PLAZA 494

2015 NORTH SHARY ROAD | MISSION, TX

FORESITE
INVESTMENT SALES


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CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 2015 N. SHARY RD | MISSION, TX (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 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 SALES

INVESTMENT SUMMARY

Pricing	$3,416,152
Cap Rate	7.25%
Net Operating Income	$247,671
Price Per Square foot	$285.39

Building Size	11,970 SF
Lot Size	1.075 Acres
Occupancy	100%
Year Built	2019
Vehicle Count	24,577 VPD

INVESTMENT HIGHLIGHTS

PROPERTY

Plaza 494 is a 11,970 square foot retail center in Mission, TX, in the McAllen MSA, with one point of ingress/egress.

LOCATION

Located on N Shary Road, the property benefits from excellent visibility with 24,000 vehicles per day. The center features a main entrance directly on N Shary Road. Its prime location captures both daily residential traffic and destination visits from the broader trade area.

STRONG DEMOGRAPHICS

With 227,485 residents within a 5-mile radius and a tenant mix that aligns with the needs of the trade area, the property is well-positioned to capture both residential and professional spending.

STAGGERED LEASE EXPIRATIONS

The property's rent roll is strategically crafted to have tenants expiring in different years to help minimize cash flow fluctuations and maintain consistent rent growth.

OCCUPANCY

The property is 100% occupied by six tenants with strong co-tenancy. This is the perfect neighborhood center with a mix of local tenants that cater to the surrounding density. The gym and home decor stores bring consistent local customers, while the insurance, construction, and mortgage offices serve as destination businesses.

