

Marcus & Millichap
TAG INDUSTRIAL GROUP

RITTIMAN FLEX
5814-5818 RITTIMAN PLAZA
SAN ANTONIO TX 78218

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TEXAS NOTICE

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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

OFFICES THROUGHOUT THE U.S. AND CANADA
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Marcus & Millichap
TAG INDUSTRIAL GROUP



EXPRESS

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Family Life International Ministries
FLIM

SYGMA



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SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Single-Tenant 13,717-Square-Foot Industrial Asset Situated on 0.65 Acres
- Featuring Tilt-Wall Construction, 18' Clear-Height, Two Dock Doors, One Grade Door, Eight HVACs (One New), and TPO Roofing
 - Located along I-35 and Loop 410, 7.6 Miles Northeast of Downtown San Antonio
 - Situated on Two Parcels | Easily Divisible into Two Units with a Separating Firewall
- Seller is Open to a Vacant Sale or a 6-Month Leaseback at \$6.00/SF NNN, Offering Flexibility for Owner-Users and Investors

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 5814 to 5818 Rittiman Plaza in San Antonio, Texas. The subject property consists of approximately 13,717 square feet of industrial space and is situated on 0.65 acres of land. The single-tenant asset features tilt-wall construction, a 18' clear height, two dock-high doors, one grade-level door, three-phase power, eight HVAC units (including a 2024 rooftop addition), TPO roofing, and 35 parking spaces. Located just off Rittiman Road, the property sits adjacent to Interstates 410 (Loop) and 35, 7.6 miles northeast of downtown San Antonio. Situated on two parcels, the property is easily divisible with an existing floor-to-ceiling firewall, creating a value-add lease-up opportunity.

The subject property is well-positioned within the massive Northeast submarket, containing 51.6 million square feet of industrial space. In 2025, net absorption contracted by roughly -984,000 square feet, as 1.8 million square feet of net deliveries increased the inventory. As a result, the vacancy rate in Northeast increased to 14.7 percent, slowing annual market rent growth to 1.9 percent. With regard to comparable properties up to 25,000 square feet, the vacancy rate in Northeast stood at 6.7 percent, nearly half the submarket average and comfortably below the 7.7 percent national average (based on the top 50 metros, classes A, B, and C, and a minimum of 10,000 square feet). With only 806,000 square feet of industrial space under construction at the start of 2026 across Northeast (representing just 1.6 percent of the inventory), supply will have a minimal impact on vacancies and rents going forward (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

5814-5818 RITTIMAN PLAZE, SAN ANTONIO, TX 78218

Number of Suites	2
Number of Buildings	1
Total Square Feet	13,717 SF
Year Built	1985
Lot Size	0.65 Acres
Clear Height	18'
Parking Spaces	35
Parking Surface	Concrete
Building Class	C
Tenancy	Single-Tenant
Dock-High Doors	2
Grade Level Doors	1
Construction	Concrete Tilt-Up
Power	3p
Type of Lighting	LED
Zoning	I-1 - Light Industrial
Roof Type	TPO
Age/Condition of Roofs	Average
HVAC Units	8
Age/Condition of HVAC	7 in Average Condition & 1 Purchased in 2024
Sprinklers	No
Market	TX-San Antonio
Submarket	Northeast San Antonio



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2026 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0160178)

RITTIMAN FLEX

5814-5818 RITTIMAN PLAZA, SAN ANTONIO TX 78218

OFFERING PRICE
\$1,600,000

PRO FORMA CAP RATE
9.00%

Offering Price	\$1,600,000
Pro Forma Cap Rate	9.00%
Price/SF	\$116.64
Total Square Feet	13,717
Pro Forma Rental Rate	\$10.50
Pro Forma Lease Type	Triple-Net (NNN)
Tenancy	Short-Term Leaseback or Vacant
Occupancy	100.00%



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Marcus & Millichap Capital Corporation Indicative Financing Terms 01/13/25 5814 - 5818 Rittiman Plaza San Antonio, Texas		
Lender:	Credit Union	Bank
Estimated LTV:	65%	65%
Term:	5 Years	5 Years
Amortization:	25 - 30 Years	25 - 30 Years
Estimated Interest Rate:	6.00 - 6.25%	6.00 - 6.25%
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	

