TOWN & COUNTRY SHOPPING CENTER

5007 & 6001 NORTH 10TH STREET | MCALLEN, TX 78504



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5007 & 6001 North 10th Street, McAllen, TX 78504



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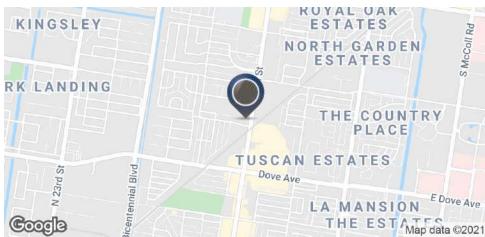
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5007 & 6001 North 10th Street, McAllen, TX 78504

Marcus & Millichap LEVY RETAIL GROUP





\$12,391,000

OFFERING SUMMARY

Building Size:	91,306 SF
Lot Size:	6.8 Acres
Price / SF:	\$135.71
Cap Rate:	8.67%
NOI:	\$1,074,866
Year Built:	1995 & 1998
County:	Hidalgo
Ownership Type:	Fee Simple

PROPERTY OVERVIEW

Marcus & Millichap is pleased to offer the opportunity to acquire a 91,306-square foot, multi-tenant neighborhood retail center located in a prime retail corridor serving a densely populated area in McAllen, Texas. Town & Country Shopping Center offers investors the opportunity to acquire a stabilized asset with upside potential that has an attractive assumable loan in place.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,678	35,382	78,569
Total Population	15,332	110,953	253,096
Average HH Income	\$76,295	\$69,169	\$65,372

5007 & 6001 North 10th Street, McAllen, TX 78504





PROPERTY DESCRIPTION

Town & Country Shopping Center is a 91,306-square foot, multi-tenant neighborhood retail center located in McAllen, Texas. The center is currently 100 percent occupied, and 82 percent of the gross leasable area has triple-net leases. The offering is comprised of one multi-tenant retail center occupying 95 percent of the gross leasable area and one single tenant building, which occupies five percent of the gross leasable area. The multi-tenant center is anchored by Office Depot. Other tenants include 9 Round Fitness, Edible Arrangements, Children's Orchard, Cliff Ranson Photography, Karla's Jewelry & Gifts, By Maxwell Studio, El Divino, Shannon Fine Jewelry, Quips & Quotes, Butler's Barber Shop, French Cafe, Cryo Body Perfections, Brandit, Hobbies & Heroes, Mail-Pak and Watermill Express. An ATM leased to BBVA provides additional income. The single tenant building is leased to North 10th Street Animal Hospital. The buildings are situated on two parcels totaling 6.8 acres and are located less than one-half mile apart.

LOCATION DESCRIPTION

The properties are located on North 10th Street near the intersection of North 10th Street and West Dove Avenue. Traffic counts exceed 19,800 vehicles per day in front of the centers. Town & Country Shopping Center is in line with Luby's and near multiple national and regional retailers including Lowe's Home Improvement, Sprouts Farmers Market, Dollar General, Walgreens, The Home Depot, H.E.B. Grocery, Sam's Club, Hobby Lobby, Target, Kohl's, Marshalls, PetSmart, and many more. The surrounding area has strong demographics with a five-mile population of 253,096. McAllen is the largest city in Hidalgo County, located at the southern tip of Texas in the Rio Grande Valley, the fifth most populated area in the state. McAllen is a vibrant metro area and a major center for retail, international trade, tourism and manufacturing. Every year, thousands of winter Texans arrive to the Rio Grande Valley, during the mild fall and winter seasons, adding more than \$710 million into the local economy. Additionally, the Reynosa-McAllen Metropolitan Area has a population of roughly 1,500,000.

