

FOR SALE – 2711 – 2709 Goliad Drive

San Antonio, TX 78223

- Two (2) Tenant – Dons & Bens Liquor Store and Local Tire Shop (opening March 2021)
- N/N/N Income Producing Investment
- Corporate Credit Liquor Store.
- *Anchor Liquor Store Tenant has been in same location for over 50 years!*
- **Sale Price: \$650,000.00**
- 7.38% Cap Rate on 2021 NOI of \$48,000.00 annually.
- 2022 NOI Scheduled to be \$64,800.00 annually.
- 2023 NOI Scheduled to be \$66,000.00 annually.

- Notes:
- Brooks City Landing, HEB and Gold's Gym approx. 2 blocks away.
- Up and coming Brooks City Base area.
- Parking in front for customers – back parking for staff.

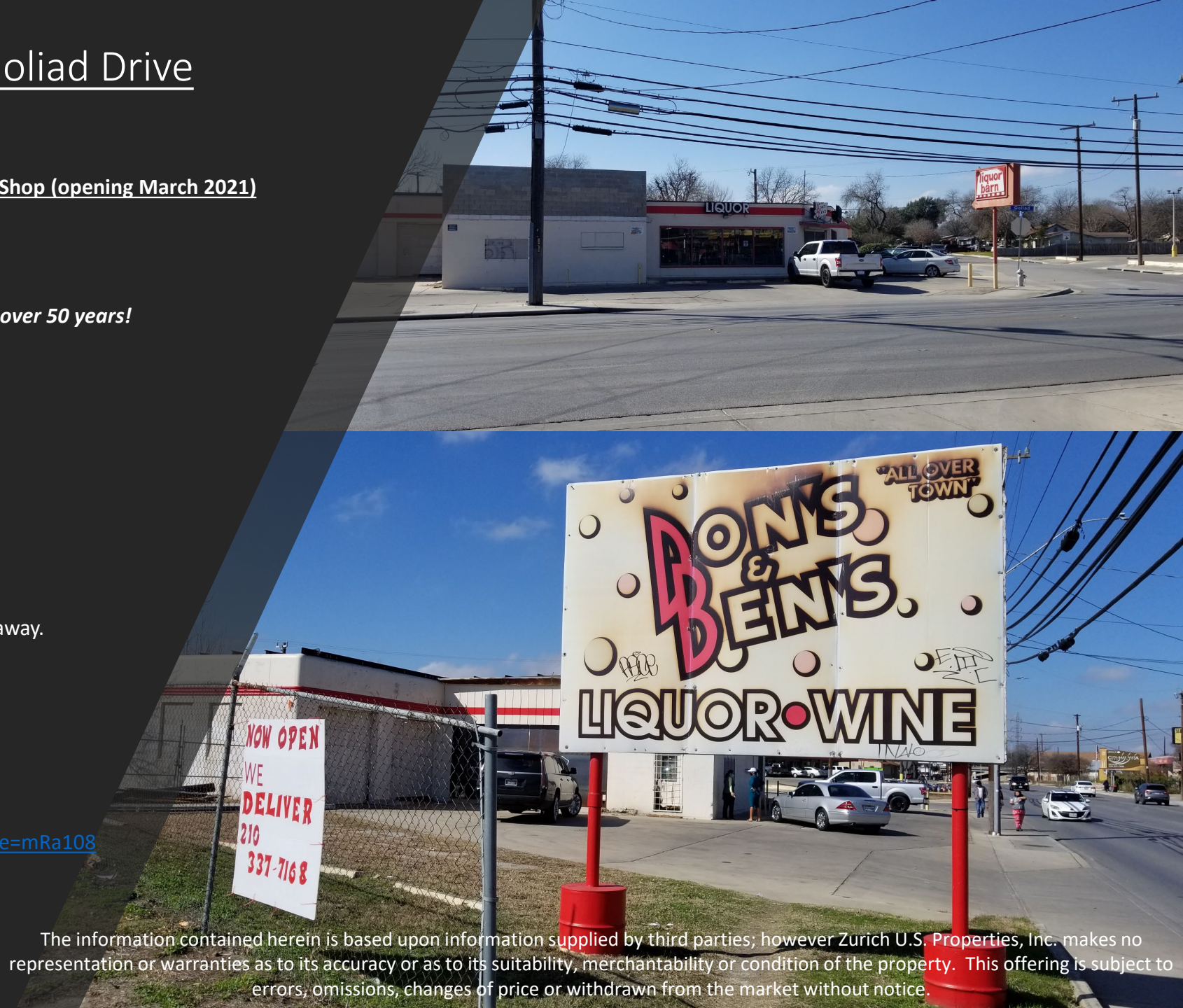
- Link to indoor video here:
- https://1drv.ms/v/s!AkcdmJfDgty_gsoc1yuDt6bSWDOSQ?e=mRa108

