



PEGASUS



15069 IH-35 NORTH

FORUM POINTE

SAN ANTONIO, TEXAS



Play



BIRNBAUM
PROPERTY
COMPANY

7TH MOST POPULATED CITY IN THE U.S.



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PEGASUS

C
O
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4 EXECUTIVE SUMMARY

10 PHYSICAL DESCRIPTION

14 MARKET AREA & LOCATION

19 FINANCIAL ANALYSIS

22 ABOUT THE TENANTS



EXECUTIVE SUMMARY

OFFERING SUMMARY

Pegasus Investments, in cooperation with Birnbaum Property Company, is pleased to offer Forum Pointe – a newly constructed 12 tenant triple net leased shopping center located in the heart of the booming I-35 corridor at 1604. The 37,725 SF highly visible property was constructed in 2015 and is 97.2% occupied with 12 of 13 units leased to a mix of high performing national, regional and locally inspired tenants. Located within one of Northeast San Antonio's hottest retail trade areas, Forum Pointe caters to the daily needs of the local population while benefitting from the tremendous infrastructure and growth within its immediate surroundings.

Forum Pointe is leased to an intelligently curated mix of service oriented tenants satisfying a variety of everyday consumer needs. Tenant services offered to local residents at Forum Pointe vary from dentistry to restaurants and spas to soft goods. Forum Pointe tenants benefit tremendously from the extremely high foot traffic generated by patrons of the property's

leading tenant – Salon Gallerie. Salon Gallerie represents the most successful iteration of salon “co-working”, an impressive assemblage of northeast San Antonio's most creative and cutting-edge stylists all working within a unique, symbiotic, entrepreneurial environment. Modern shopping centers are aggressively recruiting mini-anchors like Salon Gallerie due to their unprecedented success and attraction of higher income women with discretionary spending power.

