

EAST NAKOMA SERVICE CENTER



314 & 318 NAKOMA DR, SAN ANTONIO, TX



For Sale: Industrial/Flex Investment Opportunity

ABOUT THE PROPERTY:

East Nakoma Service Center is a two-building, 42,361 RSF hyper-infill flex/office project located adjacent to the San Antonio International Airport, within one of San Antonio's top rent-growth submarkets. This property is currently 98.9% occupied and benefits from average annual rent escalations of 4.5%. The park offers individual office suites that provide strong in-place cash flow along with organic rent growth. With significant recent capital improvements completed, durable in-place income, and exceptional access, East Nakoma Service Center presents buyers with compelling upside throughout the investment hold period.

PROPERTY FEATURES



Building Specifications

Building Size	42,361 SF
Parcel Size	1.77-Acres
Roof	TPO - 2017
Roof Warranty	10 Years
Tenants	55
Project Occupancy	98.9%
Walt - Warehouse Spaces	2.94 years
Tenant Size Range	193 SF - 4,061 SF
Year Built	1965
Loading	Grade

PROPERTY HIGHLIGHTS



New Flooring & Paint

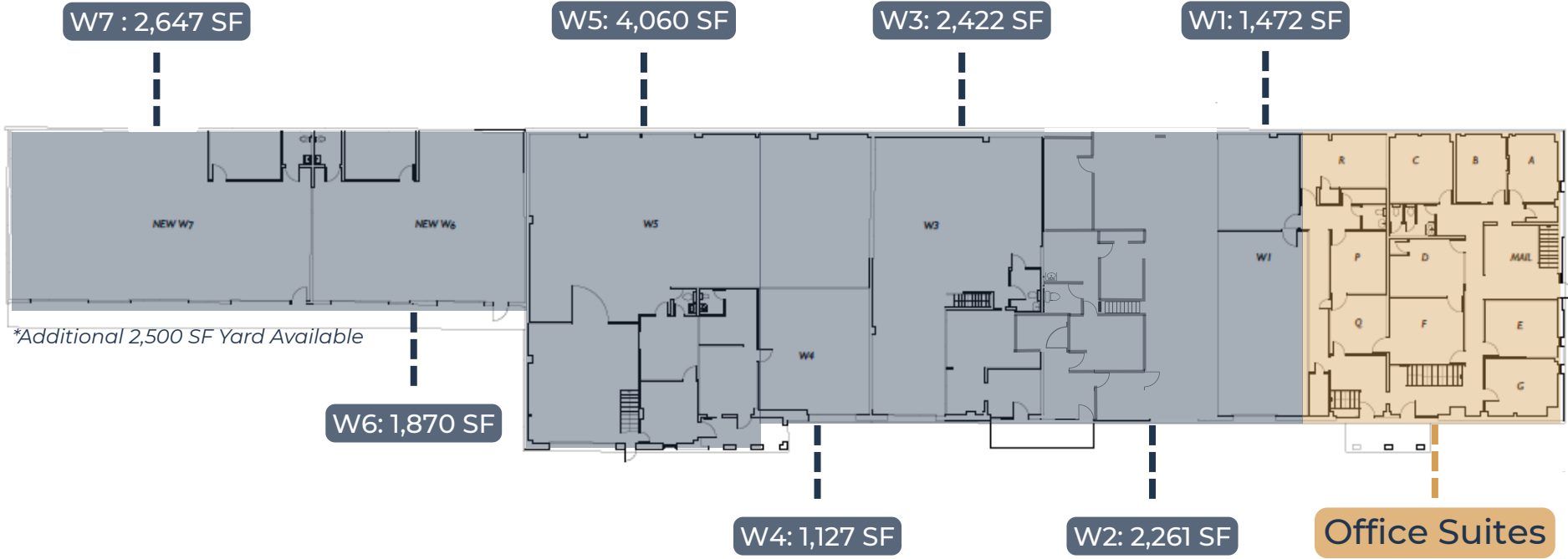


Updated LED Lighting

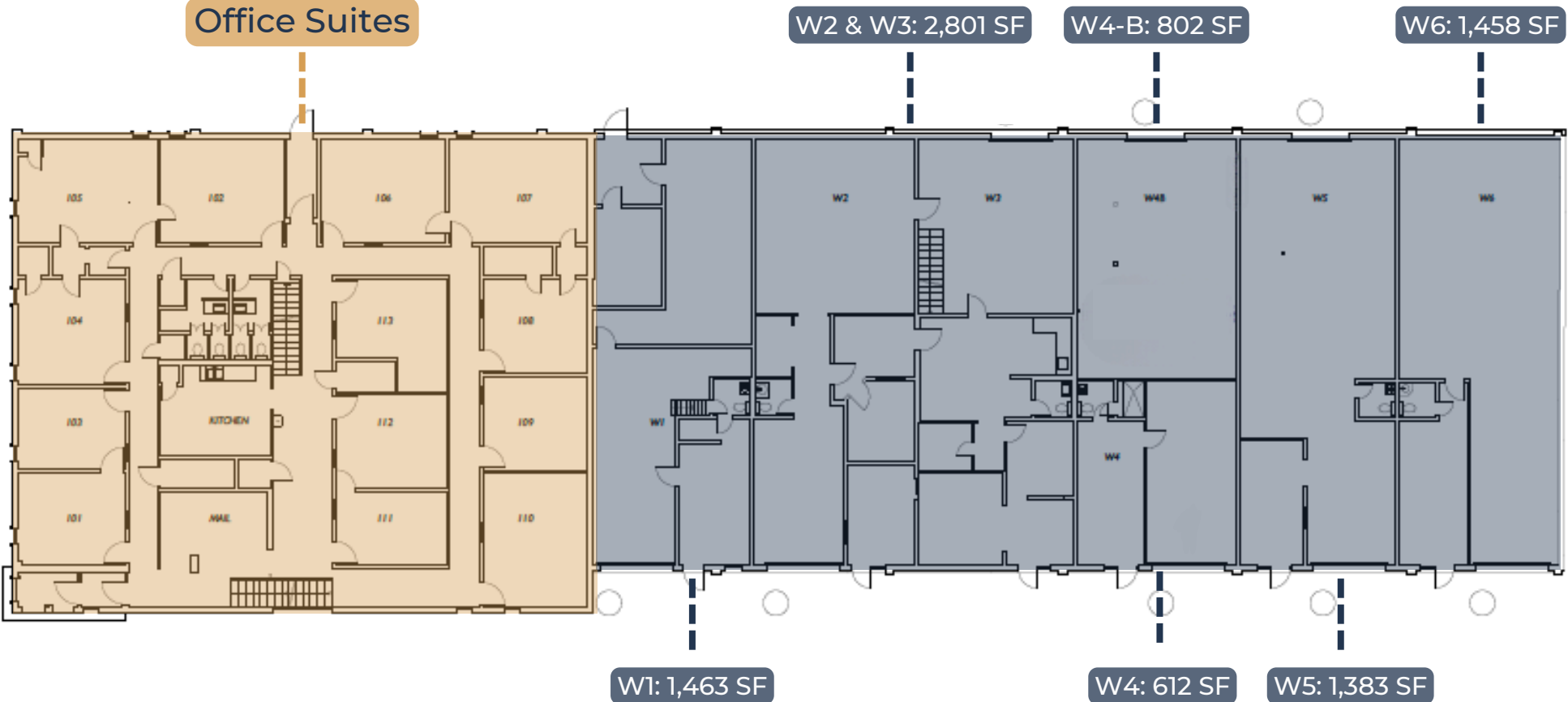
- Individual office suites reduce rollover risk
- Remaining vacancy in move-in ready condition
- Grade-level loading

- All leases on MG lease structure
- Proximity to San Antonio International Airport