5007 & 6001 North 10th Street, McAllen, TX 78504





BUILDING 1

Building Name Town & Country Shopping Center

Street Address 5007 North 10th Street

100% Occupancy Year Built 1995

Lot Size 5.9815 Acres

BUILDING 2

Building Name National Veterinary

Street Address 6001 North 10th Street

Year Built 1998

0.8198 Acres Lot Size



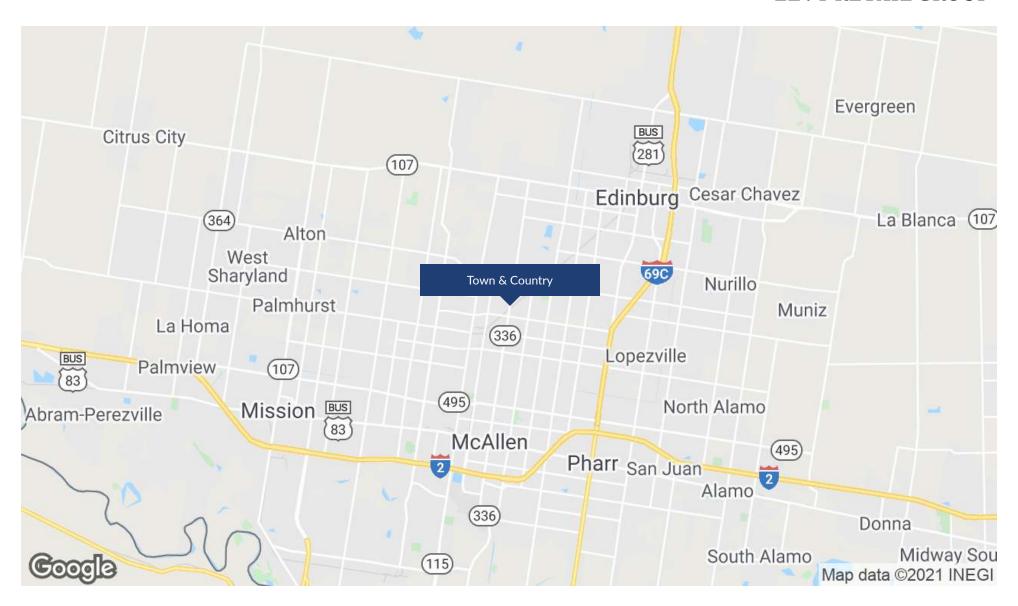
- Stabilized Asset Consisting of an 86,524-Square Foot, Multi-Tenant Retail Center and a 4,782-Square Foot, Single-Tenant Veterinary Building
- 100% Occupied | 82% of the Gross Leasable Area has Triple-Net Leases
- Anchored by Office Depot | Tenant Base is a Complementary Mix of Credit and Local
- Current Rents are Below Market
- In Line with Luby's Cafeteria | Located in One of the City's Main Retail Corridors Along North 10th Street | Numerous National and Regional Retailers Nearby
- Extremely Dense Surrounding Population Exceeding 253,000 Residents Within Five Miles
- Attractive Assumable Financing In Place | Interest Rate is 4.52% | Cash-on-Cash is 11.42%





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EQUITY YIELD - AMORTIZATION PERIOD (MARCH 2020 - SEPT. 2027)	LIST PRICE
Price	\$12,391,000
Down Payment	\$4,135,781
First Trust Deed/Mortgage	\$8,255,219
Interest Rate/Amortization	4.52% / 30 Yrs.
Net Operating Income	\$1,074,866
CASH FLOW ANALYSIS	
Reserves / Replacements	(\$93,716)
Net Cash Flow After Debt Service	\$981,150
Debt Service	(\$508,938)
Debt Coverage Ratio	2.11
Net Cash Flow After Debt Service	\$472,212
Cash-on-Cash Return %	11.42%
Principal Reduction	\$134,228
Total Return	\$606,440
Total Return %	14.66%
VALUE INDICATORS	
CAP Rate	8.67%
Price/SF	\$135.71

5007 & 6001 North 10th Street, McAllen, TX 78504

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	CURRENT
Price	\$12,391,000
Price per SF	\$135.71
CAP Rate	8.67%
Cash-on-Cash Return (Year 1 - Amortization Period)	11.42%
Total Return (Year 1 - Amortization Period)	14.66% / \$606,440
Debt Coverage Ratio	2.11
FINANCING DATA - LOAN ASSUMPTION	CURRENT
Lender	UBS AG
Down Payment	33% / \$4,135,781
Loan Amount	\$8,255,219
Interest Rate	4.5208%
Amortization Schedule	30 Years
Origination Date	9/06/2017
Interest Only Period	30 Months
Interest-Only Period Ends	3/06/2020
Loan Maturity Date	9/06/2027
*Assumption Fee	0.5%

^{*}Buyer shall pay an Assumption Fee equal to 0.5% of the Principal Balance and any Lender fees associated with the loan assumption.



INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$1,155,811	\$12.66
Real Estate Taxes Reimbursements	\$155,658	\$1.70
Insurance Reimbursements	\$61,721	\$0.68
Common Area Maintenance Reimbursements	\$64,287	\$0.70
Management Fee & Admin Fee Reimbursements	\$34,891	\$0.38
Cap Ex Reimbursements	\$4,137	\$0.05
National Veterinary Reimbursements	\$21,828	\$0.24
GROSS INCOME	\$1,498,336	\$16.41
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$208,456	\$2.28
Insurance	\$79,053	\$0.87
Utilities & Trash Disposal	\$24,688	\$0.27
Repairs & Maintenance	\$24,677	\$0.27
Landscaping	\$13,375	\$0.15
Pest Control	\$703	\$0.01
Janitorial - Day Porter	\$12,960	\$0.14
Fire Inspection & Monitoring	\$6,669	\$0.07
Management Fee	\$52,885	\$0.58
GROSS EXPENSES	\$423,470	\$4.64
NET OPERATING INCOME	\$1,074,866	\$11.77

^{*}Total Annual Rent is based on the future base rent of \$1,155,811 as of 1/01/2022. Current actual rent is \$1,138,391. Seller shall credit Buyer the monthly rent differential on a pro rata basis, at Closing.



TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	PRICE PER YEAR	LEASE TYPE	OPTION	EXPENSE REIMBURSEMENT
National Veterinary	4,782	5.24	12/01/08	11/30/23	\$118,211		\$24.72	NNN	(1) 5-Yr @ Mkt	\$21,828.73
Children's Orchard	4,000	4.38	12/01/09	10/31/25	\$46,720		\$11.68	NNN	(1) 5-Yr @ Mkt	\$19,594.54
						11/1/2022	\$11.91			
						11/1/2023	\$12.15			
						11/1/2024	\$12.39			
Cliff Ranson	2,000	2.19	2/01/13	3/31/22	\$28,000		\$14.00	NNN		\$9,797.27
Karla's Jewelry & Gifts	5,000	5.48	10/01/07	2/29/24	\$60,000		\$12.00	NNN	(4) 5-Yr @ Mkt	\$24,493.18
By Maxwell Salon	3,000	3.29	10/01/16	2/28/22	\$39,000		\$13.00	NNN	(1) 5-Yr @ Mkt	\$14,695.91
El Divino	6,492	7.11	9/01/12	6/30/24	\$103,872		\$16.00	NNN	(1) 5-Yr @ Mkt	\$31,801.94
Shannon Fine Jewelry	1,880	2.06	4/01/10	3/31/25	\$25,016		\$13.31	NNN	(1) 5-Yr @ Mkt	\$9,209.44
Quips & Quotes	15,730	17.23	8/01/98	3/31/22	\$188,760		\$12.00	Gross	(1) 5-Yr @ \$13.00	
Butlers Barber Shop	1,880	2.06	8/01/17	7/31/22	\$26,320		\$14.00	NNN	(1) 5-Yr @ Mkt	\$9,209.44
French Cafe	2,750	3.01	9/01/18	8/31/23	\$32,313		\$11.75	NNN	(1) 5-Yr @ Mkt	\$13,471.25
Cryo Body Perfections	2,750	3.01	7/01/16	9/30/24	\$42,625		\$15.50	NNN	(1) 3-Yr @ Mkt	\$13,471.25
Brandit, LLC	2,750	3.01	1/01/20	12/31/24	\$41,250		\$15.00	NNN	(1) 5-Yr @ Mkt	\$13,471.25
Hobbies & Heros	1,650	1.81	1/01/18	12/31/21	\$19,800		\$12.00	NNN	(2) 5-Yr @ Mkt	\$8,082.75
Mail-Pak	1,650	1.81	3/01/10	2/28/21	\$33,759		\$20.46	NNN	(1) 5-Yr @ Mkt	\$8,082.75
Edible Arrangements	1,650	1.81	1/22/07	1/31/22	\$33,775		\$20.47	NNN	(1) 5-Yr @ Mkt	\$8,082.75



TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	PRICE PER YEAR	LEASE TYPE	OPTION	EXPENSE REIMBURSEMENT
9 Round Fitness	1,650	1.81	12/13/13	MTM	\$23,777		\$14.41	NNN	(1) 3-Yr @ Mkt	\$8,082.75
Office Depot	28,560	31.28	12/01/08	3/31/25	\$232,764		\$8.15	NNN	(2) 5-Yr @ \$9.15/\$10.15	\$113,807.70
Watermill Express	0	0.0	6/18/23	6/30/23	\$9,600		\$9,600.00		(1) 5-Yr @ Mkt	
Cabe Construction	2,750	3.01	12/01/19	11/30/24	\$41,250		\$15.00	NNN	(1) 5-Yr @ Mkt	\$13,471.25
BBVA (ATM)	382	0.42	8/01/08	5/31/25	\$9,000		\$23.56	NNN	(1) 5-Yr @ Mkt	\$1,871.28
Totals/Averages	91,306				\$1,155,812		\$12.66			\$342,525.43

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11TH STREET RYO BODY PERFECTIONS 2,750 SF CARLA'S JEWELRY & GIFTS 5,000 SF CHILDREN'S ORCHARD 4,000 SF CABE CONSTRUCTION 2,750 SF BY MAXWELL SALON 3,000 SF QUIPS & QUOTES 15,730 SF FRENCH CAFE 2,750 SF CLIFF RANSON 2,000 SF BRANDIT, LLC 2,750 SF 1,650 SF EDIBLE ARRANG. 1,650 SF ROUND FITNESS 1,650 SF LUBY'S MAIL-PAK 1,650 SF OFFICE DEPOT 28,560 SF **NOT A PART**

N 10TH STREET





5007 & 6001 North 10th Street, McAllen, TX 78504

Marcus & Millichap LEVY RETAIL GROUP

Office Depot

FOUNDED 1986 **LOCATIONS** 1.400+ SQ. FT. 28.560 **TENANT TRADE NAME ODP**



Office Depot is an American office supply retail store. The company operates more than 1,400 stores, an e-commerce site, and business-to-business sales. The company portfolio includes Office Depot, OfficeMax, Grand & Toy, Ativa, TUL, Foray, Realspace, and DiVOGA.

Based in Boca Raton, Florida, Office Depot is a public company whose stock is traded on the NASDAQ under the symbol ODP.

9-Round

FOUNDED 2008 700+ **LOCATIONS** SQ. FT. 1,650



9Round Fitness is a specialized gym, fitness center, and health club dedicated to circuit training with an emphasis on kickboxing fitness training







Edible Arrangements

FOUNDED 1990 **LOCATIONS** 1.200+ 1,650 SQ. FT.



Edible Arrangements specializes in fresh fruit arrangements, melding the concept of fruit baskets with designs inspired by the floral business.





5007 & 6001 North 10th Street, McAllen, TX 78504

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SUBJECT PROPERTY

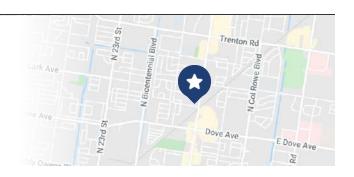
5007 & 6001 North 10th Street | McAllen, TX 78504

 Sale Price:
 \$12,391,000
 Lot Size:
 6.8 AC

 Year Built:
 1995
 Building SF:
 91,306 SF

 Price PSF:
 \$135.71
 Cap:
 8.67%

NOI: \$1,074,866



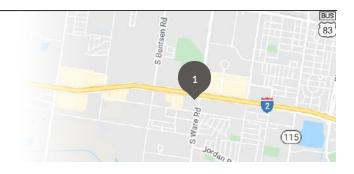


STONE OAK CENTER

3701 West Expressway 83 | McAllen, TX 78503

Sale Price: \$3,375,000 Lot Size: 1.572 AC Year Built: 208 Building SF: 8,654 SF Price PSF: \$389.99 CAP: 6.5% Closed: 03/20/2019 Occupancy: 100%

