



ALAMO FIREWORKS, INC.

Property Sales/Leasebacks



Offering: Three (3) properties that are established seasonal indoor “megastore” retail locations owned by Alamo Fireworks are being offered for sale and will be leased back on the terms and conditions outlined below. Properties to be sold together or separately.

Company/Tenant: Alamo Fireworks (AFI) is the oldest independent fireworks company in Texas. The company was officially established in 1962. The third generation of the founding family now owns and operates the company. AFI has approximately 200 retail locations including some 30 megastores ranging in size from 5,000-9,000 SF buildings. The company has wholesale and retail operations that include the states of Nevada, New Hampshire and New Mexico in addition to locations throughout Texas.

Jim Akin

Owner's Broker

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First American Commercial Property Group

18618 Tuscany Stone, Ste. 210

San Antonio, TX 78258

Ph: 210.496.7775

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HIGHLIGHTS

Location: 18843 FM 2252/Nacogdoches Road, Comal County (Garden Ridge area), TX

Lot Size: 2 acres

Building Size: 5,000 SF

Comments: 5,000 SF metal building with concrete slab foundation. Site is 2 acres with exterior lighting and 198 feet of road frontage. (Note: It appears the building is situated in a flood plain area)

Lease Terms & Conditions

- 10-year primary lease term
- Six 5-year renewal options (Tenant's option)
- 5% rent increase every 5 years
- NNN lease (Tenant pays all operating expenses; no Landlord responsibilities)
- Tenant Shall have the right to sublease with Landlord approval, which approval shall not be unreasonably withheld
- Tenant shall have the right to assign the lease to a wholly owned subsidiary of AFI at Tenant's option
- Property will be deed restricted upon the sale so that AFI or its successors will be the only occupant to ever sell, market, advertise or distribute fireworks on the site
- Properties will be sold in their present condition, "As Is"

Initial Rent: \$55,000.00 per year, NNN

Sale Price: \$650,000.00 cash



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HIGHLIGHTS

Location: 4180 IH-37, Odem, San Patricio County (Corpus Christi area), TX

Lot Size: 3 acres

Building Size: 5,000 SF

Comments: 5,000 SF metal building on concrete slab foundation. Site is 3 acres with exterior lighting and 300 feet on the IH-37 frontage road. (Note: There is an adjoining 3-acre tract with about 250 feet on the IH-37 frontage road that is owned by a separate but related entity that's also available for purchase)

Lease Terms & Conditions

- 10-year period
- Six 5-year options (Tenant's option)
- 5% rent increase every 5 years
- NNN leases (Tenant pays all operating expenses; no Landlord responsibilities)
- Tenant Shall have the right to sublease with Landlord approval, which approval shall not be unreasonably withheld
- Tenant shall have the right to assign the lease to a wholly owned subsidiary of AFI at Tenant's option
- Property will be deed restricted upon the sale so that AFI or its successors will be the only occupant to ever sell, market, advertise or distribute fireworks on the site
- Properties will be sold in their present condition, "As Is"

Initial Rent: \$55,000.00 per year, NNN

Sale Price: \$650,000.00 cash



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HIGHLIGHTS

Location: 10724 Roosevelt Ave/Hwy 281 South, Bexar County (San Antonio area), TX

Lot Size: 2 acres

Building Size: 9,000 SF

Comments: 9,000 SF new metal building on concrete slab foundation, built in 2017. Site is approximately 2 acres with 250 feet of frontage road.

Lease Terms & Conditions

- 10-year primary lease term
- Six 5-year renewal options (Tenant's option)
- 5% rent increase every 5 years
- NNN lease (Tenant pays all operating expenses; no Landlord responsibilities)
- Tenant Shall have the right to sublease with Landlord approval, which approval shall not be unreasonably withheld
- Tenant shall have the right to assign the lease to a wholly owned subsidiary of AFI at Tenant's option
- Property will be deed restricted upon the sale so that AFI or its successors will be the only occupant to ever sell, market, advertise or distribute fireworks on the site
- Properties will be sold in their present condition, "As Is"

Initial Rent: \$90,000.00 per year, NNN

Sale Price: \$1,125,000.00 cash



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EXTERIOR PHOTOS



INTERIOR PHOTOS





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Akin		jakin@dirdealers.com	(210) 86-7775
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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