

SHOPS AT LIVE OAK

8306 PAT BOOKER, LIVE OAK
(SAN ANTONIO MSA), TEXAS 78233



OFFERING MEMORANDUM

8300 Pat Booker, TX 78233

2.72 ACRES | \$5,000,000 | 71.21% Occupied



CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 8300 Pat Booker Road, Live Oak, Texas, 78233 (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 SUMMARY

OFFERING

| | |
|---------------------------|------------------------------------|
| ADDRESS | 8306 Pat Booker, Live Oak TX 78233 |
| PRICING | \$5,000,000 |
| PRICE PER SF | \$217.54 |
| NET OPERATING INCOME | \$321,883 |
| IN PLACE CAP RATE | 6.44% |
| PROFORMA CAP RATE | 10.22% |
| PROFORMA LEVERAGED RETURN | 14.50% |
| LEASE TYPE | NNN |
| NUMBER OF SPACES | 13 |
| OCCUPANCY | 71.22% |

PROPERTY STATS

| | |
|--------------------|--------------------|
| BUILDING SIZE | 22,984 SF |
| LOT SIZE | 2.72 AC |
| YEAR BUILT | 1980 / 2018 |
| VEHICLE COUNTS | 83,694 VPD on 1604 |
| DAYTIME POPULATION | 234,289 - 5 Mile |

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 HIGHLIGHTS



PROPERTY

Shops at Live Oak is a 22,958 square foot retail center in Live Oak, a suburb of San Antonio. The center is conveniently located with two points of ingress, both at lighted intersections and with access from Loop 1604 Frontage Road, allowing for easy accessibility. In addition to its strategic location facing Loop 1604, the center was designed to provide visibility to Pat Booker Road, maximizing its exposure. Positioned in the heart of Live Oak's bustling retail corridor, the property enjoys excellent demographics and high visibility. It is half a mile away from I-35, a major highway linking San Antonio and Austin.

LOCATION

The property benefits from multiple entry points. The center is visible from the Loop 1604 turnaround that sends eastbound traffic to The Forum, San Antonio's largest power center. IKEA and Live Oak Town Center are less than one mile away on Pat Booker Road. The property is adjacent to Wayland Baptist University, which has a total undergraduate enrollment of 2,800.

VALUE ADD OPPORTUNITY

The property is currently 71% occupied, leaving significant room for the next owner to add value by through lease-up, as well as potential rental rate growth from tenants who occupied the space prior to renovations.

HIGH TRAFFIC VOLUME

Traffic to this strip center comes from all directions with easy access from IH-35 and Loop 1604 via Pat Booker Rd (26,000 VPD). Signage is visible from Loop 1604 with more than 95,000 vehicles per day. The large pylon sign matches the distinctive look of the recently renovated building facade.

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FORESITE
INVESTMENT SALES

®

AERIAL

SHOPS AT LIVE OAK | LIVE OAK, TX



HERITAGE HILLS
(120 HOMES)

THE FORUM AT OLYMPIA PARKWAY

Logos for The Home Depot, Kohl's, Toys R Us, Hobby Lobby, Best Buy, Target, Michaels, and Bed Bath & Beyond.

FORUM CROSSING

Logos for Wayback Burgers, Mega Furniture, The Rush Fun Park, and Bubba's 33.

TRIANGLE SHOPPING CENTER

Logos for Aaron's, Shang Hai, Bella Sera, Pho Four Star, Over the Top Care Supplies, Golden Corral, Dollar Tree, and Mar Gatti's Pizza.