AT&T, Five Guys, Kato Sushi

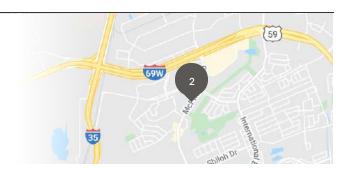




INTERNATIONAL SAN ISIDRO

10201 McPherson Road | Laredo, TX 78045

\$2,725,000 1.05 AC Sale Price: Lot Size: Building SF: Year Built: 2016 8,754 SF \$311.29 CAP: 7% Price PSF: Closed: 06/30/2017 Occupancy: 100% San Isidro Optical, Bahama Bucks, Laredo Care Clinic



5007 & 6001 North 10th Street, McAllen, TX 78504

Marcus & Millichap LEVY RETAIL GROUP

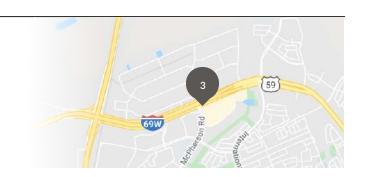


SHOPS ON LOOP 20

10719 McPherson Road | Laredo, TX 78045

Sale Price: \$6,100,000 Lot Size: 1.62 AC Year Built: 2013 Building SF: 10.000 SF CAP: 7.25% Price PSF: \$610.00 Closed: 04/20/2018 Occupancy: 100%

AT&T, James Avery, Market Barbeque



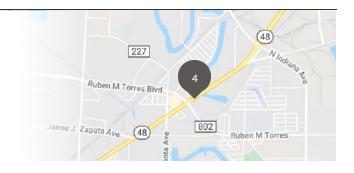


PLAZA VIEJO

7470-7490 Padre Island Boulevard | Brownsville, TX 78521

Sale Price: \$1,539,000 Lot Size: 2.39 AC Year Built: 2005 Building SF: 17,900 SF Price PSF: \$85.98 CAP: 7.32% Closed: 08/12/2019 Occupancy: 59%

Pizza Patron, Fred Loya, Cato

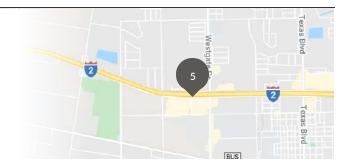




WESLACO RETAIL

1919 West Expressway 83 | Weslaco, TX 78596

Sale Price: \$3,700,000 Lot Size: 0.96 AC Year Built: 2015 Building SF: 8,808 SF \$420.07 CAP: 7.49% Price PSF: Closed: 06/30/2017 Occupancy: 75% America's Best Contact & Eyeglasses, Verizon, Cellular Sales





	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	
	Town & Country Shopping Center 5007 & 6001 North 10th Street McAllen, TX 78504	\$12,391,000	91,306 SF	\$135.71	8.67%	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
1	Stone Oak Center 3701 West Expressway 83 McAllen, TX 78503	\$3,375,000	8,654 SF	\$389.99	6.5%	03/20/2019
2	International San Isidro 10201 McPherson Road Laredo, TX 78045	\$2,725,000	8,754 SF	\$311.29	7.0%	06/30/2017
3 out	Shops on Loop 20 10719 McPherson Road Laredo, TX 78045	\$6,100,000	10,000 SF	\$610.00	7.25%	04/20/2018
4	Plaza Viejo 7470-7490 Padre Island Boulevard Brownsville, TX 78521	\$1,539,000	17,900 SF	\$85.98	7.32%	08/12/2019
5	Weslaco Retail 1919 West Expressway 83 Weslaco, TX 78596	\$3,700,000	8,808 SF	\$420.07	7.49%	06/30/2017
		PRICE	BLDG SF	PRICE/SF	CAP	CLOSE
	Totals/Averages	\$3,487,800	10,823 SF	\$322.26	7.11%	