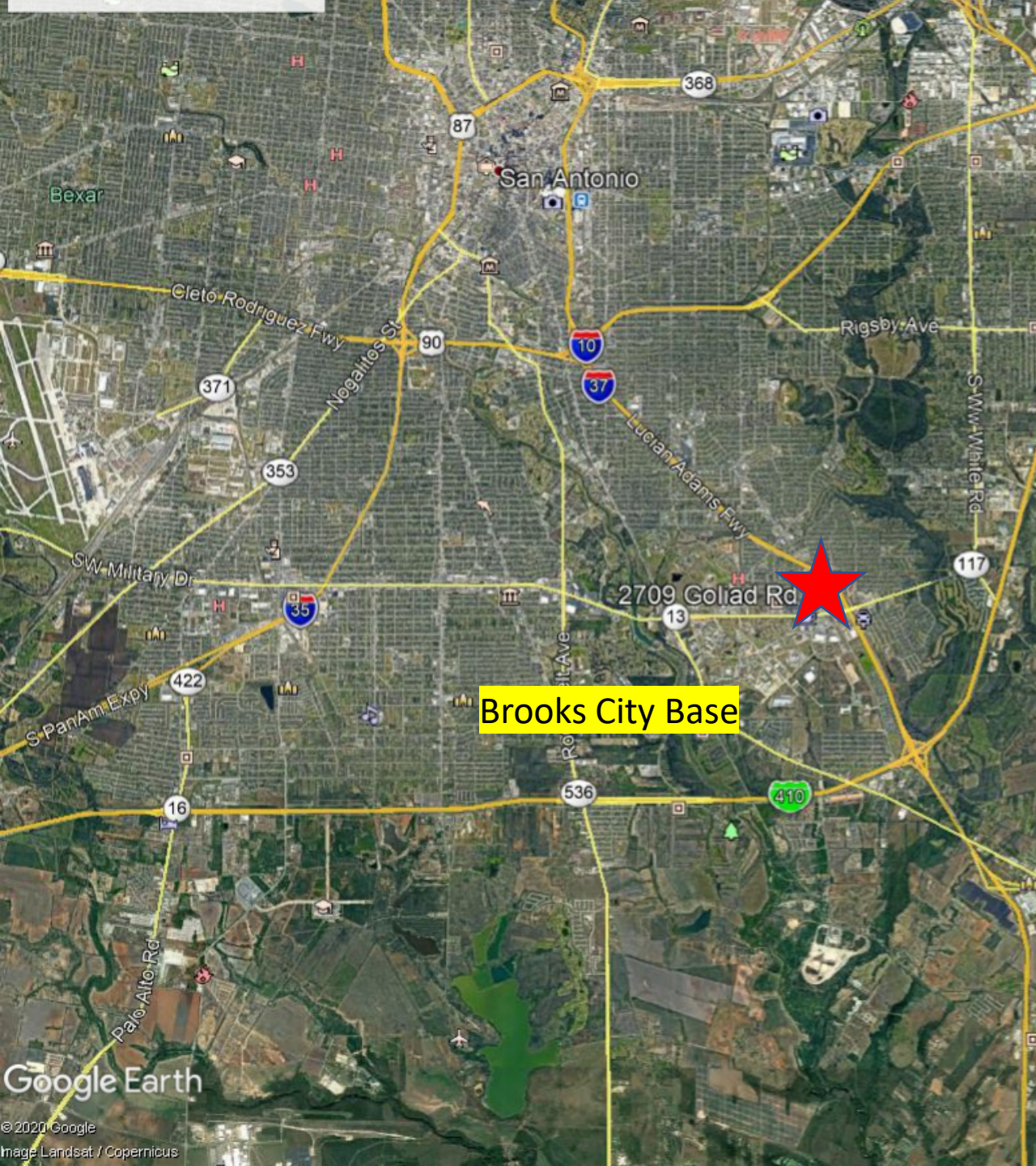
Zurich U.S. Properties, Inc.

Office: 210.225.5877 Cell: 210.279.7509

Laurence Seiterle Laurence@zurichproperties.com

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Tenant #1 – 2709 Goliad

3,009 +/- Sq. Ft.

Don & Bens Liquor Store has been in this location for over 50 years!

New roof in 2019.

Customer parking in front and side, staff parking in the back.

Lease

Approx. 33 months remaining on the existing Lease w/termination date 10/31/2023.

Renewal by Tenant giving Six (6) Months written notice at pre determined higher than existing rental rates.



Tenants #2 – 2711 Goliad - 2,609 +/- Sq. Ft.

New Tire Shop from an existing local operator due to opening 1st Quarter 2021.

New TPO roof being installed January/February 2021.