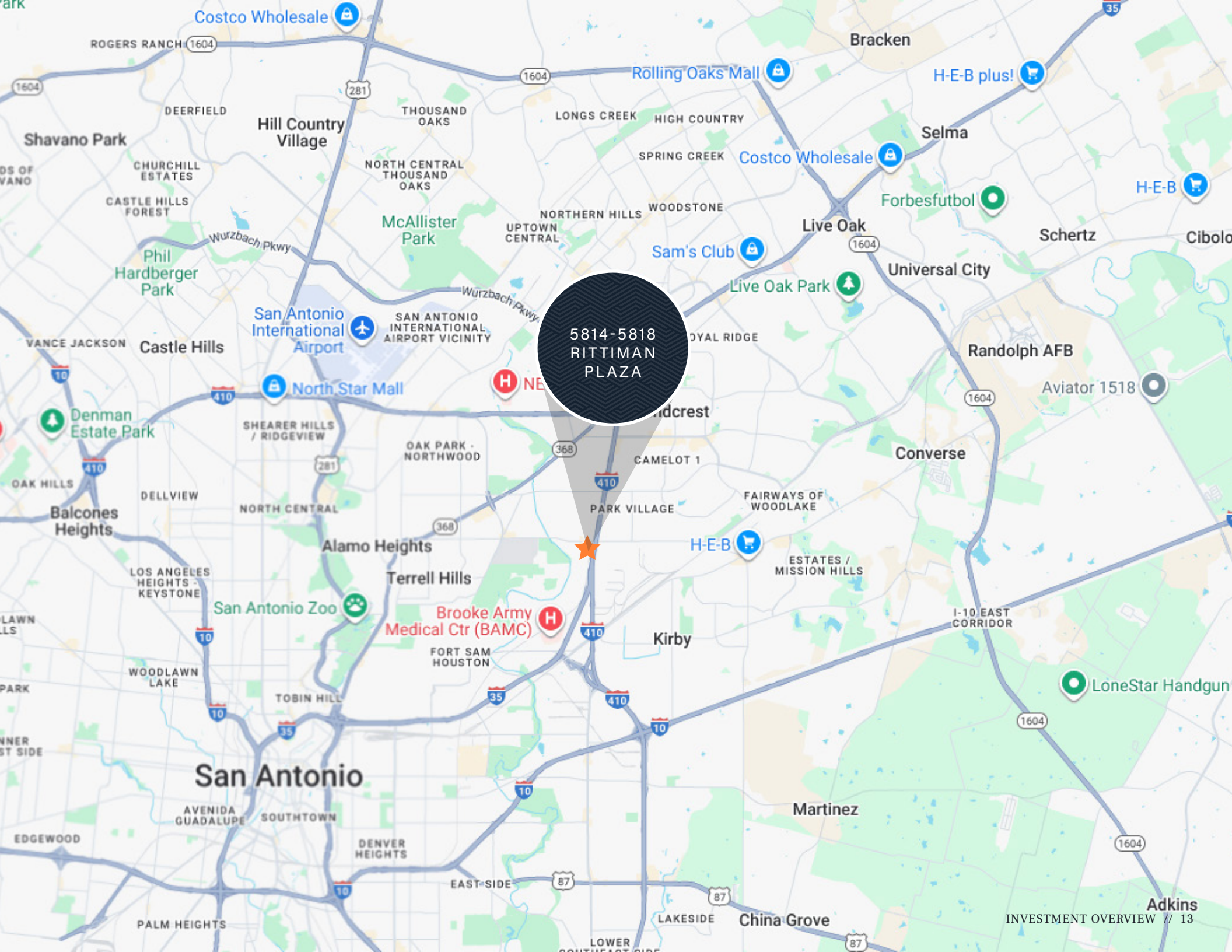
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates Comm.	Lease Dates Exp.	Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Lease Type
Family Life Ministries	1	13,717	100.0%	COE	CEO + 6 Months	\$6.00	\$6,859	\$82,302	\$144,029	COE + 6 Months	75.00%	NNN
Total		13,717				\$6.00	\$6,859	\$82,302	\$144,029			
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$6,859						Occupied Current Rents: \$6,859		Unoccupied Current Rents: \$0				