LIVE OAK VILLAGE SUBDIVISION
(600 HOMES)

at home

apt

goodall

Alterman

SPECS

CHUCKE CHEESE

Hampton

GAME OVER

Chips

IHOP

WELLS FARGO

FLOORING

Leather Showroom

ROOMS TO GO

INTERSTATE 35

WELLS FARGO

Costco WHOLESALE

Academy

IH 35 (197,697 CPD)

ESLIE'S
Krispie Kone
orange leaf
CHARLEYS

IH 35 (197,697 CPD)

INTERSTATE 35

IKEA

LOOP 1604 (83,694 CPD)

MATTRESS FIRM

FIREHOUSE SUBS

Wendy's

BIG O TIRES

la Madeleine

OUTBACK

DISCOUNT TIRE

Hilton Garden Inn

54 STREET

SUBWAY

BURGER BOY

DUNKIN'

COB STONE

Cane's

KOBE

DQ

PAT BROOKER RD (28,753 CPD)

FORUM CROSSING

WAYBACK BURGERS

MEGA FURNITURE

THE RUSH FUN PARK

Bubba's 33

TRIANGLE SHOPPING CENTER

Aaron's

Shang Hai Chinese Restaurant

BELLA SERA

Pho Four Star

OVER THE TOP CARE SUPPLIES

golden corral

DOLLAR TREE

Mar Gatti's Pizza

LOOP 1604

KOHL'S

Hilton Garden Inn



FORESITE INVESTMENT SALES

54 STREET

MEATSTERS

BURGER KING

STARBUCKS COFFEE

IHOP

Tuesday Morning

MEGA FURNITURE

BioLife Plasma Services

PAT BOOKER ROAD
28,753 CARS PER DAY

TACO BELL

BURGER BOY

WAYBACK BURGERS

Strangetheory

Bubba's

U Save Cleaners

Once upon a child

KUNG FU TEA

Bank of America

DQ

WAYLAND BAPTIST UNIVERSITY

LOOP 1604
83,694 CARS PER DAY



22,984 SF
TOTAL GLA

2.72 ACRES

SHERWIN WILLIAMS

Wheel Works
Thang-Hai Chinese
Massions
Nail spa
Calvary Chapel
Sensational Hair

PEAKS AT LIVE OAK

MADEIRA APARTMENTS

Aaron's

TRU-FIT ATHLETIC CLUBS

Austin 62.3 Miles



I-35 (197,697 CPD)



PAT BOOKER ROAD
28,753 CARS PER DAY

VILLAGE DRIVE 6,037 VPD

LOOP 1604
83,694 CARS PER DAY

LOOP 1604 ACCESS (CONVERSE RD.)



2.72 ACRES

66 PARKING SPACES

22,984 SF

TOTAL GLA



FORESITE
INVESTMENT SALES



| TENANT NAME / SPACE CONDITION | UNIT NUMBER | UNIT SIZE (SF) | % OF GLA |
|---|-------------|----------------|----------|
|  MAR | 8302 | 1,014 | 4.41% |
|  ACES | 8304 & 8308 | 3,919 | 17.05% |
| Vacant | 8310 | 1,633 | 7.10% |
| Vacant | 8318 | 1,745 | 7.59% |
|  K-Café Coffee - Latte - Tea | 8320 | 1,651 | 7.18% |
|  BELLA DONNA & CO BALNEOPE, WELLNESS | 8328 | 3,000 | 13.05% |
| Vacant | 8330 | 1,921 | 8.36% |
| Pat Booker Chiropractic | 8334 | 1,865 | 8.12% |
|  Lendmark Financial Services | 8336 | 1,272 | 5.53% |
| Vacant | 8340 | 1,315 | 5.73% |
|  TruHaven DENTAL CENTER OWNED BY THE DENTIST | 8344 | 2,005 | 8.73% |
|  marco's Pizza | 8350 | 1,644 | 7.16% |

SITE PLAN

SHOPS AT LIVE OAK | LIVE OAK, TX



AVAILABLE SPACE

| Suite Number | SF | Condition |
|--------------|-------|-------------------------|
| 8310 | 1,633 | Former Church |
| 8318 | 1,745 | Former Insurance |
| 8330 | 1,625 | Open Retail |
| 8340 | 1,315 | 2nd Generation Whitebox |

