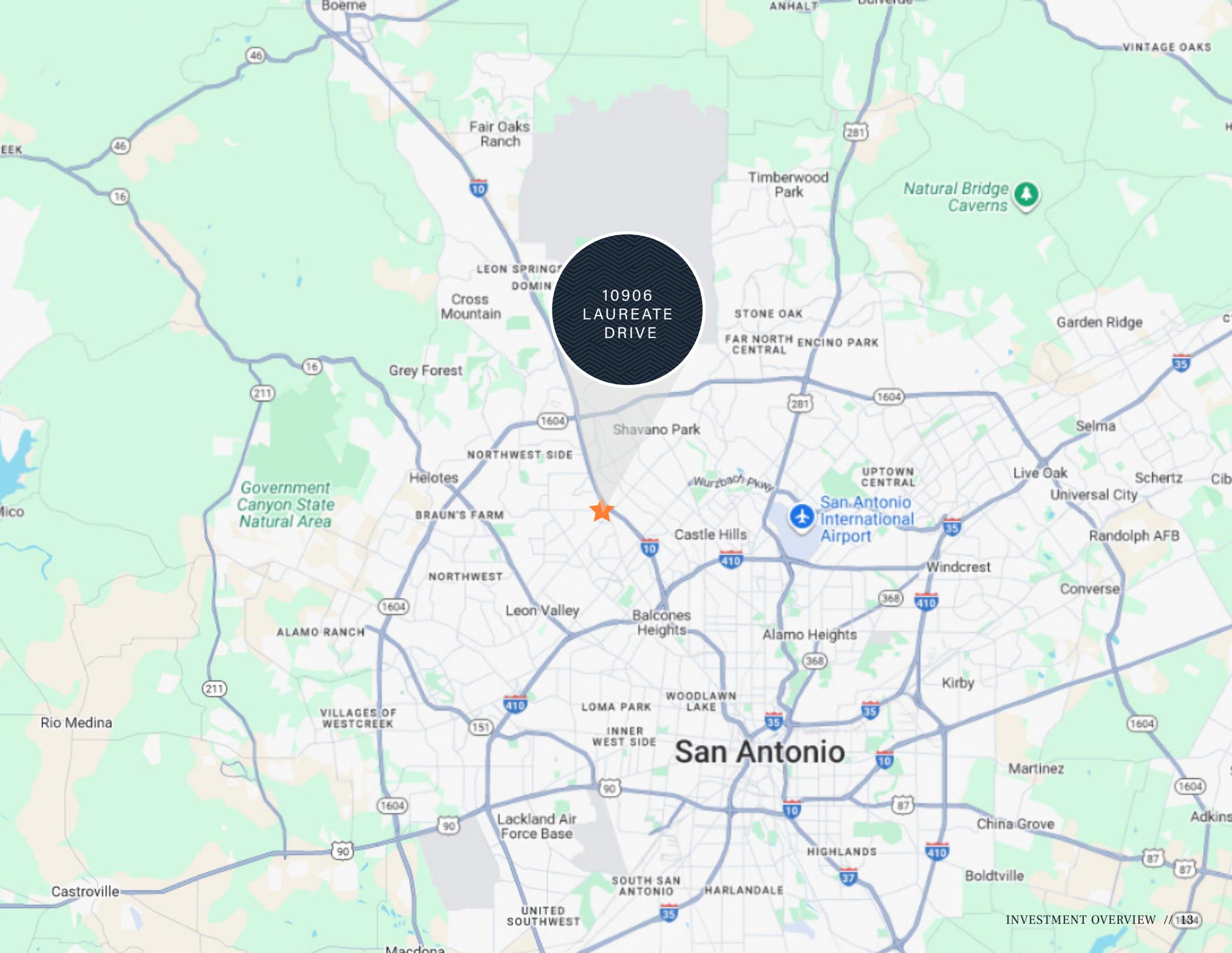
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type	Renewal Options and Option Year Rental Information
				Comm.	Exp.								
Vacant	100	5,318	73.8%	-	-	\$0.00	\$0.00	\$0.00	\$74,452	N/A	N/A	NNN	-
Coppera LLC	101	1,887	26.2%	5/1/25	7/31/28	\$17.49	\$2,751	\$33,012	\$33,848	Aug-2026	2.53%	NNN	One (1) 24-Month Renewal Options - 2.5% Annual Increases
Total		7,205				\$17.49	\$2,751	\$33,012	\$108,300				
Occupied Tenants: 1				Unoccupied Tenants: 1		Occupied GLA: 26.20%		Unoccupied GLA: 73.80%					
				Total Current Rents: \$2,752		Occupied Current Rents: \$2,752		Unoccupied Current Rents: \$0					

