

LAMAR BRAKER PLAZA

11220 N LAMAR BLVD, AUSTIN, TX 78758



CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 11220 N Lamar Blvd Austin, TX 78758 (the "Property") on behalf of the Seller of the property ("Seller").

An Offering Memorandum is a legal document that states the objectives, risks, and terms of an investment involved in the private placement of commercial real estate. It contains sensitive, confidential, and proprietary information not available to the public, including financial statements, market data, product descriptions, customer lists, and intellectual property. It is fundamentally a document used to advertise a given transaction and cannot be relied upon in lieu of independent due diligence.

Capacity: Any person in possession of the attached Offering Memorandum ("You/Your") has received the same because they have expressed interest in receiving information regarding the above referenced Property. By acceptance of the Offering Memorandum You agree to treat as confidential any information that You or your representatives are furnished in connection with the Property, including, but not limited to the attached Offering Memorandum. You represent and warrant that you are reviewing the confidential material for your own account or in a representative capacity for your employer, investment group, or closely held entity or another broker representing a party who has been previously identified in writing. Any use or possession of this Operating Memorandum by any other party is strictly prohibited.

Confidentiality and Disclaimer: The Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, You agree that You will hold and treat it in the strictest confidence, that You will not photocopy or duplicate it, that You will not disclose the Offering Memorandum or any of the contents to any other person or entity (except to outside advisors retained by You, if necessary, for your determination of whether or not to make an offer and from whom You have obtained a similar agreement of confidentiality) without prior written authorization of the Seller or Broker, and that You will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

The attached Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which You may need or desire when entering a transaction involving commercial real estate. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. AS SUCH, THE USE OR RELIANCE OF THE INFORMATION PROVIDED HEREIN IS ASSUMED AT YOUR OWN RISK AND MAY NOT BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL SALES INQUIRIES. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely Your responsibility. Additional information and an opportunity to inspect the Property will be made available upon full execution of an agreed upon Earnest Money Contract.

Indemnity / Remedies: By accepting the Offering Memorandum, You agree to indemnify, defend, protect and hold Seller and Broker and any, officer, director, employee, agent, or affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising out of or in [JB1] any way related to any acts or omissions of any party to this agreement (except for the gross negligence or intentional misconduct of Broker or Seller), the Property, the Offering Memorandum, or any agreement arising therefrom.

By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

EXCLUSIVELY OFFERED BY:

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INVESTMENT SUMMARY

OFFERING

ADDRESS	11220 N Lamar Blvd Austin, TX
PRICING	\$ 8,008,404
CAP RATE	6.21%
NET OPERATING INCOME	\$497,322
PROFORMA CAP RATE	8.01%
NUMBER OF SPACES	10
OCCUPANCY	82.20%

PROPERTY STATS

BUILDING SIZE	25,335 SF
LOT SIZE	1.91 ACRES
YEAR BUILT	2006
VEHICLE COUNTS	50,844 VEHICLES PER DAY
DAYTIME POPULATION	143,600 PEOPLE WITHIN A 3 MILE RADIUS