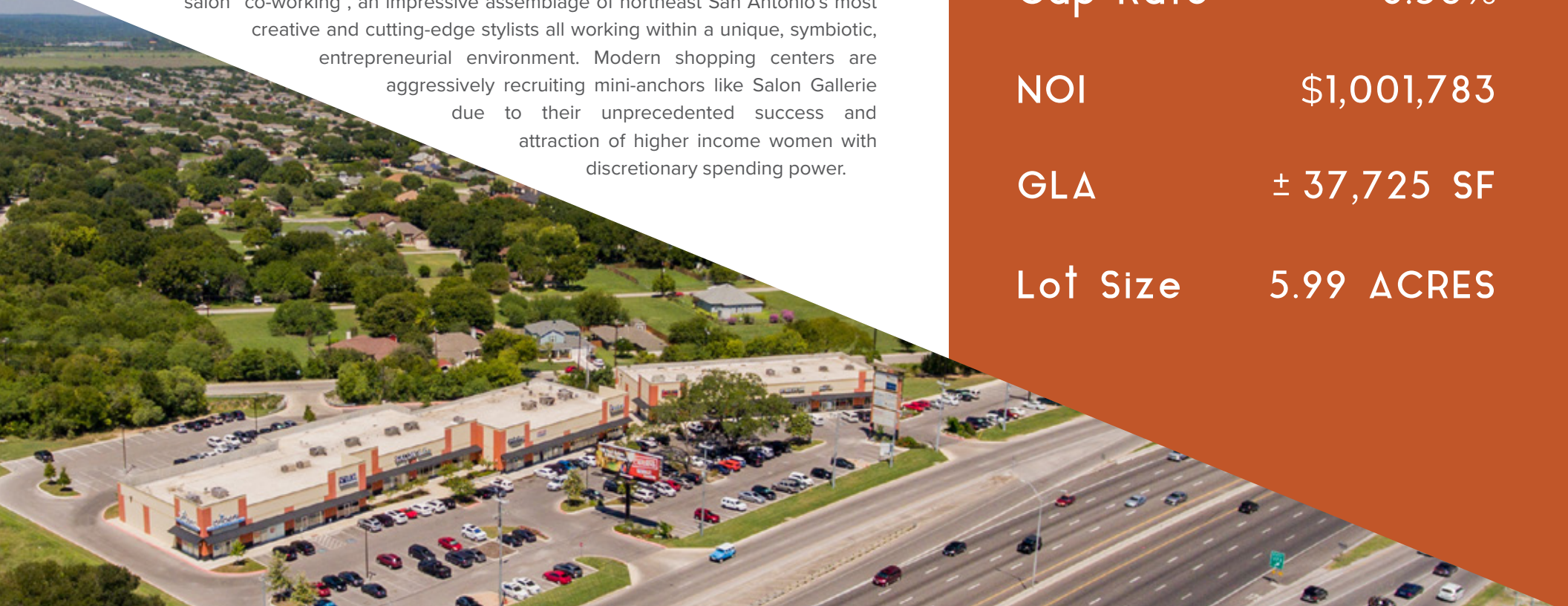
Price \$15,415,636

Cap Rate 6.50%

NOI \$1,001,783

GLA ± 37,725 SF

Lot Size 5.99 ACRES



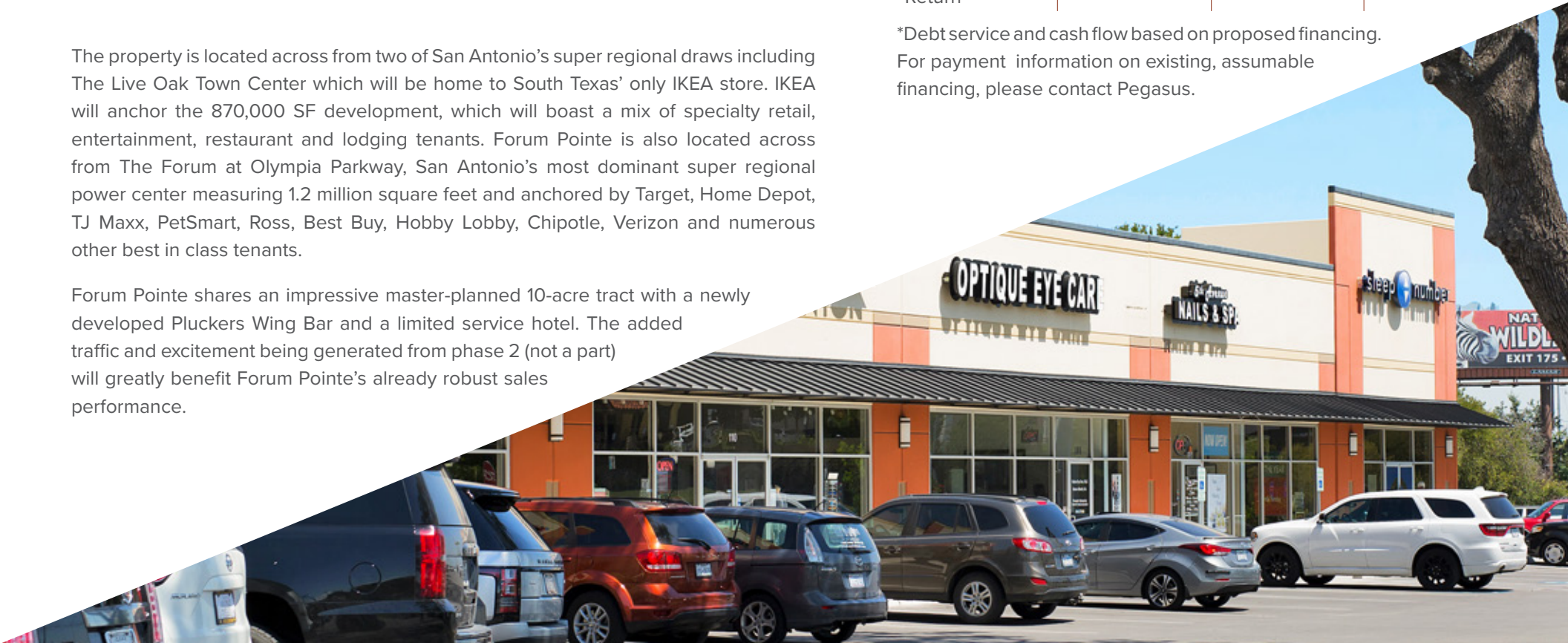
FORUM POINTE

The property is located across from two of San Antonio's super regional draws including The Live Oak Town Center which will be home to South Texas' only IKEA store. IKEA will anchor the 870,000 SF development, which will boast a mix of specialty retail, entertainment, restaurant and lodging tenants. Forum Pointe is also located across from The Forum at Olympia Parkway, San Antonio's most dominant super regional power center measuring 1.2 million square feet and anchored by Target, Home Depot, TJ Maxx, PetSmart, Ross, Best Buy, Hobby Lobby, Chipotle, Verizon and numerous other best in class tenants.