OPERATING STATEMENT

Income	Current		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	33,023		4.58	108,300		15.03
Expense Reimbursement Income						
Net Lease Reimbursement						
CAM	1,528		0.21	5,836		0.81
Insurance	2,487		0.35	9,497		1.32
Real Estate Taxes	7,947		1.10	30,342		4.21
Total Reimbursement Income	\$11,962	26.2%	\$1.66	\$45,675	100.0%	\$6.34
Effective Gross Revenue	\$44,985		\$6.24	\$153,975		\$21.37
Operating Expenses	Current		Per SF	Pro Forma		Per SF
CAMS	5,836		0.81	5,836		0.81
Insurance	9,497		1.32	9,497		1.32
Real Estate Taxes	30,342		4.21	30,342		4.21
Total Expenses	\$45,675		\$6.34	\$45,675		\$6.34
Expenses as % of EGR	101.5%			29.7%		
Net Operating Income	-\$690		(\$0.10)	\$108,300		\$15.03

10906
LAUREATE
DRIVE





10906
LAUREATE
DRIVE





MMCC — our fully integrated, dedicated financing arm — is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing Transactions in 2024



National platform operating within the firm's brokerage offices



\$49.6 billion total national volume in 2024



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through MMCC's ability to qualify investor finance contingencies.

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives.

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

SAN ANTONIO TEXAS

Home to the Alamo and famous River Walk, the San Antonio metro is located in the southern portion of central Texas and straddles the Interstate 35 corridor — one of the fastest-growing areas in the state. The metro encompasses eight counties: Bandera, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on Interstate 35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro, housing nearly 1.5 million residents. New Braunfels also has a local population above 111,000 citizens.



ROBUST JOB
CREATION



STRONG
POPULATION
GROWTH



LOW COST OF
LIVING AND
DOING BUSINESS



METROPLEX GROWTH

ECONOMY

The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are here, as well as firms like NuStar Energy. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the myriad military installations located in the metro. An important component of the health care industry is South Texas Medical Center — a conglomerate of hospitals, clinics and research centers, as well as higher education facilities.