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies

INVESTMENT OVERVIEW

LAMAR BRAKER PLAZA | AUSTIN, TX

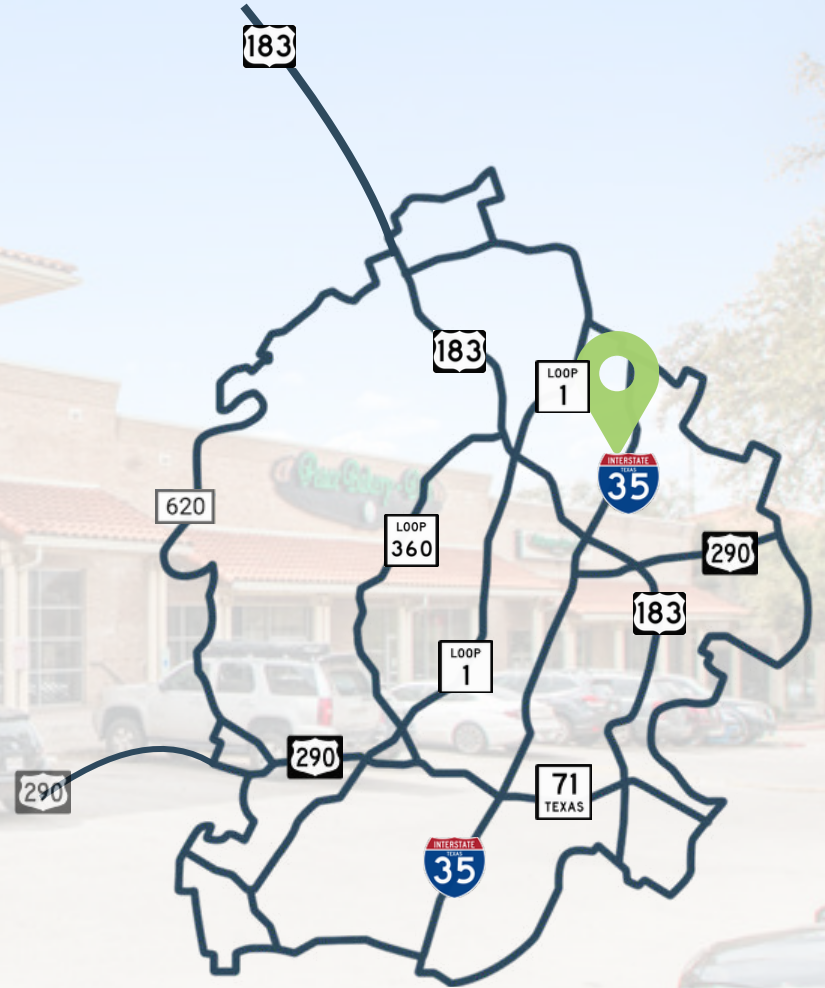
Lamar Braker Plaza is a neighborhood retail center located at the prominent intersection of North Lamar Boulevard and Braker Lane in North Austin. The property benefits from strong corridor visibility and convenient access, with three points of ingress and egress that provide customers multiple easy entry and exit options—an important advantage for daily-needs retail.

The center is positioned for durable, internet-resistant tenancy and long-term leasing stability. With a light value-add profile—including two current vacancies and no scheduled lease expirations until 2028—the property offers near-term lease-up upside while maintaining predictable cash flow once stabilized.

The long-term outlook is strengthened by continued reinvestment in the surrounding corridor. Aspire at Big, an approximately \$60 million multifamily development near East Braker Lane, is expected to begin construction in June 2026, adding density and supporting tenant demand. In addition, ongoing I-35/Braker-area transportation improvements are set to enhance regional connectivity over time, further reinforcing the site's appeal and supporting rent growth as nearby redevelopments deliver.

PROPERTY STATS

BUILDING SIZE	25,335 SF
LOT SIZE	1.91Acres
OCCUPANCY	82.20%
YEAR BUILT	2006
NEW ROOF (10 YR WARRANTY)	2025



INVESTMENT HIGHLIGHTS

NNN LEASE STRUCTURE WITH BUILT-IN ANNUAL RENT GROWTH

The rent roll is NNN, and the in-place leases feature 3% annual increases, supporting predictable income growth while limiting landlord expense exposure.

VALUE-ADD LEASE-UP UPSIDE WITH TWO VACANT SUITES

Lamar Braker Plaza totals 25,335 SF on 1.91 acres and is currently 82.20% occupied, presenting a clean path to NOI growth through the lease-up of the 3,010 SF & 1,500 SF vacant suites.

INTERNET-RESISTANT TENANT MIX ANCHORED BY ESSENTIAL SERVICES

The center's tenant lineup is weighted toward uses that drive repeat visits and are less vulnerable to e-commerce competition, including banking/financial, medical/dental/health & wellness, and food service/restaurants. This combination ensures consistent daily demand and sustains neighborhood-serving tenancy over an extended period.

ATTRACTIVE IN-PLACE RENT LEVEL WITH MINIMAL NEAR-TERM ROLLOVER

The asset maintains an average in-place rent of approximately \$27.84/SF, with expiration dates starting in 2028. This ensures stability while enabling the new ownership team to concentrate on lease-up activities and the realization of future rent appreciation.

HIGH-VISIBILITY CORNER WITH STRONG TRAFFIC COUNTS AND REGIONAL ACCESS

Positioned at the signalized intersection of N Lamar Blvd (26,087 VPD) and W Braker Ln (24,757 AADT), the center attracts daily commuter and neighborhood traffic. The trade area is further strengthened by its proximity to major routes, including I-35.