5007 & 6001 North 10th Street, McAllen, TX 78504







STONE OAK CENTER 3701 West Expressway 83 McAllen, TX 78503







WESLACO RETAIL
1919 West Expressway 83
Weslaco, TX 78596





5007 & 6001 North 10th Street, McAllen, TX 78504

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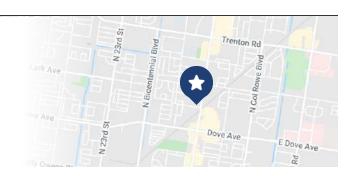


SUBJECT PROPERTY

5007 & 6001 North 10th Street | McAllen, TX 78504

Lease Rate: NEGOTIABLE Lease Type: NNN Space Size: 0 SF Year Built: 1995

Lot Size: 6.8 AC





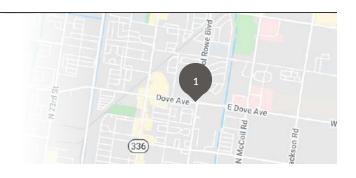
170 WEST DOVE AVENUE

McAllen, TX 78504

Lease Rate:\$15.00 SFLease Type:NNNSpace Size:5,017 SFYear Built:2014Bldg Size:11,899 SFLot Size:1.39 AC

Occupancy: 72%

The Vein Doctors, Medi Weightloss, Vitamin Shack & Shakes, Open MRI





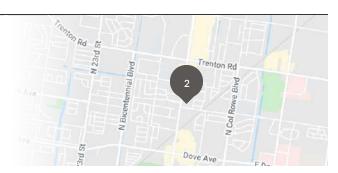
6500 NORTH 10TH STREET

McAllen, TX 78504

Lease Rate:\$16.20 SFLease Type:NNNSpace Size:1,050 SFYear Built:2004Bldg Size:41,037 SFLot Size:2.77 AC

Occupancy: 97.4%

Eternal Wellness, Queen Nails, The Little Gym, Copy Data, The Christian Book Center



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2901 NORTH 23RD STREET

McAllen, TX 78501

Lease Rate:\$16.00 SFLease Type:NNNSpace Size:1,404 SFYear Built:1982Bldg Size:73,185 SFLot Size:6.1 AC

Occupancy: 99%

Planet Fitness, Jackson Hewitt, OneMain Financial, Smart Phone Medic





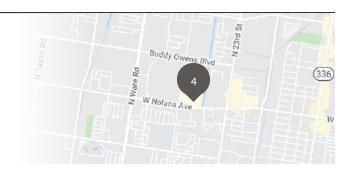
2708 WEST NOLANA AVENUE

McAllen, TX 78504

Lease Rate:\$22.00 SFLease Type:NNNSpace Size:1,040 SFYear Built:2007Bldg Size:15,527 SFLot Size:1.73 AC

Occupancy: 93.3%

Pizza Patron, T-Mobile, Gold & Silver Buyers, Cool Cuts 4 Kids





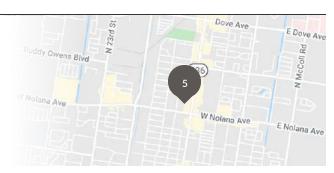
4001-4131 NORTH 10TH STREET

McAllen, TX 78504

Lease Rate:\$23.00 SFLease Type:NNNSpace Size:6,400 SFYear Built:1985Bldg Size:76,491 SFLot Size:5.38 AC