5%
MANUFACTURING



18%
TRADE, TRANSPORTATION
AND UTILITIES



16%
GOVERNMENT



15%
EDUCATION AND
HEALTH SERVICES



9%
FINANCIAL
ACTIVITIES



14%
PROFESSIONAL AND
BUSINESS SERVICES



5%
CONSTRUCTION



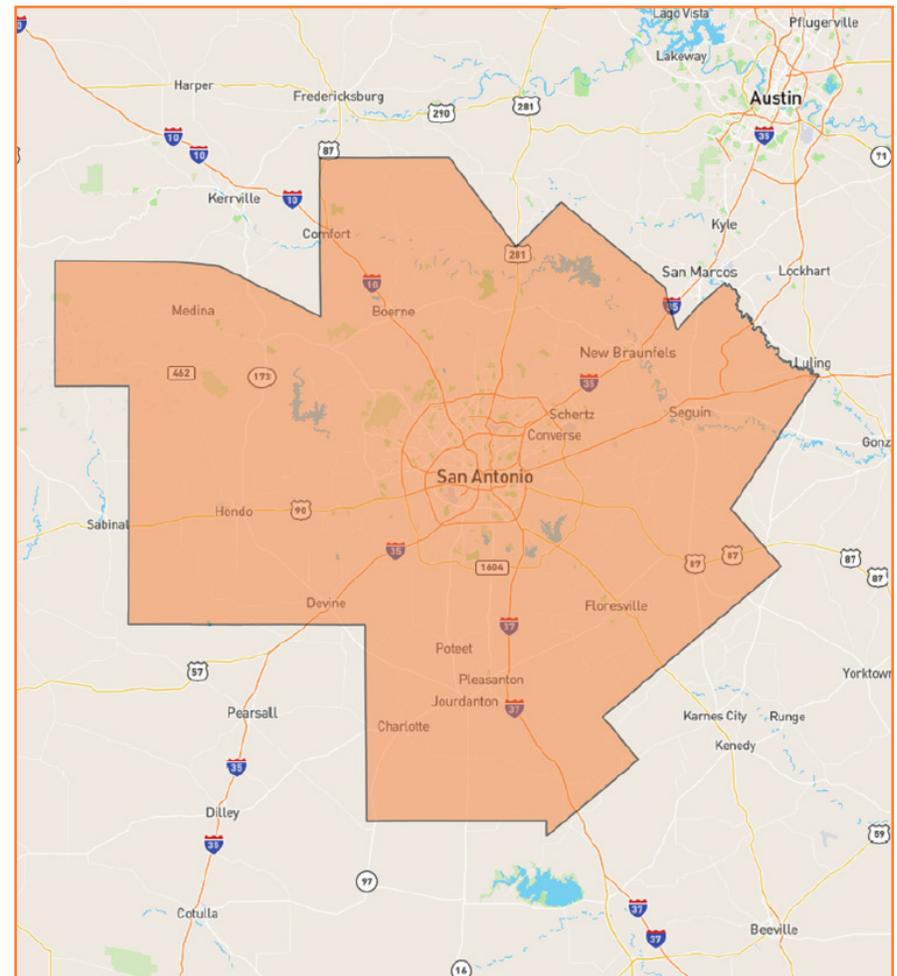
12%
LEISURE AND
HOSPITALITY



2%
INFORMATION



3%
OTHER SERVICES



METROPLEX GROWTH

DEMOGRAPHICS

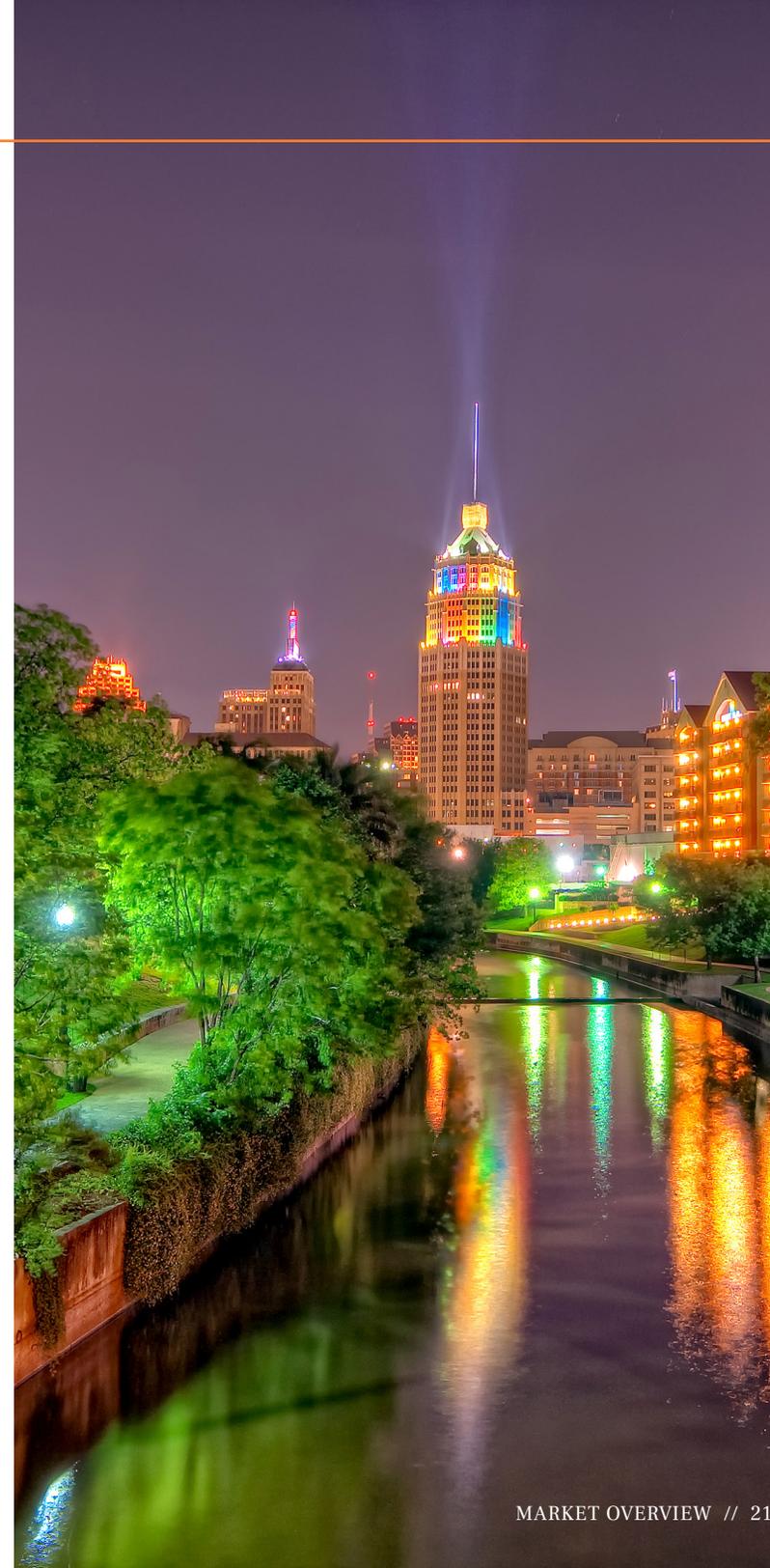
The metro is expected to add more than 124,000 people through 2029, resulting in the formation of roughly 51,000 households. The metro features a home ownership rate around 63 percent — below the national measure of 65 percent. Roughly 32 percent of residents ages 25 and older hold a bachelor's degree; 12 percent of residents have also earned a graduate or professional degree.