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PHO DAN
VIETNAMESE CUISINE FRESH HEALTHY FOOD

Salon Ivo

LOCATION MAP

LAMAR BRAKER PLAZA | AUSTIN, TX

2026

\$116,858

Avg HH income
1-Mile

\$108,082

Avg HH income
3-Mile

\$125,522

Avg HH income
5-Mile

14,988

Population
1-Mile

143,600

Population
3-Mile

346,736

Population
5-Mile

2031^{est.}

\$132,520

Avg HH income
1-Mile

\$124,197

Avg HH income
3-Mile

\$142,882

Avg HH income
5-Mile

15,139

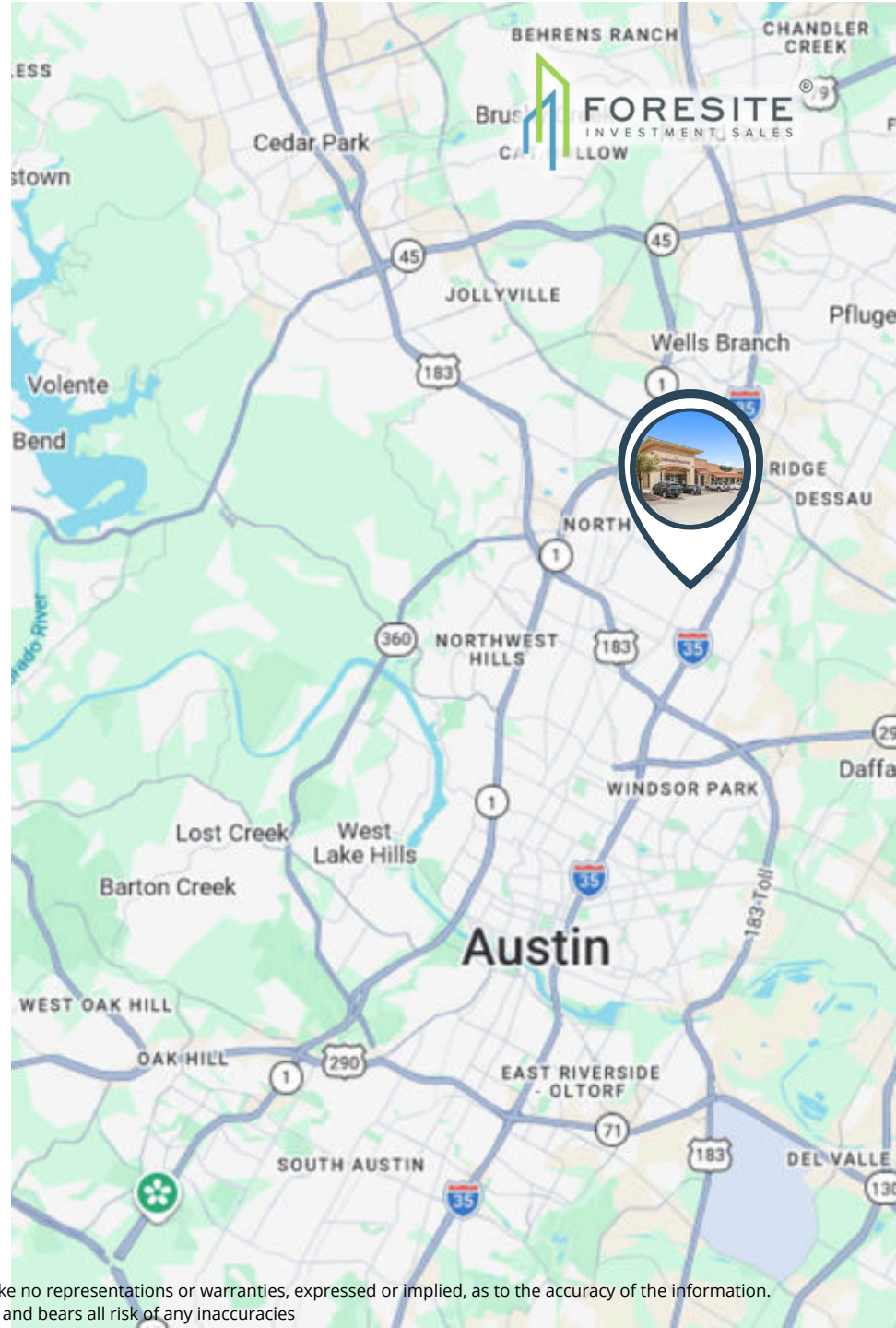
Population
1-Mile

150,677

Population
3-Mile

365,640

Population
5-Mile



AERIAL

LAMAR BRAKER PLAZA



AERIAL

LAMAR BREAKER PLAZA



THE DOMAIN

MC BEE
ELEMENTARY SCHOOL

W BRAKER LN (24,757 AADT)