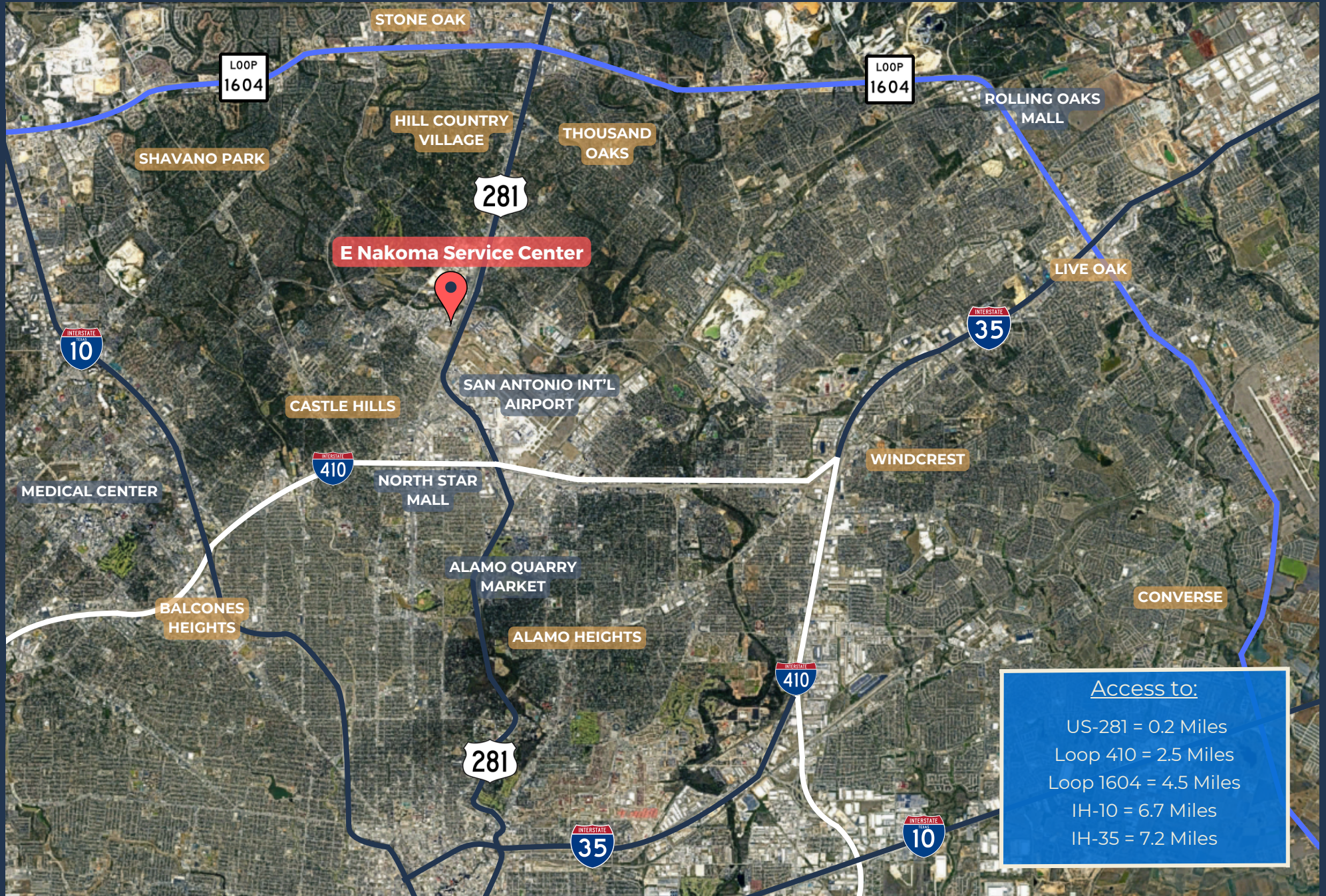
SITE PLAN - 314



SITE PLAN - 318



AREA OVERVIEW



Access to:
US-281 = 0.2 Miles
Loop 410 = 2.5 Miles
Loop 1604 = 4.5 Miles
IH-10 = 6.7 Miles
IH-35 = 7.2 Miles