QUALITY OF LIFE

Culture and history abound in places like La Villita, the Span-ish Governor's Palace, San Fernando Cathedral, Casa Navarro State Historic Site and the Alamo. Tradition blends with more modern attractions, such as the River Walk, a 2.5 mile stretch of parks, cafes, nightclubs and hotels. Upscale apartments built around the walk have brought more residents into the city. The metro is also home to numerous sporting events and teams, including the NBA's San Antonio Spurs, San Antonio FC Soccer and AA Baseball's Missions. Additionally, the University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can also visit many museums and cultural centers in San Antonio.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.



DEMOGRAPHICS



315,592

Total Population
Within 5 Miles



49.3%



50.7%



\$91,080

Average Household Income
Within 5 Miles



174,903

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	12,710	134,469	318,566
2025 Estimate			
Total Population	12,479	132,892	315,592
2020 Census			
Total Population	12,485	131,764	317,450
2010 Census			
Total Population	9,393	117,269	286,143
Daytime Population			
2025 Estimate	29,873	242,138	483,056
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,752	62,541	140,256
2025 Estimate			
Total Households	6,653	61,725	138,594
Average (Mean) Household Size	1.9	2.2	2.3
2020 Census			
Total Households	6,464	60,153	135,381
2010 Census			
Total Households	4,831	53,342	120,944

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	3.8%	6.5%	7.5%
\$150,000-\$199,999	6.5%	6.8%	7.2%
\$100,000-\$149,999	16.6%	15.2%	16.3%
\$75,000-\$99,999	14.3%	14.0%	13.0%
\$50,000-\$74,999	16.9%	18.5%	18.1%
\$35,000-\$49,999	14.9%	13.6%	12.7%
\$25,000-\$34,999	8.2%	8.4%	8.2%
\$15,000-\$24,999	5.4%	6.9%	7.1%
Under \$15,000	13.3%	9.9%	9.8%
Average Household Income	\$79,928	\$87,864	\$91,080
Median Household Income	\$66,087	\$72,642	\$74,429
Per Capita Income	\$41,446	\$39,964	\$39,333
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	12,479	132,892	315,592
Under 20	18.7%	20.6%	22.6%
20 to 34 Years	38.7%	32.6%	28.7%
35 to 39 Years	9.3%	8.1%	7.6%
40 to 49 Years	11.9%	11.4%	12.1%
50 to 64 Years	12.7%	14.2%	15.5%
Age 65+	8.7%	13.1%	13.6%
Median Age	33.0	35.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	9,004	93,155	215,255
Elementary (0-8)	2.0%	3.8%	3.7%
Some High School (9-11)	4.4%	3.8%	4.8%
High School Graduate (12)	21.5%	17.6%	19.4%
Some College (13-15)	18.7%	21.9%	22.1%
Associate Degree Only	7.1%	8.3%	8.6%
Bachelor's Degree Only	26.4%	26.1%	24.7%
Graduate Degree	19.9%	18.6%	16.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	23.0	25.0



Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code, **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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