25,335 Total SF
+90 Parking Spaces

1.91 Acres

N LAMAR BLVD (26,087 VPD)

CVS
pharmacy

CALIBER
COLLISION

AUSTIN
OUTDOOR POWER

VALERO

RNR
TIRE EXPRESS

NASHVILLE STYLE
BUSSIN
BUNS
HOT CHICKEN

EL PRIMO
Tacos de la Esquina

2N7
Salad Bar & Grill

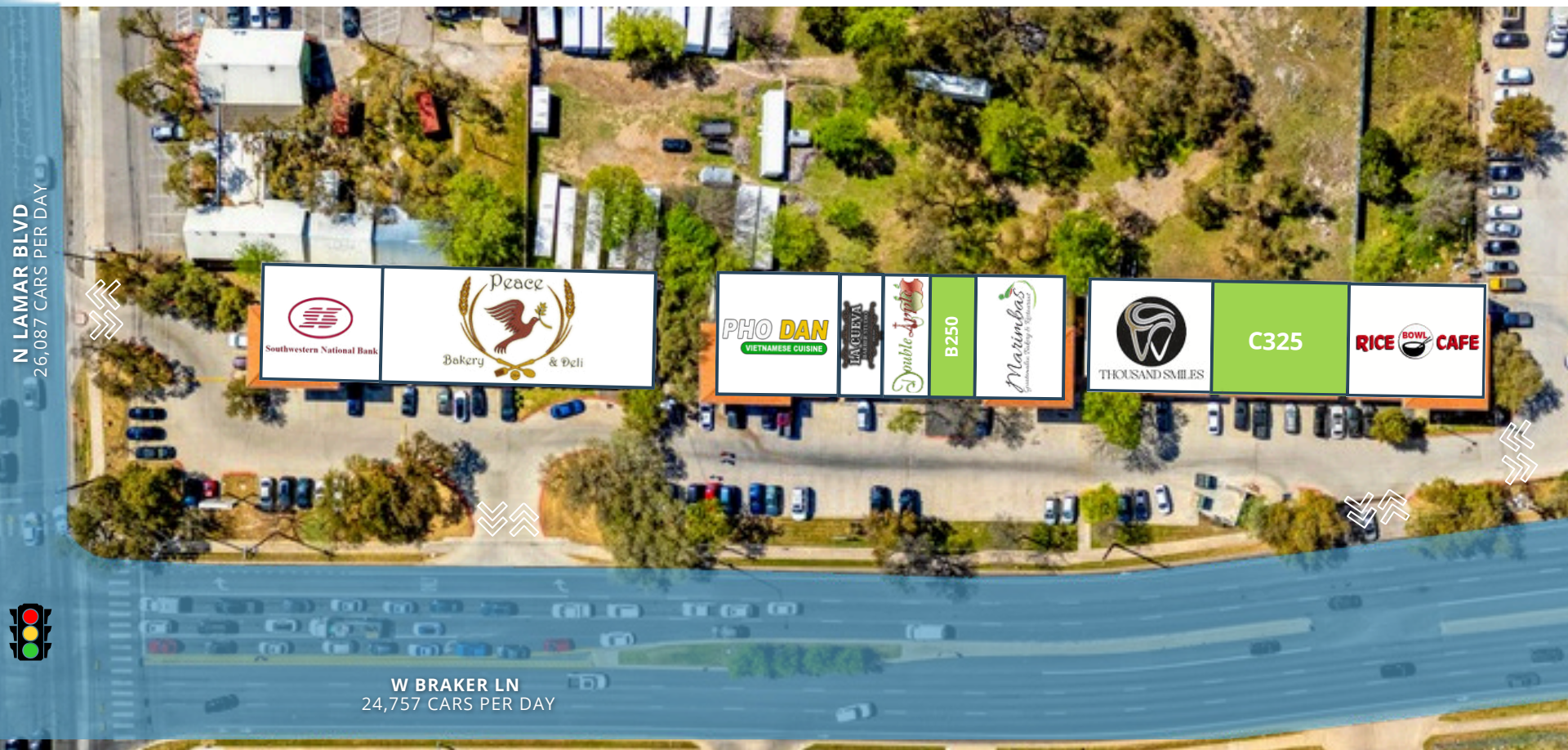
SITE VIEW

LAMAR BRAKER PLAZA



SITE PLAN

LAMAR BRAKER PLAZA



W BRAKER LN
24,757 CARS PER DAY

AVAILABLE SPACE

Suite Number	SF	Condition
B207	1,500	2nd Gen Retail
C325	3,010	2nd Gen Retail



RENT ROLL

LAMAR BRAKER PLAZA



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUALIZED RENT	RENT PSF	LEASE TYPE	OPTIONS
Southwestern National Bank	A100	3,360	13.26%	01/01/2021	8/31/2029	\$90,888	\$27.05	NNN + MNGT	(1) 3- year option at FMV
		Scheduled Rent Step		September Annual Increases		3%			
Jihad Hammad dba Peace Bakery & Deli	A150	4,840	19.10%	12/01/2013	11/30/2028	\$126,905	\$26.22	NNN + MNGT	(1) 5- year option at FMV
		Scheduled Rent Step		December Annual Increases		3%			
Pho Dan LLC dba Pho Dan Noodle Restaurant	B200	3,500	13.81%	01/01/2019	12/31/2028	\$79,848	\$22.81	NNN	None
Apple Smoke Shop LLC dba Double Apple Smoke Shop	B202	1,500	5.92%	01/24/2018	01/31/2028	\$42,615	\$28.41	NNN + MNGT	(5) 5- year option at FMV
		Scheduled Rent Step		Feburary Annual Increases		3%			
La Cueva Barber Shop LLC	B210	985	3.89%	07/14/2025	07/31/2030	\$32,466	\$32.96	NNN	(1) 5- year option at FMV