Forum Pointe shares an impressive master-planned 10-acre tract with a newly developed Pluckers Wing Bar and a limited service hotel. The added traffic and excitement being generated from phase 2 (not a part) will greatly benefit Forum Pointe's already robust sales performance.

DEBT QUOTE	PROPOSED		
Loan Amount	\$10,020,163		
Max. LTV	65%		
Term	10 Years		
Amortization	Full Term I/O		
Interest Rate	4.25%		
Recourse	Non-Recourse		
	YEAR 1	YEAR 5	YEAR 10
Net Operating Income	\$1,001,783	\$1,088,096	\$1,120,639
Debt Service*	\$425,857	\$425,857	\$425,857
Cash Flow*	\$575,926	\$662,239	\$694,782
Cash on Cash Return*	10.7%	12.3%	12.9%

*Debt service and cash flow based on proposed financing. For payment information on existing, assumable financing, please contact Pegasus.





INVESTMENT HIGHLIGHTS

HIGHER GROWTH RATE THAN LA & NYC

Forum Pointe, located along I-35 & Loop 1604, is situated at one of the most important intersections within San Antonio - the 7th largest city by population in the United States. Between 2010 and 2016 the San Antonio MSA population grew by over 42% to nearly 2.5 million residents and is expected to grow by another 11.4% over the next 5 years. San Antonio currently boasts impressive average household incomes of \$74,000 per year and is anticipated to grow to nearly 1 million households by 2021. San Antonio's growth is attributable to the attractive pro-growth business environment as well as housing one of the largest concentrations of military bases in the country. Together, these economic drivers have contributed to over 30% job growth since 2000 – doubling the growth of New York City and nearly tripling that of San Francisco and Los Angeles over the same time period. The result is one of the most attractive cities in the country for young professionals, families and businesses.

IKEA AT LIVE OAK TOWN CENTER: REDEFINING THE AREA

Swedish furniture giant IKEA is set to open its first store in South Texas in the adjacent (northwest) quadrant of the I-35 and Loop 1604 intersection less than one mile from Forum Pointe. IKEA, which will be the 5th store to open in the state, will anchor the new Live Oak Town Center. The region defining Weitzman-developed project is designed to incorporate 870,000 SF of Class A retail, restaurants, entertainment and lodging. The 289,000 SF IKEA store will break ground in 2018 and will service the 180,000 existing IKEA customers in the San Antonio market who previously had to travel to the nearest location in North Austin.



1604 LOOP @ I-35: REGIONAL SHOPPING DESTINATION

Forum Pointe is strategically located in northwest San Antonio at the city's primary connection to Austin and its high growth suburban development along I-35. The rapidly expanding I-35 corridor including San Marcos, New Braunfels and Kyle are the major growth hubs which encounter Forum Pointe as their residence commute into San Antonio. Forum Pointe is centrally located and participating in the emergence of one of San Antonio's largest and greatest retail destinations at the confluence of I-35 and Loop 1604. It's ease of access provides retailers access to shoppers from Southern and Central Texan regions which expand south to the border with Mexico and beyond. The regional trade area population from which San Antonio draws is estimated at 13.6 million people and includes cities such as Eagle Pass, Laredo, Corpus Christi, Victoria, McAllen, Brownsville and Monterrey, Mexico.

300K ADT: AMONG SAN ANTONIO'S HIGHEST TRAFFIC COUNTS

The intersection of I-35 [connection from downtown San Antonio to downtown Austin] and Loop 1604 [San Antonio's outer loop] experience average traffic counts in excess of 300,000 vehicles per day. Additionally, Forum Pointe is situated adjacent to Retama Park Race Track which sees nearly 380,000 annual visitors, Randolph Air Force which has 17,000 personnel and the 1.2 million square foot Forum at Olympia Parkway. Forum Pointe is directly served by the I-35 frontage road which provides great egress access from I-35 to Forum Pointe as well as superior visibility and access back onto I-35.