AERIAL

PLAZA 494

LOCATION MAP

494 PLAZA

$134,773
Avg HH income
1-Mile

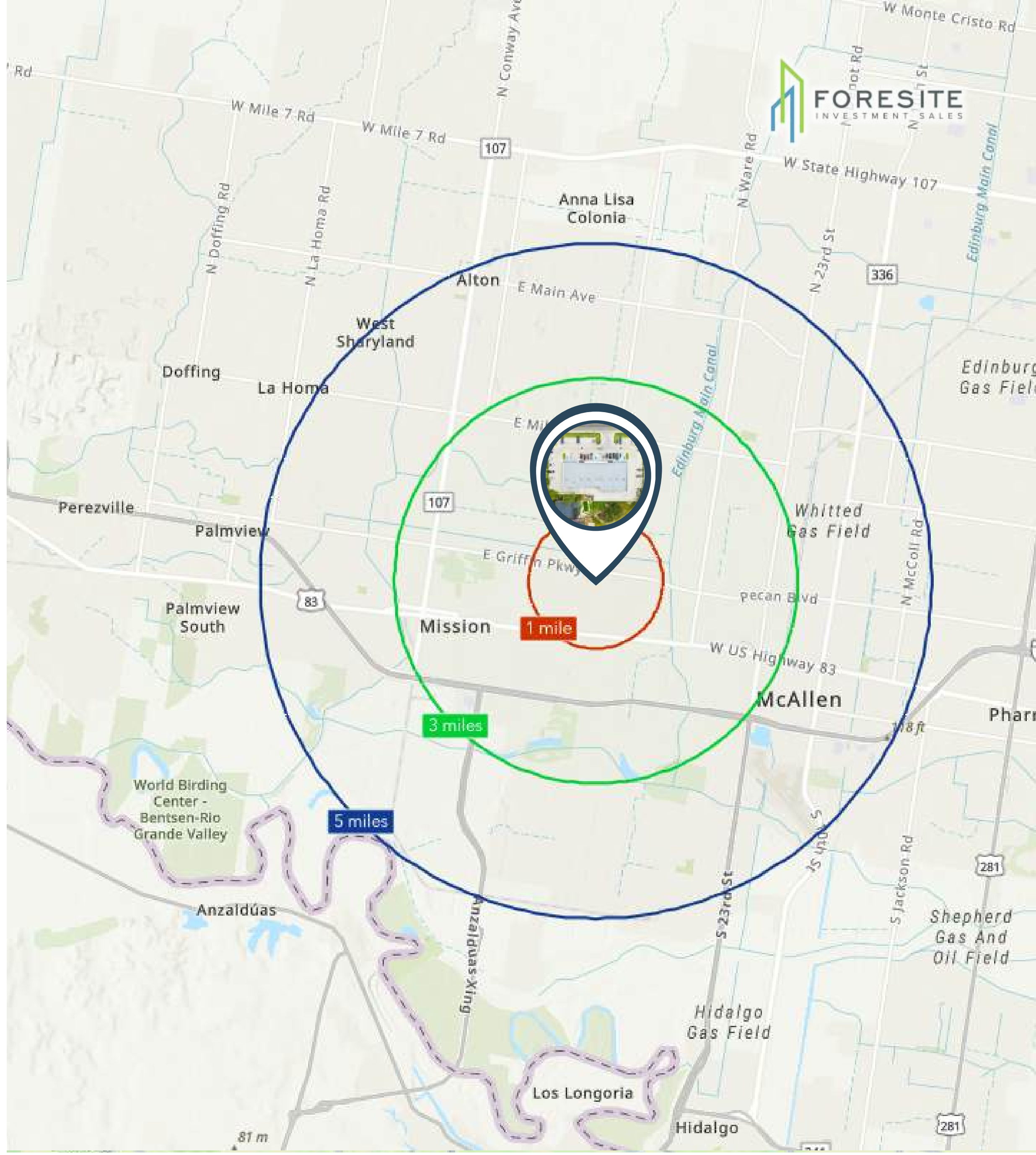
$87,262
Avg HH income
3-Mile

$84,719
Avg HH income
5-Mile

12,271
Population
1-Mile

89,226
Population
3-Mile

227,485
Population
5-Mile

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NORTH SHARY ROAD (24,577 VPD)

SITE VIEW

494 PLAZA

FORESITE®
INVESTMENT SALES


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2015
brito
CONSTRUCTION
WISE CHOICE
INSURANCE
PLAZA
494

RENT ROLL

PLAZA 494

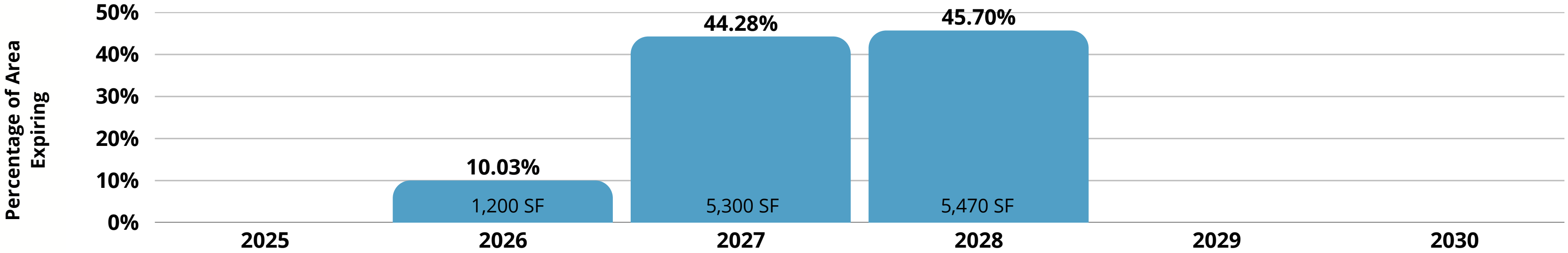
FORESITE INVESTMENT SALES®

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT PSF	LEASE TYPE
Wise Choice Insurance	1	1,250	10.44%	01/01/2025	01/01/2028	$28,800	$23.04	Gross
Brito Construction	2	1,300	10.86%	06/01/2020	10/01/2028	$27,300	$21.00	Gross
		Scheduled Rent Steps		10/01/2026	10/01/2028	$29,400	$22.62	
FIT Lab Kid's Fitness	3	1,200	10.03%	10/01/2024	10/01/2027	$29,400	$24.50	Gross
FIT Lab Fitness	4,5,6	4,100	34.25%	11/12/2019	11/30/2027	$86,100	$21.00	NNN
Security Financial	7,8	2,920	24.39%	05/01/2025	04/30/2028	$74,928	$25.66	Gross
Casa Mia Home Decor	9	1,200	10.03%	01/01/2021	10/01/2026	$36,000	$30.00	Gross
Total/ Average		11,970	100%			$282,528	$24.20	