		Scheduled Rent Step		July Annual Increases		3%			
Vacant	B250	1,500	5.92%						
Marimbas Bakery & Restaurant LLC	B275	1,400	5.53%	04/01/2024	03/31/2029	\$38,612	\$27.58	NNN + MNGT	None
		Scheduled Rent Step		April Annual Increases		3%			
Thousand Smiles Orthodontics, PLLC	C300	2,590	10.22%	06/28/2025	6/30/2035	\$69,360	\$26.78	NNN + 10% Admin	(2) 5- year option at FMV
		Scheduled Rent Step		July Annual Increases		3%			
Vacant	C310	3,010	11.88%						
Rice Bowl Cafe	C350	2,650	10.46%	01/01/2019	07/31/2031	\$81,885	\$30.90	NNN	(1) 5- year option at FMV
		Scheduled Rent Step		July Annual Increases		3%			
Total/ Average		25,335	82.20%			\$562,579	\$27.84		

*Annualized Rent Roll as of December 1st 2026

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STE. C310
3,010 SF AVAILABLE



FINANCIAL SUMMARY

LAMAR BRAKER PLAZA



GENERAL

- The 82.2% occupied analysis was assumed to begin on December 1st, 2026, with annualized rents and expenses.
- The 100% occupied analysis was assumed to begin on December 1st, 2027, with annualized rents and expenses.
- Inflation was assumed to be 3% annually on a calendar year basis.
- Underwritten with a vacancy factor when fully occupied.



EXPENSES

- Management is 4% of EGR
- All other expenses were modeled as per 2026 budgeted expenses, growing 3% annually by inflation.