1.2M SF: THE FORUM AT OLYMPIA PARKWAY

Forum Pointe sits directly across The Forum at Olympia Parkway. Measuring 1.2 million SF, The Forum is crowned as the dominant power center in all of San Antonio. Owned by joint venture which includes a mix of the retailers at The Forum and AVR Realty, the center features over 100 tenants including Target, Home Depot, TJ Maxx, PetSmart, Ross, Best Buy, Bed Bath and Beyond, Kohl's, Hobby Lobby, Total Wine, and numerous other category leading retailers. The center is adjacent to other major power anchors including Costco, Academy Sports and the new IKEA-anchored Live Oak development. The superregional power center, which currently boasts an impressive 97% occupancy rate, has played a pivotal role in the ongoing development and expansion of the neighboring communities of Selma, Live Oak, Universal City and Schertz.



The Forum at Olympia Parkway

Phase 2 Development
Opening 2018



± 174,430 ADT





BOOMING I-35 CORRIDOR TO AUSTIN

Appropriately dubbed “Hill Country” for its departure from the typical flat prairies which span much of Texas, the 74-mile stretch between San Antonio and Austin lies a series of rapidly expanding counties and cities that are attracting residents and creating jobs at remarkable rates. In fact, this stretch is home to 3 of the top 10 counties of 100,000 residents or more, that have logged the fastest population growth in the U.S. since 2010. The corridor is attracting wealthy boomers and upper echelon employers while feeding the demand for and increasing the value of national and regional retail development in the area.

STRATEGIC, IMPACTFUL SITE PLAN

Forum Pointe was strategically developed to provide its retail tenants with superior visibility to shoppers along I-35. Each of the 13 tenant spaces benefits from frontage and visibility to cars traveling in both directions. There is no bad space in the entire center. In addition to the multiple access points at the front and rear of the center, the property benefits from a massive pylon sign and u-turn access for northbound traffic along I-35 using Olympia Parkway/Utopia Blvd. The center features convenient, plentiful surface parking in order to properly service its high impact traffic generating tenants.

**FORUM POINTE LOCATED
ALONG I-35: THE GATEWAY
TO AUSTIN**

72% OF INCOME
SECURED BY LEASES
WITH +7 YEARS
REMAINING

SYNERGISTIC MIX OF E-COMMERCE RESILIENT TENANCY

Forum Pointe's income stream is extremely well diversified with a stable mix of service oriented tenants focusing on medical, dental, health & beauty, restaurant, beverage, and lifestyle. Even its traditional clothing retail tenant focuses within a very popular, internet resistant segment of the industry. Furthermore, the property benefits from a synergy of national, regional and local credit tenants which benefit the residents of the neighborhoods immediately surrounding the property. The food and service tenants also benefit tremendously from Salon Gallerie – which acts as an anchor to the project attracting hundreds of daily visits from female shoppers with discretionary income.

97% LEASED NEW CONSTRUCTION

The new owner will benefit from a recently developed center featuring high quality locally inspired construction and attractive architectural and design features. The center was quickly leased to 97% occupancy proving the tenant demand for this well-located, highly visible trophy quality asset. Forum Pointe is free from costly REA encumbrances, allowing the landlord to remain competitive by offering below market CAM charges and at or below market rents with limited restrictions on future uses. Patrons demanding convenient alternatives to the congestion and chaos of adjacent power centers are driving strong tenant performance, which are reportedly among the highest within the trade area.



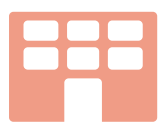
Phase 2 Development
Opening 2018



PHYSICAL DESCRIPTION

FORUM POINTE

ADDRESS
15069 IH-35 North
Selma, TX



GROSS LEASABLE AREA
37,725 SF



LOT SIZE
5.99 Acres



ASSESSOR'S PARCEL NO.
12175-000-1300



YEAR BUILT
2015



PARKING SPACES
± 263 Surface Spaces
6.97 : 1,000 SF

COMING SOON
PHASE 2 HOTEL
DEVELOPMENT

TENANT ROSTER

	TENANT	GLA (SF)		TENANT	GLA (SF)
Space A	Brident Dental & Orthodontics	4,000	Space D	Salon Gallerie	8,000
Space B	Ginza Sushi and Ramen	1,600	Space E	Boba Tea	1,400
Space C	SABOR	2,400	Space F	Vacant	1,050
			Space G	Popcorn Piccadilly	2,250
			Space H	Pasha Mediterranean Cuisine	4,500
			Space I	Little Spurs	2,825
			Space J	Clothes Mentor	3,500
			Space K	Optique Eye Care	1,700
			Space L	5th Avenue Spa & Nails	1,500
			Space M	Sleep Number	3,000
				Total	37,725