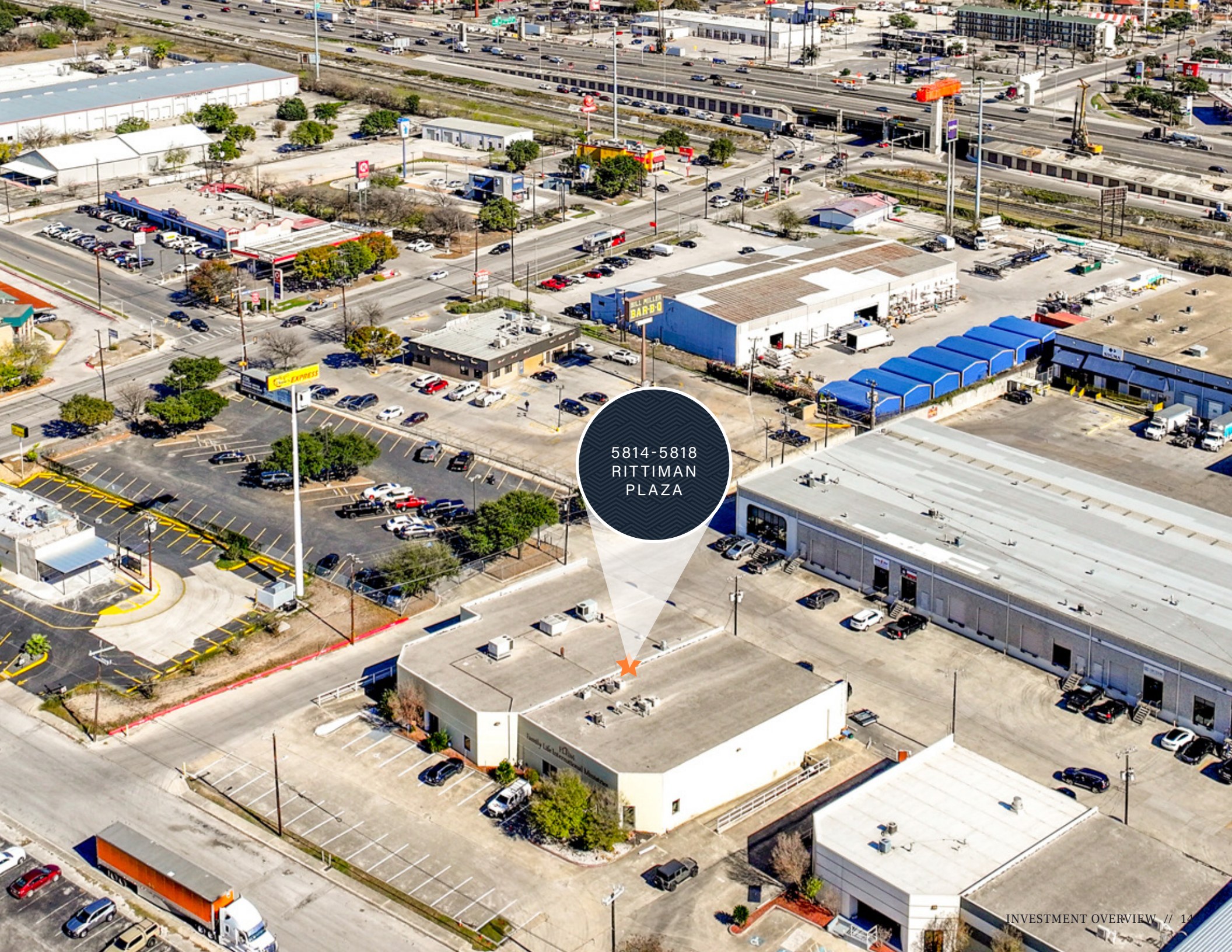
OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	82,302	6.00	144,029	10.50
Expense Reimbursement Income				
Net Lease Reimbursement				
CAM	21,672	1.58	21,672	1.58
Insurance	9,601	0.70	9,601	0.70
Real Estate Taxes	49,829	3.63	52,321	3.81
Total Reimbursement Income	\$81,102	100.0%	\$83,594	100.0%
Effective Gross Revenue	\$163,404	\$11.91	\$227,623	\$16.59

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Electric & Gas	15,600	1.14	15,600	1.14
Water	3,180	0.23	3,180	0.23
Trash Removal	2,172	0.16	2,172	0.16
Landscaping	720	0.05	720	0.05
Insurance	9,601	0.70	9,601	0.70
Real Estate Taxes	49,829	3.63	52,321	3.81
Total Expenses	\$81,103	\$5.91	\$83,594	\$6.09
Expenses as % of EGR	49.6%		36.7%	
Net Operating Income	\$82,301	\$6.00	\$144,029	\$10.50



5814-5818
RITTIMAN
PLAZA



5814-5818
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PLAZA





CAPABILITIES

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.