PROFORMA

- Assumes Suites B250 & C310 leased at \$26/SF + NNN & property management reimbursements
- Expiring tenants renew at Market Rates

Income and Expenses	Current 82.2% Occupied		Proforma Fully Occupied	
Base Rental Income	\$562,579	\$22.21	\$694,644	\$27.42
Expense Reimbursements	\$259,359	\$10.24	\$337,090	\$13.31
Total Potential Gross Income	\$821,938	\$32.44	\$1,031,734	\$40.72
Vacancy Loss (5%)	-	-	\$51,587	\$2.04
Effective Gross Income	\$821,938	\$32.44	\$980,148	\$38.69
CAM	\$112,254	\$4.43	\$117,771	\$4.65
Management Fee 4%	\$34,498	\$1.36	\$39,206	\$1.55
Insurance	\$48,147	\$1.90	\$49,591	\$1.96
Taxes	\$128,807	\$5.08	\$132,671	\$5.24
General & Admin	\$910	\$0.04	\$937	\$0.04
Total Expenses	\$324,616	\$12.81	\$338,027	\$13.34
Net Operating Income	\$497,322	\$19.63	\$642,120	\$25.35







FORESITE'S

INVESTMENT SALES SPECIALISTS

Experience, focus and creativity is what makes Foresite Investment Sales so unique. Coming together from large firms to form our team, we offer decades of experience and a national reach.

TEXAS BASED. NATIONAL REACH.

TRANSACTIONS IN 15 STATES



Chad Knibbe, CCIM

President / Co - Owner

Chad was a key player in the launching of Foresite in 2014 and later founded the investment sales division of Foresite Commercial Real Estate in 2018. Prior to Foresite, Chad was a Senior Vice President at Marcus & Millichap where he ranked as the #1 retail agent for the central Texas region. He is a graduate of Baylor University and lives in Spring Branch with his wife, three daughters and son.

CKNIBBE@FORESITECRE.COM



Louis "Lex" Lutto

Senior Vice President

Lex Lutto brings more than 29 years of professional real estate experience to the Foresite team. He specializes in land, landlord representation and tenant representation in San Antonio, and the surrounding trade areas. He has leveraged his experience in the local retail sector to bring in a new book of business including a wide range of anchored and unanchored projects, multi-use projects, and land tracts, as well as pad sites opportunities.

LLUTTO@FORESITECRE.COM



Stephen Berchermann

Vice President

Urban Developments / Special Projects

Stephen Berchermann has worked in real estate for more than a decade. Prior to joining Foresite, Stephen worked at Marcus & Millichap as a senior agent and was a member of the #1 retail team in the central Texas Region. He is a member of ICSC and a graduate of St. Mary's University. Stephen lives in San Antonio with his wife and son and daughter.

SBERCHERMANN@FORESITECRE.COM



Alexandria Tatem

Investment Sales Assoc. Vice President & Head of Research

Alexandria Tatem joined Foresite as an Investment Sales Associate and was quickly promoted to Head of Research. She has a talent for sourcing data and compiling information in challenging markets. Alex is a graduate of the University of Central Arkansas, where she double-majored in Finance and Spanish. Her research has been used in testimonies to the state legislature, year-long studies, and published reports.

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Xavier Alvarado

Investment Sales Associate

Xavier Alvarado started his real estate career working with Marcus and Millichap, following his graduation from the University of Texas at San Antonio. After assisting his team in becoming the top team in the Central-South Texas market, he was granted the opportunity to join the Foresite Investment sales team. As a San Antonio Native, he loves watching the San Antonio Spurs. He currently resides in San Antonio with his wife and son.

XALVARADO@FORESITECRE.COM



Kevin Gumprecht

Investment Sales Associate

Kevin Gumprecht's career took him from financial evaluations and due diligence for MCI/Verizon Business in Atlanta to the management of multimillion-dollar construction projects with WKM. As an Operations Manager at Supa Doors/VT Industries, Kevin championed initiatives geared towards efficiency and quality, such as value stream mapping, workflow analysis, and lean manufacturing. These experiences have equipped him with a remarkable ability to identify and capitalize on investment opportunities.

KGUMPRECHT@FORESITECRE.COM



Daryl Lange

Senior Vice President of Land Services

Daryl Lange is an experienced and detailed transaction broker / development project manager specializing in raw land in San Antonio and surrounding markets. He has completed sales to the following: Wal-Mart / Living Spaces / Frost Bank / Walgreens / Academy Sporting Goods / Lowes / Bill Miller BBQ / Lynd Corporation / Embrey Partners / Longhorn Steakhouse / Olive Garden and many more.

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OFFERING MEMORANDUM

Austin, Texas | 78758

LAMAR BRAKER PLAZA

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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.

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 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 opinions or advice regarding the property or real estate transactions generally;
- 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 that 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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