I-35 Frontage Road



PROPERTY IS SITUATED ALONG THE BOOMING I-35 CORRIDOR TO AUSTIN





Phase 2 Development
Opening 2018



THE FORUM AT OLYMPIA PARKWAY

There is an abundance of shopping opportunities in Selma with the Forum Shopping Center, one of the largest outdoor shopping centers in Texas. Offering a collection of retail and restaurant businesses, the shopping center houses anchor tenants such as Hobby Lobby, Macaroni Grill, Old Navy, Starbucks, TJ Maxx, and Toys R Us.

MARKET AREA & LOCATION OVERVIEW

SAN ANTONIO, TX: THE MARKET AREA

Placed perfectly in the heart of Texas Hill Country, San Antonio is the second-most populous city in Texas. The city is in the center of a booming corridor with many business-friendly elements, straddling both South and Central Texas. As a city on the rise, San Antonio has a distinct combination of metropolitan energy and small-town charm, which brings a welcome contrast to the substantial business community. San Antonio is also known as Military City, USA; it has acquired one of the largest concentrations of military bases in the country. For over a century, the city has had a consistent and significant military presence, which has ultimately shaped its identity and brought its economy stability.



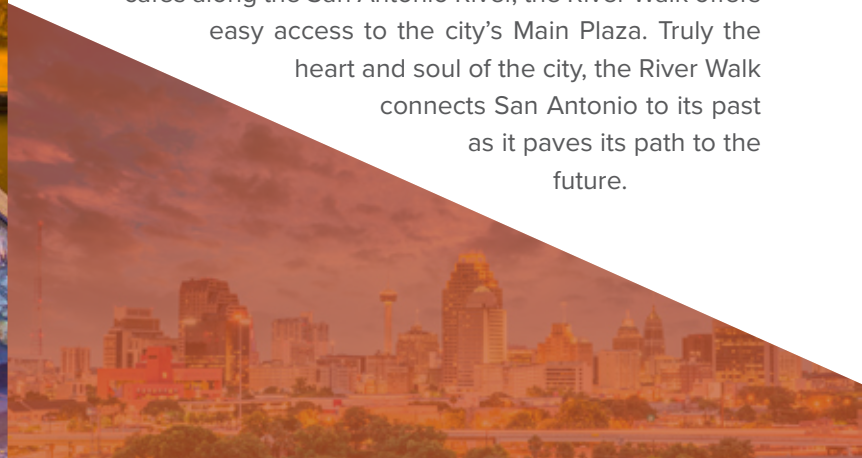


With an established local market of 2.3 million residents, San Antonio has maintained a historically steady population growth, one that is projected to increase by 28% in the coming future. Among this population increase, there is an increasing number of young professionals who are being drawn to central San Antonio, enticed by areas such as Pearl Brewery, Alamo Heights and downtown, all of which offer an urban lifestyle with endless shopping, nightlife, cultural, fine dining and employment opportunities.



2.3 MILLION RESIDENTS IN LOCAL MARKET

Expanding beyond its tourist labels, the San Antonio region's spirit creates a community rich in Hispanic and Old West heritage. The River Walk and the Alamo, two of Texas' most popular destinations, are located in the city's downtown area. These historic sites can be found amidst modern skyscrapers, carrying on San Antonio's rich, cultural history, attracting over 32 million annual visitors. San Antonio's River Walk itself is an oasis of cypress-lined paved paths and arch stone bridges that winds through the city center. Lined with shops and sidewalk cafes along the San Antonio River, the River Walk offers easy access to the city's Main Plaza. Truly the heart and soul of the city, the River Walk connects San Antonio to its past as it paves its path to the future.





THE METROCOM

Home to over 155,000 residents, the area of Northeast San Antonio, known as the Metrocom, has experienced exponential growth in the last few years. Once a rural Texas landscape dotted with small towns, the Metrocom has emerged as a large community rich in shopping areas, restaurants, medical services, worship centers and businesses of all kinds, which offer unlimited options to residents of every age and lifestyle. Families continue to move to the area, drawn by an unparalleled quality of life, affordable housing, excellent schools and an abundance of parks and recreational facilities.