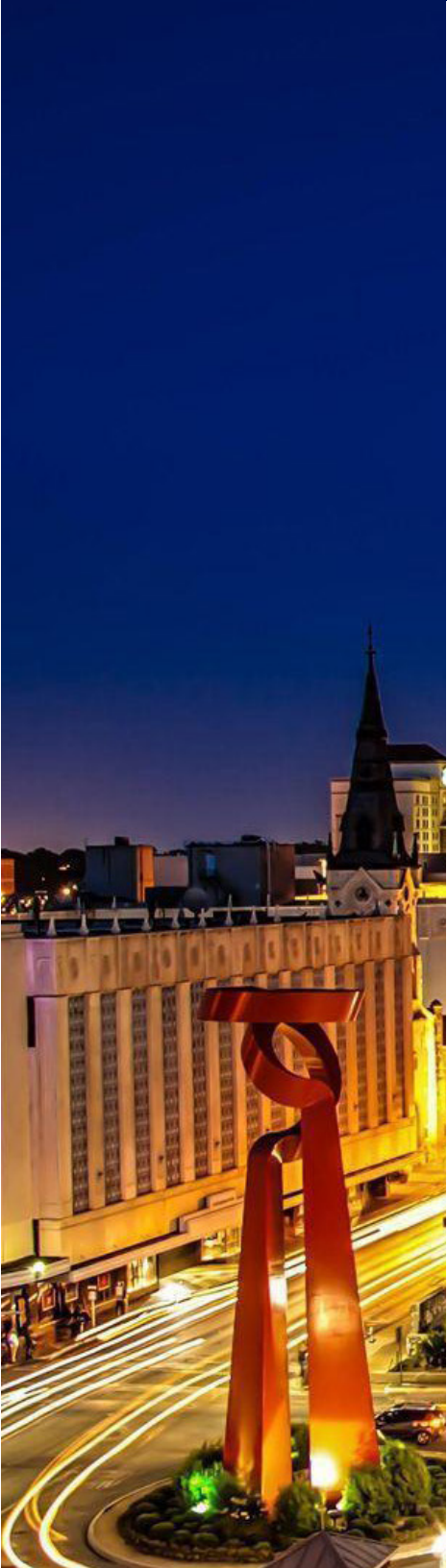
**ROBUST JOB
CREATION**



**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



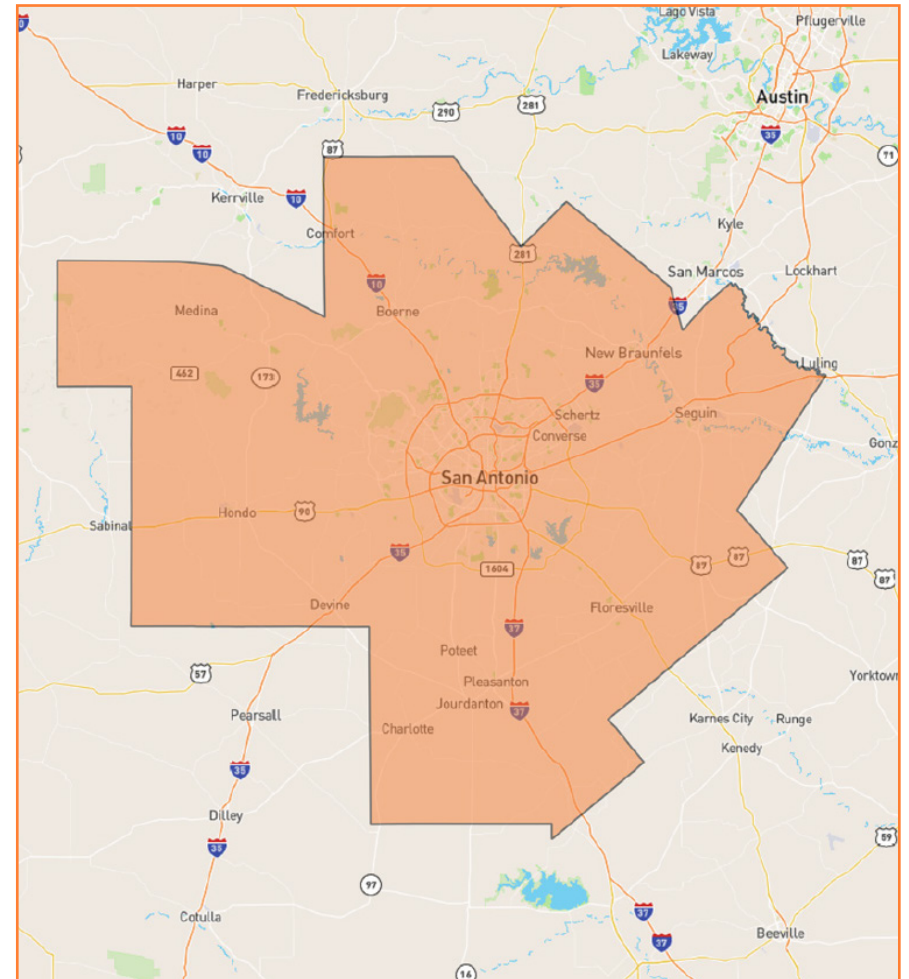
12%
LEISURE AND
HOSPITALITY



2%
INFORMATION



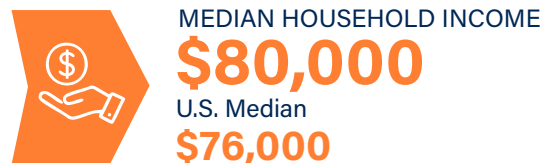
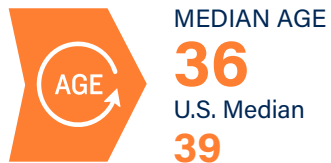
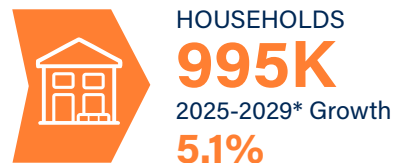
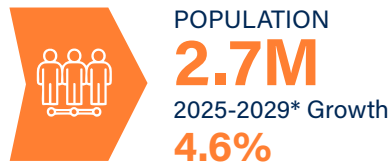
3%
OTHER SERVICES



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



247,785

Total Population
Within 5 Miles



48.9%



51.1%



\$89,229

Average Household Income
Within 5 Miles



116,743

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	6,723	95,892	253,246
2025 Estimate			
Total Population	6,697	94,562	247,785
2020 Census			
Total Population	6,860	92,550	239,504
2010 Census			
Total Population	6,833	82,850	213,153
Daytime Population			
2025 Estimate	14,127	102,849	291,761
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,614	36,307	95,999
2025 Estimate			
Total Households	2,593	35,600	93,560
Average (Mean) Household Size	2.6	2.6	2.6
2020 Census			
Total Households	2,557	34,253	88,885
2010 Census			
Total Households	2,535	30,736	79,043

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.4%	7.3%	7.8%
\$150,000-\$199,999	3.0%	5.8%	6.4%
\$100,000-\$149,999	15.4%	13.4%	14.9%
\$75,000-\$99,999	10.1%	12.4%	13.2%