LEASE EXPIRATIONS

494 PLAZA

FORESITE
INVESTMENT SALES



Casa Mia Home Decor
Oct. 2026
1,200 SF

FIT Lab Fitness
Nov. 2027
4,100 SF

FIT Lab Kid's Fitness
Dec. 2027
1,200 SF

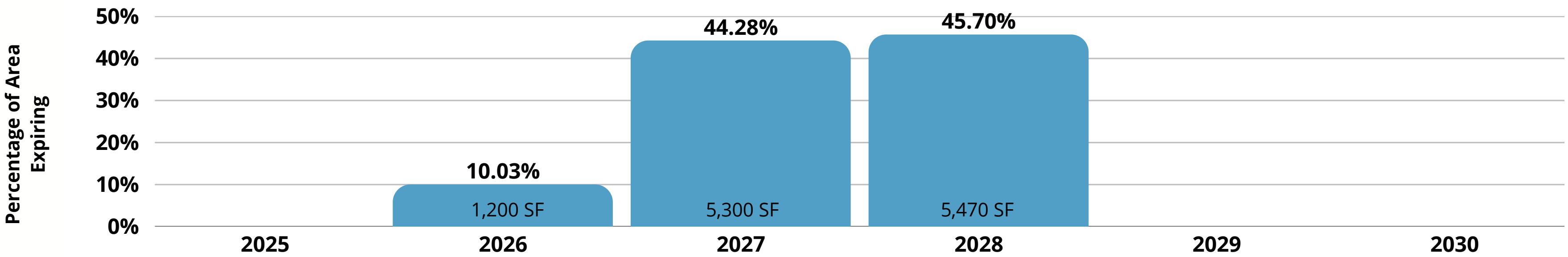
Security Financial
Apr. 2028
2,920 SF

Wise Choice Insurance
Jan. 2028
1,250 SF

Brito Construction
Oct. 2028
1,300 SF

LEASE EXPIRATIONS

494 PLAZA



Casa Mia Home Decor
Oct. 2026
1,200 SF

FIT Lab Fitness
Nov. 2027
4,100 SF

FIT Lab Kid's Fitness
Dec. 2027
1,200 SF

Security Financial
Apr. 2028
2,920 SF

Wise Choice Insurance
Jan. 2028
1,250 SF

Brito Construction
Oct. 2028
1,300 SF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INVESTMENT SALES
N SHARY RD (24,577 VPD)

FINANCIAL SUMMARY

PLAZA 494

Income and Expenses	Current		Potential*	
Base Rental Income	$282,528	$23.60	$299,309	$25.00
Expense Reimbursements	$18,159	$1.52	$54,606	$4.56
Effective Gross Income	$300,687	$25.12	$353,915	$29.57
Property Taxes	$37,752	$3.15	$38,884	$3.25
Utilities	$4,764	$0.40	$4,907	$0.41
CAM	$1,500	$0.13	$1,545	$0.13
Property Insurance	$9,000	$0.75	$9,270	$0.77
Total Expenses	$53,016	$4.43	$54,606	$4.56
Net Operating Income	$247,671	$20.69	$299,309	$25.00

GENERAL

- The analysis was assumed to begin on December 1st, 2025
- Inflation was assumed to be 3% annually on a calendar year basis.
- Expiring leases are expected to renew at Market Renewal Assumptions of $25/SF NNN.

EXPENSES

- Property Taxes are based on Hidalgo County Appraisal District's appraisal notice for 2025.
- All other expenses were modeled as per 2025 budgeted expenses, growing 3% annually by inflation.

PROFORMA

- Assuming all tenants move to $25/SF + NNN, with a 2% annual increase.
- Expenses are a 3% increase from current

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FORESITE'S

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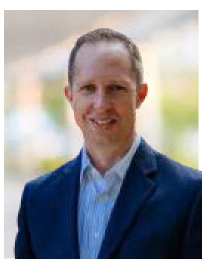
SPECIALISTS

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.

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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.

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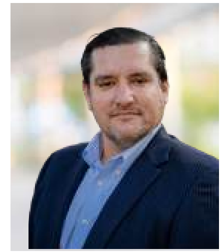

Stephen Berchelmann

Vice President

Urban Developments / Special Projects

Stephen Berchelmann 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.

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Alexandria Tatem

Senior Investment Sales Associate / 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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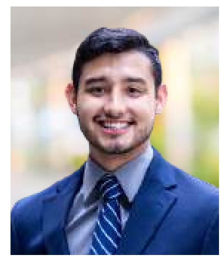

Xavier Alvarado

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.

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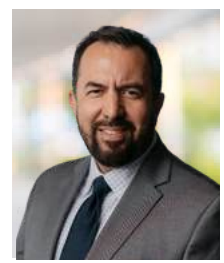

Leroy Sanchez

Investment Sales Associate

Leroy Sanchez earned a Bachelor's degree in Psychology from Southwestern University and a Master's in Industrial and Organizational Psychology from St. Mary's University. After graduating he worked for the United States Air Force as a Occupational Analyst with a top secret clearance. After nine years supporting the Air Force, Leroy spent the last two decades owning and managing a successful insurance agency, with a focus on business and commercial insurance.

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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.

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OFFERING MEMORANDUM

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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

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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Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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