As the Metrocom's neighborhoods continue to grow, the demand for additional businesses and services grow right along with them. Business development in this area has blossomed in recent years thanks to premiere land, low tax rates, affordable housing, clean water and a large work force. Low tax rates, opportunities for growth and a skilled work force are only a few of the benefits of locating a business in the Metrocom area. A prime location along the I-35 Corridor between San Antonio and Austin is another reason businesses are attracted to the area, which according to the Texas Department of Transportation (TxDOT) is travelled by over 200,000 vehicles every day. Other major freeways such as Loop 1604, I-10 and Loop 410 are all only minutes away, making travel to Austin, San Antonio and the surrounding areas quick and convenient. Uniting all the Metrocom cities together is Randolph Air Force Base. A stable presence in this area since its opening in 1930, the air force base is home to over 17,000 personnel.



11.94%
PROJ. 2017-2022
POPULATION GROWTH
(1-MILE RADIUS)

ONE OF THE
FASTEST
GROWING
CORRIDORS
IN THE NATION



\$81,317
**AVERAGE HOUSEHOLD
 INCOME (1-MILE RADIUS)**

SELMA, TX: THE LOCATION

Within the Metrocom area in the counties of Bexar, Comal and Guadalupe, the city of Selma is located 16 miles northeast of downtown San Antonio on Interstate 35. Selma has experienced significant residential growth in the 21st century, largely due to the city's location: It had the largest percentage increase in population of the neighboring communities in and around Bexar County between 2000 and 2010.

Because it is in one of the largest growing corridors in the nation, if not the largest, Selma has an ideal environment for several industries. The Interstate 35 Corridor links San Antonio to Austin, providing businesses in the Selma area unparalleled access to two of Texas' major markets. Major development continues to surge in the area as alongside the tremendous growth of businesses. And with this growth, Selma has maintained one of the lowest utility fee schedules and tax rates in the area, thereby maintaining its competitiveness in the region. Understandably, there are many corporations that have chosen to establish a presence in Selma, including Rush Bus Center, Vermeer Equipment, Costco, Academy, USAA and IKEA.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE	HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Projection	9,870	80,079	233,370	2022 Projection	3,966	29,716	83,683
2017 Estimate	8,817	72,740	211,828	2017 Estimate	3,552	27,051	76,038
Growth 2017 - 2022	11.94%	10.09%	10.17%	Growth 2017 - 2022	11.66%	9.85%	8.10%
INCOME	1-MILE	3-MILE	5-MILE				
2017 Est. Average Household Income	\$81,317	\$77,594	\$80,054				

LIVE OAK TOWN CENTER

At the Northeast San Antonio intersection of IH-35 and Loop 1604, 1 mile from the subject property, Live Oak Town Center is a development project that is set to open in 2019. The planned center is designed to incorporate about 870,000 SF of retail, restaurants, entertainment and lodging. Perfectly positioned to become the next great retail destination in the San Antonio area, Live Oak Town Center will benefit from the incredible draw of its anchor, South Texas' only IKEA store. Swedish furniture giant IKEA is set to open its 5th Texas location in a 289,000 SF building. Set to break ground in 2018, the store will feature 1,000 parking spaces on 31 acres and service the 180,000 existing IKEA customers in the San Antonio market.

"IKEA DOESN'T JUST OPEN STORES ANYWHERE, OR VERY OFTEN. IKEA IS A DESTINATION RETAILER THAT ATTRACTS REGIONAL SHOPPERS WHO DRIVE GREAT DISTANCES TO GET TO OUR STORES."