\$50,000-\$74,999	26.6%	20.7%	19.7%
\$35,000-\$49,999	8.6%	12.2%	11.1%
\$25,000-\$34,999	13.1%	10.3%	9.9%
\$15,000-\$24,999	9.2%	8.1%	7.6%
Under \$15,000	12.7%	9.8%	9.2%
Average Household Income	\$64,879	\$85,522	\$89,229
Median Household Income	\$51,779	\$68,346	\$73,971
Per Capita Income	\$24,295	\$32,500	\$33,914
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	6,697	94,562	247,785
Under 20	27.2%	27.5%	27.4%
20 to 34 Years	22.3%	24.1%	22.9%
35 to 39 Years	7.3%	7.0%	7.1%
40 to 49 Years	12.4%	11.7%	12.1%
50 to 64 Years	16.1%	16.0%	16.2%
Age 65+	14.7%	13.8%	14.3%
Median Age	35.0	35.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	4,365	61,088	161,465
Elementary (0-8)	14.1%	7.0%	5.9%
Some High School (9-11)	9.3%	7.2%	6.9%
High School Graduate (12)	33.2%	25.8%	25.9%
Some College (13-15)	20.6%	23.2%	22.3%
Associate Degree Only	8.6%	8.9%	8.6%
Bachelor's Degree Only	10.2%	16.8%	18.0%
Graduate Degree	4.0%	11.1%	12.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	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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Designated Broker of Firm	License No.	Email	Phone
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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

Information available at www.trec.texas.gov
IABS 1-2

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