OCCUPIED

| Suite Number | SF | Tenant |
|--------------|-------|-------------------------|
| 8302 | 1,014 | Marx Barber Shop |
| 8304 & 8308 | 3,919 | ACES Behavioral Therapy |
| 8320 | 1,651 | K Cafe |
| 8328 | 3,000 | Bella Donna |
| 8334 | 1,865 | Pat Booker Chiropractic |
| 8336 | 1,246 | Lendmark |
| 8344 | 2,005 | Dr. Obah, DDS |
| 8350 | 1,644 | Marco's Pizza |

RENT ROLL

SHOPS AT LIVE OAK | LIVE OAK, TX



| TENANT NAME | SUITE NUMBER | UNIT SIZE (SF) | % OF TOTAL | LEASE START | LEASE END | ANNUAL RENT | RENT PSF | LEASE TYPE | OPTIONS |
|-------------------------|--------------|---------------------|---------------|-------------|--------------------|------------------|----------------|------------|---|
| Marx Barber Shop | 8302 | 1,014 | 4.41% | 10/1/2023 | 04/30/2027 | \$25,857.00 | \$25.50 | NNN | |
| | | 3,919 | 17.05% | 06/2026 | 08/2029 | \$78,380.04 | \$20.00 | | |
| ACES Behavioral Therapy | 8304 & 8308 | Scheduled Rent Step | | 07/2027 | 06/2028 | \$80,339.52 | \$20.50 | NNN | 1 option for 3 year at FMV |
| | | | | 07/2028 | 08/2029 | \$82,347.96 | \$21.01 | | |
| Vacant | 8310 | 1,633 | 7.10% | | | | | | |
| Vacant | 8318 | 1,745 | 7.59% | | | | | | |
| K-Cafe | 8320 | 1,651 | 7.18% | 07/30/2025 | 07/31/2030 | \$42,926.00 | \$26.00 | | |
| | | Scheduled Rent Step | | 08/2027 | 07/2028 | \$44,577.00 | \$27.00 | NNN | |
| | | | | 08/2028 | 07/2029 | \$46,228.00 | \$28.00 | | |
| | | | | 08/2029 | 07/2030 | \$47,879.00 | \$29.00 | | |
| Bella Donna & Co | 8328 | 3,000 | 13.05% | 04/01/2025 | 02/28/2027 | \$54,000.00 | \$18.00 | NNN | |
| Vacant | 8330 | 1,921 | 8.36% | | | | | | |
| Pat Booker Chiropractic | 8334 | 1,865 | 8.12% | 09/1/2014 | 08/31/2028 | \$32,451.00 | \$17.40 | NNN | |
| | | Scheduled Rent Step | | 09/2026 | 08/2027 | \$34,689.00 | \$18.60 | | |
| | | | | 09/2027 | 08/2028 | \$35,808.00 | \$19.20 | | |
| Lendmark | 8336 | 1,272 | 5.53% | 04/01/2023 | 03/31/2028 | \$35,616.00 | \$28.00 | NNN | (1) 5-year Option Year 1: \$29.60/SF Year 3: \$30.62/SF Year 5: \$31.64/SF |
| Vacant | 8340 | 1,315 | 5.73% | | | | | | |
| Tru Haven Dental | 8344 | 2,005 | 8.73% | 01/01/2025 | 03/31/2035 | \$42,947.10 | \$21.42 | NNN | (2) 5- year options at FMV |
| | | Scheduled Rent Step | | | 2% Annual Increase | | | | |
| Marcos Pizza | 8350 | 1,644 | 7.16% | 03/15/2020 | 06/30/2030 | \$47,117.04 | \$28.66 | | |
| | | Scheduled Rent Step | | 12/2026 | 01/2027 | \$47,823.96 | \$29.09 | NNN | (2) 5- year options Option 1: \$33.46/SF Option 2: \$39.61/SF |
| | | | | 12/2027 | 01/2028 | \$48,530.88 | \$29.52 | | |
| | | | | 12/2028 | 01/2029 | \$49,270.68 | \$29.97 | | |
| | | | | 12/2029 | 06/2030 | \$50,010.48 | \$30.42 | | |
| Total / Average | | 22,984 | 71.22% | | | \$360,413 | \$23.20 | | |

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FINANCIAL SUMMARY

SHOPS AT LIVE OAK



GENERAL

- Current is based on annualized base rent for June 2026.