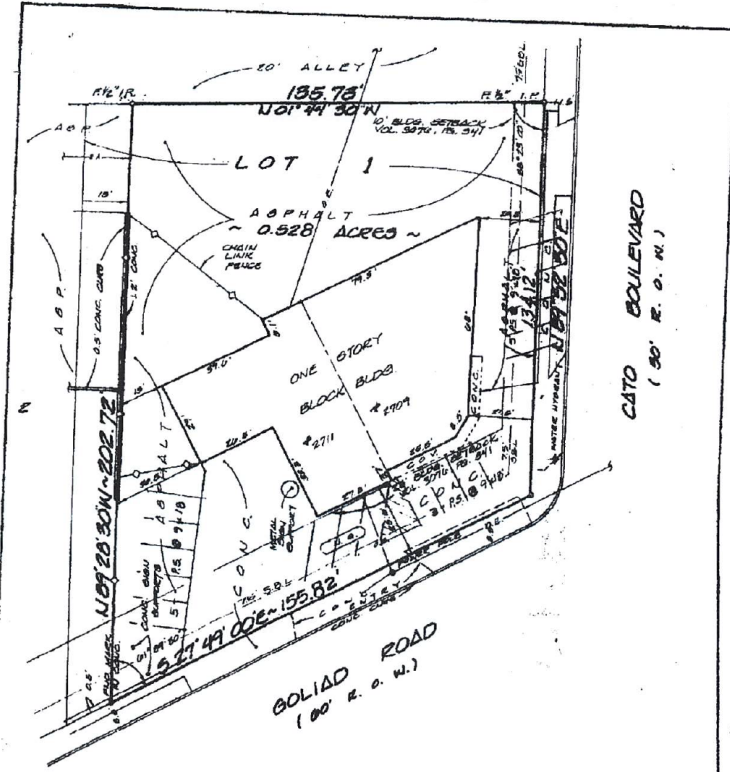
Tire Shop pays no base rental in 2021 because they are paying for a new TPO roof.

Lease

Lease terminates 12/31/2023.

Please see Lease notes for rent commencement and NOI jump in 2022.





LOT 1, GAVE AND EXCEPT THE SOUTH 15' FEET. BLK. — N.C.B. 3812
 SUBDIVISION MEADOWBROOK ESTATES
 1 ST. FILING
 ADDRESS 2709-2711 GOLIAD ROAD
 CITY SAN ANTONIO
 COUNTY BEXAR STATE TEXAS

REFERENCES:
 VOL. 3025 PG. 300 VOL. PG.
 VOL. 3076 PG. 311 VOL. PG.

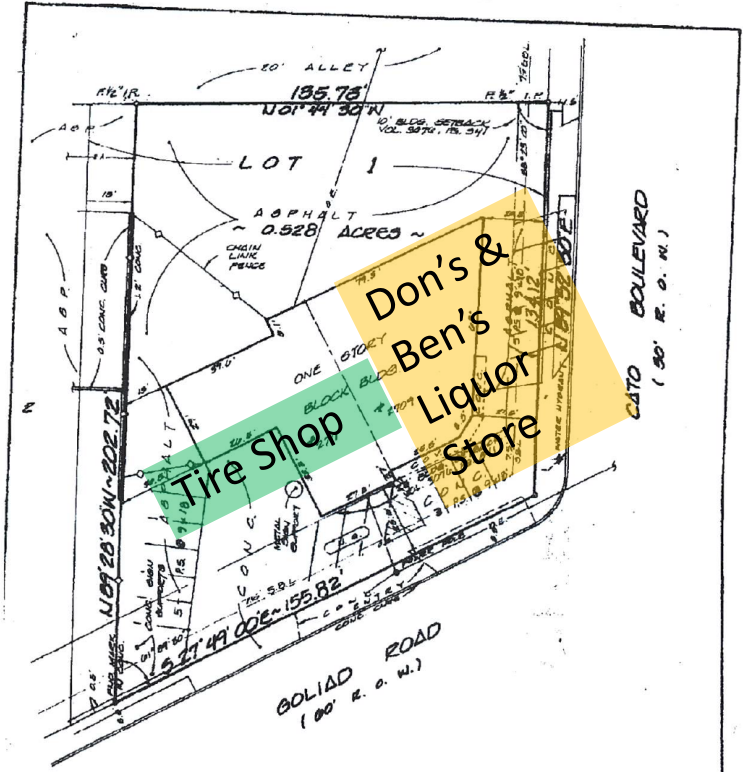
SCALE 1" = 30'
 G.F. No. 98-2213-F

PROFESSIONAL LAND SURVEYORS
 12915 JONES MALTSBERGER SUITE 401
 SAN ANTONIO, TEXAS 78247
 (210) 490-9963



STATE OF TEXAS COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.
 THIS 31 DAY OF DEC. 1008 A.D.
 JOSEPH H. CASH REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD INSURANCE STATEMENT:
 THIS PROPERTY IS NOT SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY F.I.R.M. MAP NO. 48029C0631 E
 EFFECTIVE DATE: 2/16/96
 ZONE: X
 JOB NO. 4-88-512

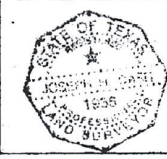


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