-CHUCK COKER, IKEA REAL ESTATE MANAGER

SOUTH TEXAS'
ONLY IKEA
LOCATION
WILL SERVE
AS MAJOR
DRAW TO THE
AREA

IKEA at Live Oak Town Center



Architectural Rendering

FINANCIAL ANALYSIS

CASH FLOW

	YEAR 1 DEC-2018	YEAR 2 DEC-2019	YEAR 3 DEC-2020	YEAR 4 DEC-2021	YEAR 5 DEC-2022	YEAR 6 DEC-2023	YEAR 7 DEC-2024	YEAR 8 DEC-2025	YEAR 9 DEC-2026	YEAR 10 DEC-2027
Rental Revenue										
Scheduled Base Rent	\$1,001,195	\$1,038,217	\$1,066,088	\$1,101,766	\$1,111,394	\$1,128,068	\$1,133,302	\$1,143,602	\$1,159,733	\$1,208,571
Total Other Revenue	\$26,200	\$26,200	\$26,200	\$26,200	\$26,200	\$26,200	\$26,200	\$26,200	\$26,200	\$26,200
Total Expense Recoveries	\$331,113	\$347,167	\$354,415	\$362,074	\$368,766	\$375,878	\$380,076	\$387,815	\$397,222	\$404,980
Total Vacancy & Credit Loss	(\$25,189)	(\$55,802)	(\$56,546)	(\$58,491)	(\$59,245)	(\$60,368)	(\$53,404)	(\$56,888)	(\$63,023)	(\$61,781)
Effective Gross Revenue	\$1,333,318	\$1,355,782	\$1,390,157	\$1,431,548	\$1,447,115	\$1,469,777	\$1,486,175	\$1,500,729	\$1,520,132	\$1,577,970
Operating Expenses										
Fire Protection System	\$5,634	\$5,747	\$5,862	\$5,979	\$6,099	\$6,221	\$6,345	\$6,472	\$6,602	\$6,734
Landscaping	\$19,892	\$20,290	\$20,696	\$21,110	\$21,532	\$21,962	\$22,402	\$22,850	\$23,307	\$23,773
R&M Expenses*	\$21,867	\$22,302	\$22,749	\$23,204	\$23,668	\$24,141	\$24,622	\$25,117	\$25,619	\$26,131
Trash	\$8,238	\$8,402	\$8,570	\$8,742	\$8,917	\$9,095	\$9,277	\$9,462	\$9,652	\$9,845
Utilities	\$13,294	\$13,560	\$13,831	\$14,107	\$14,390	\$14,677	\$14,971	\$15,270	\$15,576	\$15,887
Janitorial Supplies	\$27	\$28	\$28	\$29	\$29	\$30	\$30	\$31	\$32	\$32
Management Fee	\$53,333	\$54,231	\$55,606	\$57,262	\$57,885	\$58,791	\$59,447	\$60,029	\$60,805	\$63,119
Real Estate Taxes	\$201,612	\$205,644	\$209,757	\$213,952	\$218,231	\$222,596	\$227,048	\$231,589	\$236,220	\$240,945
Insurance	\$7,640	\$7,793	\$7,949	\$8,108	\$8,270	\$8,435	\$8,604	\$8,776	\$8,952	\$9,131
Total Operating Expenses	\$331,535	\$337,998	\$345,048	\$352,492	\$359,020	\$365,949	\$372,748	\$379,596	\$386,764	\$395,596
Net Operating Income	\$1,001,783	\$1,017,784	\$1,045,110	\$1,079,056	\$1,088,096	\$1,103,829	\$1,113,427	\$1,121,133	\$1,133,368	\$1,182,373
Leasing Costs										
Total Leasing & Capital Costs	\$0	\$35,276	\$0	\$0	\$0	\$0	\$127,981	\$94,938	\$0	\$61,735
Cash Flow Before Debt Service	\$1,001,783	\$982,509	\$1,045,110	\$1,079,056	\$1,088,096	\$1,103,829	\$985,447	\$1,026,195	\$1,133,368	\$1,120,639
Debt Service	\$425,857	\$425,857	\$425,857	\$425,857	\$425,857	\$425,857	\$425,857	\$425,857	\$425,857	\$425,857
Cash Flow After Debt Service	\$575,926	\$556,652	\$619,253	\$653,199	\$662,239	\$677,972	\$559,590	\$600,338	\$707,511	\$694,782



DEBT QUOTE

DEBT QUOTE	PROPOSED		
Loan Amount	\$10,020,163		
Max. LTV	65%		
Term	10 Years		
Amortization	Full Term I/O		
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*Debt service and cash flow based on proposed financing. For payment information on existing, assumable financing, please contact Pegasus.

PEGASUS CAPITAL MARKETS

Pegasus Capital Markets (“PCM”) specializes in the financing of net leased retail properties throughout the country. PCM represents a broad range of clients, from institutional investment firms to individuals making their first real estate investment. PCM has extensive relationships with CMBS lenders, local banks, national commercial banks, credit unions and life insurance companies, which leads to optimal execution for clients based on their overall investment objectives. To discuss financing options for the property, please contact Chad W. Buelow or Tyler J. Johnson at the information below.