EXPENSES

- Property Taxes are based on Bexar County Appraisal District's 2026 Tax figures.
- All expenses except Property Taxes, were based on 2026 Property Budget.
- Inflation was assumed to be 3% annually on a calendar year basis.



| Income and Expenses | Current | | Proforma | |
|-------------------------------|------------------|----------------|------------------|----------------|
| Income | | | | |
| Base Rental Income | \$360,413 | \$15.68 | \$511,003 | \$22.23 |
| Expense Reimbursements | \$95,492 | \$4.15 | \$175,588 | \$7.64 |
| Effective Gross Income | \$455,905 | \$19.84 | \$686,591 | \$29.87 |
| Expenses | | | | |
| Common Area Maintenance | \$35,215 | \$1.53 | \$36,271 | \$1.58 |
| Management Fee 4% | \$18,236 | \$0.79 | \$27,464 | \$1.19 |
| Property Insurance | \$29,931 | \$1.30 | \$30,829 | \$1.34 |
| Property Taxes | \$50,640 | \$2.20 | \$81,024 | \$3.53 |
| Total Expenses | \$134,022 | \$5.83 | \$175,588 | \$7.64 |
| Net Operating Income | \$321,883 | \$14.00 | \$511,003 | \$22.23 |

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PROFORMA ASSUMPTIONS - VACANT SPACES

SHOPS AT LIVE OAK



| Lease Assumptions | Former Church 8310 | Office Space 8318 | 2nd Gen Retail 8330 | White Box 8340 |
|----------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Lease Terms | | | | |
| Start Date | Aug. 1, 2027 | Aug. 1, 2027 | Aug. 1, 2027 | Aug. 1, 2027 |
| Term | 60 Mos. | 60 Mos. | 60 Mos. | 60 Mos. |
| Downtime | | | | |
| Amount | 5 Mos. | 5 Mos. | 3 Mos. | 2 Mos. |
| Market Rent | | | | |
| Amount/ SF | \$20.00 | \$20.00 | \$22.00 | \$25.00 |
| Rent Increase | | | | |
| Amount | 3.00% | 3.00% | 3.00% | 3.00% |
| Frequency | Annually | Annually | Annually | Annually |
| Tenant Improvements | | | | |
| Amount/ SF | \$40.00 | \$15.00 | \$10.00 | \$5.00 |
| Leasing Commissions | | | | |
| Amount | 6.00% | 6.00% | 6.00% | 6.00% |
| Recovery Method | | | | |
| | NNN + Property Management | NNN + Property Management | NNN + Property Management | NNN + Property Management |

PROFORMA ASSUMPTIONS

- 100% Occupied
- Vacancies will begin paying at market renewal assumptions.
- Current tenants rates and expenses based on August 2027 annualized.
- Expiring leases are expected to renew at a 2% increase.
- Property taxes increase 60% over current figures.
- Leasing cost assumed to be roughly \$168,157.
 - Tenant Improvements: \$117,280
 - Leasing Commissions: \$50,877

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SAN ANTONIO

Rising above economic challenges since 1718.

With a diverse economy, skilled work force, and low cost of living, San Antonio's economy has fared well throughout history providing investors stability in uncertain times.

7th

Largest city in America and third fastest growing city in the U.S.

34M

San Antonio hosts more than 34 Million visitors per year for tourism and business events

\$109B

With a gross domestic product of approximately 109 Billion dollars per year, San Antonio hosts a diverse economy

2.36M

San Antonio MSA is home to more than 2.368 million residents and is consistently among the top 5 fastest growing cities in America

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.

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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.

LLUTTO@FORESITECRE.COM



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

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.

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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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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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