Occupancy: 87.6%

Barnes & Noble, Fast Signs, Elements Massage, Corner Bakery, Vitamin Shoppe

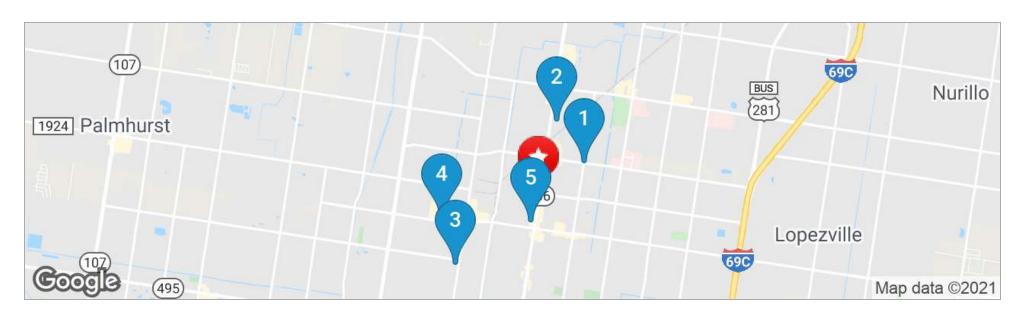




	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	Town & Country Shopping Center 5007 & 6001 North 10th Street McAllen, TX 78504	Negotiable	O SF	91,306 SF	100.0%
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	North Park Plaza 170 West Dove Avenue McAllen, TX 78504	\$15.00	5,017 SF	11,899 SF	72%
2	Presidio Plaza 6500 North 10th Street McAllen, TX 78504	\$16.20	1,050 SF	41,037 SF	97.4%
3	Las Palmas 2901 North 23rd Street McAllen, TX 78501	\$16.00	1,404 SF	73,185 SF	99%
4	Market at Nolana 2708 West Nolana Avenue McAllen, TX 78504	\$22.00	1,040 SF	15,527 SF	93.3%
5	Northcross Shopping Center 4001-4131 North 10th Street McAllen, TX 78504	\$23.00	6,400 SF	76,491 SF	87.6%
		DDIGE (SE AVD	AVAII ADI E CE	BLDC CE	OCCUPANCY 9/
		PRICE/SF/YR	AVAILABLE SF	BLDG SF	OCCUPANCY %
	Totals/Averages	\$18.44	2,982 SF	43,628 SF	89.86%

5007 & 6001 North 10th Street, McAllen, TX 78504







NORTH PARK PLAZA 170 West Dove Avenue McAllen, TX 78504

PRESIDIO PLAZA 6500 North 10th Street McAllen, TX 78504 LAS PALMAS 2901 North 23rd Street McAllen, TX 78501 4 MARKET AT NOLANA 2708 West Nolana Avenue McAllen, TX 78504

NORTHCROSS SHOPPING CENTER 4001-4131 North 10th Street McAllen, TX 78504

Section 6 DEMOGRAPHICS

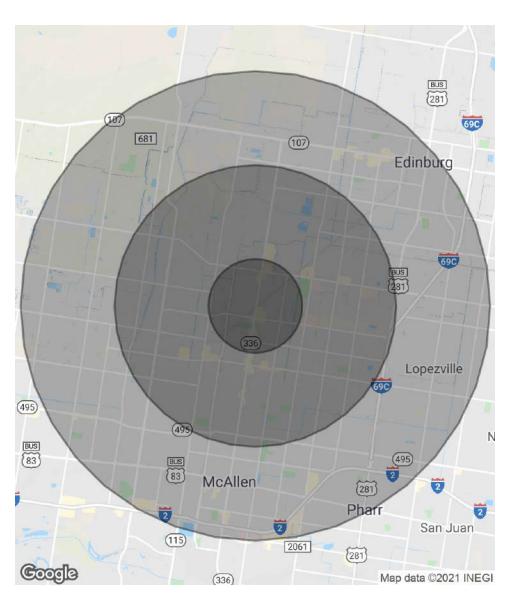


5007 & 6001 North 10th Street, McAllen, TX 78504

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,332	110,953	253,096
Average age	36.2	34.2	33.9
Average age (Male)	34.3	30.8	30.2
Average age (Female)	37	35.4	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,678	35,382	78,569
# of persons per HH	2.6	3	3.1
Average HH income	\$76,295	\$69,169	\$65,372
Average house value	\$170,716	\$138,852	\$124,451
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	77.3%	85.9%	88.4%
RACE	1 MILE	3 MILES	5 MILES
% White	92.5%	93.6%	94.9%
% Black	1.9%	1.4%	1.2%
% Asian	3.8%	3.5%	2.6%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.7%	0.6%	0.6%
% Other	1.1%	0.8%	0.6%
* Demographic data derived from CoStar Realty I	aformation Group		

^{*} Demographic data derived from CoStar Realty Information Group

Marcus & Millichap LEVY RETAIL GROUP





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.

11-2-2015

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Init	 ials		_

Regulated by the Texas Real Estate Commission