MARKET ANALYTICS

283k SF

12 Mo. Net Absorption

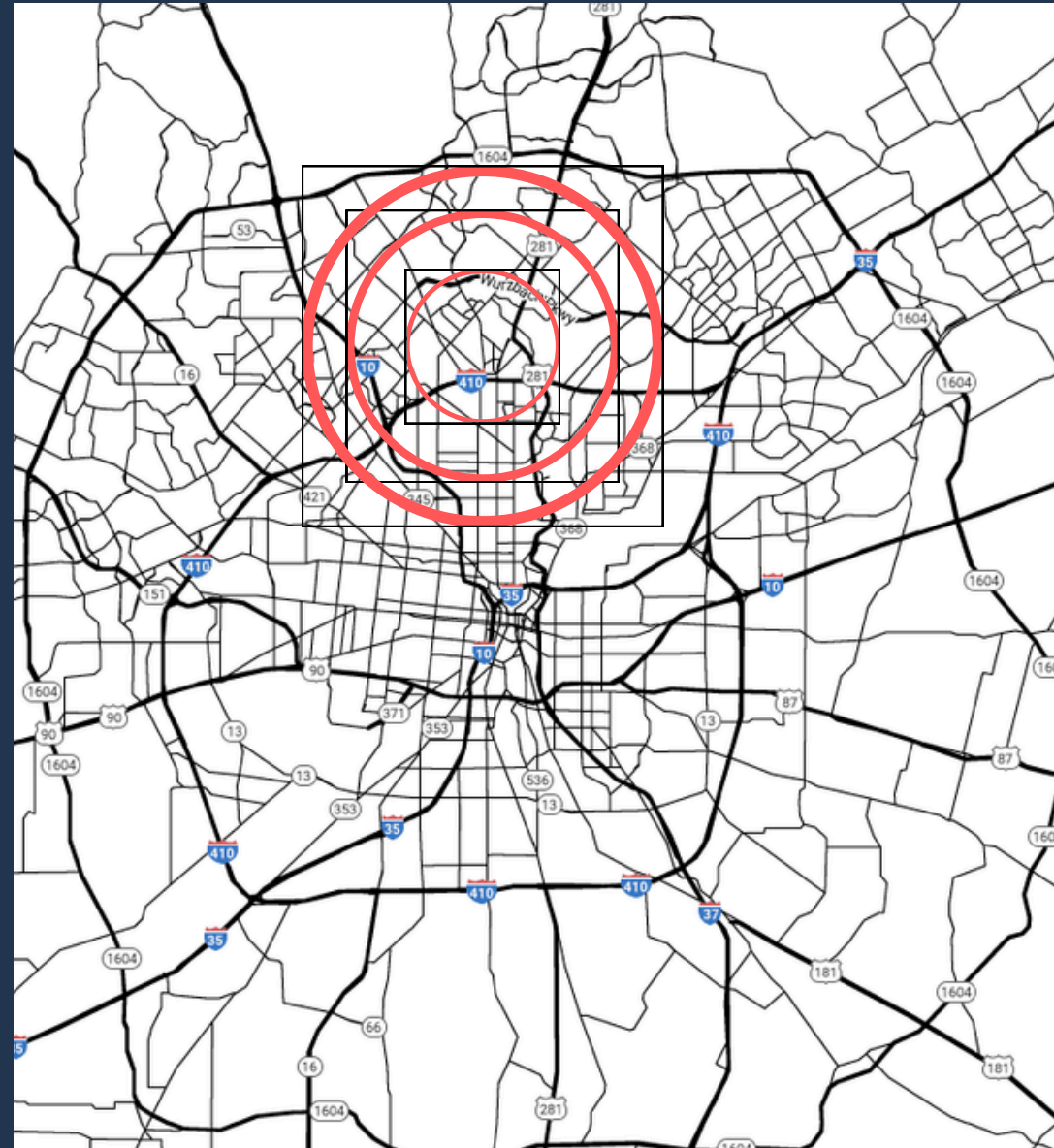
**Low
Vacancy**

Submarket

**Class B San Antonio Industrial*

Income	2 Miles	5 Miles	10 Miles
Average Household Income	\$83,921	\$99,836	\$93,515
Median Household Income	\$58,717	\$70,072	\$67,962
< \$25,000	3,026	16,316	69,051
\$25,000 - \$50,000	4,847	25,915	87,262
\$50,000 - \$75,000	3,867	23,035	78,492
\$75,000 - \$100,000	1,820	14,079	52,535
\$100,000 - \$125,000	1,647	11,793	42,348
\$125,000 - \$150,000	927	8,086	28,975

Population	2 Miles	5 Miles	10 Miles
2020 Population	38,446	273,803	1,037,751
2024 Population	40,112	276,466	1,065,553
2029 Population Projection	42,858	293,735	1,135,321
Annual Growth 2020-2024	1.1%	0.2%	0.7%
Annual Growth 2024-2029	1.4%	1.3%	1.3%



FINANCIAL ANALYSIS

Income	
Rental Income	\$630,690
Total Income	\$630,690

Total NOI
\$455,642.00

Expenses	
Expense	Price
Insurance	-\$23,400
Property Taxes	-\$60,513
Property Manager	-\$31,535
Electricity	-\$21,329
Water	-\$9,782
Trash	-\$5,299
Janitorial	-\$12,536
Repairs	-\$10,655
Total Expenses	-\$175,049

FORWARD 12 INCOME STATEMENT

Month # Month	1 Sep-26	2 Oct-26	3 Nov-26	4 Dec-26	5 Jan-27	6 Feb-27	7 Mar-27	8 Apr-27	9 May-27	10 Jun-27	11 Jul-27	12 Aug-27	Year 1 Total
Income													
Base Rent	\$42,699	\$42,697	\$42,697	\$45,195	\$44,898	\$41,363	\$41,551	\$41,654	\$41,732	\$44,625	\$44,625	\$44,625	\$518,359
NNN Reimbursement	\$18,350	\$18,355	\$18,355	\$19,502	\$19,493	\$18,141	\$18,141	\$18,141	\$18,244	\$20,052	\$20,052	\$20,052	\$226,879
Gross Potential Income	\$61,049	\$61,052	\$61,052	\$64,697	\$64,391	\$59,504	\$59,795	\$59,795	\$59,976	\$64,676	\$64,676	\$64,676	\$745,238
Less: Vacancy	(\$3,052)	(\$3,053)	(\$3,053)	(\$3,235)	(\$3,220)	(\$2,975)	(\$2,985)	(\$2,990)	(\$2,999)	(\$3,234)	(\$3,234)	(\$3,234)	(\$37,262)
Effective Gross Income	\$57,996	\$58,000	\$58,000	\$61,462	\$61,171	\$56,529	\$56,708	\$56,805	\$56,977	\$61,443	\$61,443	\$61,443	\$707,976
Expenses													
Insurance	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$2,009)	(\$24,102)
Property Taxes	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$5,194)	(\$62,328)
Property Manager	(\$2,900)	(\$2,900)	(\$2,900)	(\$3,073)	(\$3,059)	(\$2,826)	(\$2,835)	(\$2,840)	(\$2,849)	(\$3,072)	(\$3,072)	(\$3,072)	(\$35,399)
Electricity	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$1,831)	(\$21,969)
Water	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$840)	(\$10,075)
Trash	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$455)	(\$5,458)
Janitorial	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$1,076)	(\$12,912)
Repairs	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$915)	(\$10,975)
Total Expenses	(\$15,218)	(\$15,218)	(\$15,218)	(\$15,391)	(\$15,377)	(\$15,145)	(\$15,154)	(\$15,159)	(\$15,167)	(\$15,390)	(\$15,390)	(\$15,390)	(\$183,218)
NOI	\$42,778	\$42,782	\$42,782	\$46,071	\$45,795	\$41,384	\$41,554	\$41,647	\$41,810	\$46,052	\$46,052	\$46,052	\$524,758

MARKET OVERVIEW- SAN ANTONIO



**3RD LARGEST
MSA IN TEXAS**

COST OF LIVING
8.7% LOWER
THAN THE U.S. AVERAGE



#1 TOP GROWTH CITY IN NATION

ADDED 22,000 RESIDENTS FROM 2022-2023
PER U.S.CENSUS



SAN ANTONIO JOBS INCREASED 3.0%+ IN 2023
OUTPACING THE NATIONAL GROWTH RATE OF 2.0%



HOME TO 3 MILITARY BASES
DIRECTLY EMPLOYS 67,350 PEOPLE
\$55 BILLION IN ECONOMIC IMPACT



#3 IN NATION FOR GDP GROWTH

ECONOMIC DIVERSIFICATION UNDERPINS
ITS RESILIENCY

DEMOGRAPHICS

POPULATION	3,049,808
TOTAL HOUSEHOLDS	1,099,196
AVERAGE HOUSEHOLD INCOME	\$78,101
MEDIAN AGE	37.3
BACHELOR DEGREE +	29%
CIVILIAN LABOR FORCE	1,034 ,063

LARGEST EMPLOYERS

JOINT BASE SAN ANTONIO	84,300 Employees
H-E-B	20,000 Employees
USAA	18,000 Employees
RACKSPACE TECHNOLOGY	6,300 Employees
METHODIST HEALTHCARE SYSTEM	9,600 Employees
WHATABURGER	6,000 Employees
RUSH ENTERPRISES	5,000 Employees
TOYOTA/RELATED SUPPLIERS	3,200 Employees

MARKET OVERVIEW-TEXAS



POPULATION
30,500,000



8th Largest
ECONOMY IN THE
WORLD AT \$2.6 TRILLION



TOP STATE FOR
JOB GROWTH
426,000 JOBS CREATED IN 2023



2ND LARGEST CIVILIAN
LABOR WORKFORCE:
15.5+ MILLION WORKERS



FORT WORTH
#1 PRO-GROWTH CITY IN U.S. 2023

DALLAS
#1 HIGHEST RATE OF Y-O-Y JOB GROWTH 2023
#2 U.S. METRO FOR HOME STARTS

HOUSTON
#1 U.S. METRO FOR HOME STARTS 2024
#3 LOWEST COST OF LIVING

AUSTIN
#1 HOTTEST JOB MARKET IN TEXAS 2024
#1 BEST PERFORMING CITY IN U.S.

SAN ANTONIO
#1 TOP GROWTH CITY IN U.S. 2023
#3 GDP GROWTH IN U.S. AND #1 FOR STATE OF TEXAS



52 FORTUNE 500
COMPANIES CALL
TEXAS HOME



#1 HIGH TECH EXPORTS
FOR 11 YEARS IN A ROW
\$53B IN 2023



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



#1 U.S. EXPORTER
FOR 22 YEARS IN A ROW · \$486B IN 2023



THE LEADING DESTINATION
FOR COMPANIES RELOCATING
FROM OTHER STATES



**NO STATE
INCOME TAX**



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