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 LIC # 01947197



GENERAL ASSUMPTIONS

Analysis Date	1/1/2018
Total Rentable Area	37,725 SF
Inflation	2%
Market Rent Growth	2%
Management Fee	4% of EGR
General Vacancy	5.0%
Tenant Excluded from Vacancy	Sleep Number & Brident Dental

LEASING ASSUMPTIONS

Market Rent SF/Year	\$27
Renewal Probability	85%
Months Vacant	6 Months
TI Allowance	\$25/SF
Leasing Commission	6% New



ABOUT THE TENANTS



OVERVIEW

Sleep Number Corporation is a U.S.-based manufacturing company that is the exclusive manufacturer, marketer, retailer and servicer of the revolutionary Sleep Number bed. Since its founding, Sleep Number has been a pioneer in the mattress industry, most notably in biometric sleep tracking and adjustability. Proving the connection between quality sleep, health, and wellbeing, the company's dedication to improve lives by individualizing sleep experiences continues to transform the industry.

AN INDUSTRY LEADER

Sleep Number is leading the industry by delivering an unparalleled sleep experience through high-quality, innovative and individualized sleep solutions and services, which include a complete line of Sleep Number beds and bedding. Over the past five years, Sleep Number Corporation's investments have proceeded to differentiate its brand and strengthen its competitive advantages: proprietary innovations that provide meaningful sleep benefits for its customers; ongoing customer relationships that are enabled by a direct-to-consumer business model; and exclusive distribution that is highly productive and fueled by a mission-driven sales teams. The company's initiatives have been driving sustainable and profitable growth, as evidenced by a 200% valuation increase since February 2017.

SLEEP NUMBER

Public | NASDAQ: SNBR
www.sleepnumber.com

# of Locations	± 550
# of Employees	± 4,000
Headquartered	Plymouth, MN
Year Founded	1987

BRIDENT DENTAL

Private
www.brident.com

# of Locations	± 180
# of Employees	± 4,000
Headquartered	Orange, CA
Year Founded	2013



OVERVIEW

Brident Dental and Orthodontics is a family dentistry that offers high-quality, low-cost dental care services with a personal touch. From full family dentistry to affordable orthodontics, Brident Dental strives to make its patients' lives better, healthier and more enjoyable. Brident Dental is affiliated with a dental and oral health maintenance organization that provides dental services in over 180 office locations with over 4,000 team members. Affiliation with this network of dental offices allows locations to benefit from the organization's long-standing emphasis on high standards of quality of care, first in class training, and professional development.

SALON GALLERIE SUITES

Private

www.salongalleriesuites.com

OVERVIEW

Salon Gallerie Suites is a “one-stop shop” for all beauty services that inspires salon ownership by allowing beauty services owners to be in control of their own businesses. Providing an upscale, professional setting and space for beauty services owners, the company leases out salon suites for hair, skin, nail, massage and wellness professionals. Suites exude the ambiance of an exclusive spa alongside numerous amenities for stylists such as wifi, an onsite manager, utilities, break room, onsite laundry and 24/7 access.

Salon Gallerie Suites (“SGS”) is one of Forum Pointe’s most valuable assets. Occupying the largest footprint within Forum Pointe, SGS acts as an anchor within the project attracting hundreds of daily visitors who are predominantly affluent female shoppers spending on average 1+ hours at the property. Although SGS is the sole tenant on the lease, its ability to fulfill its obligations is enhanced by 50 individually owned and operated salon and beauty service providers, each of whom have invested significantly in their respective suites. The entrepreneurship and individual ownership of the suite operators provides an extremely diversified income source to SGS, providing great security to the landlord. SGS’s success at this location has greatly benefitted Forum Pointe’s other tenants due to its consistent draw from routine clientele who frequently dine at Pasha and Boba Tea Lounge and shop at Clothes Mentor. Finally, SGS’s extensive capital investment in 50 independently plumbed salon suites creates a strong position for the landlord as relocation is extremely cost prohibitive.





PASHA MEDITERRANEAN CUISINE

Private
www.gopasha.com

Headquartered	San Antonio, TX
Year Founded	2008

OVERVIEW

Established by two families in 2008, Pasha Mediterranean Grill is a local restaurant chain that focuses on serving fresh, quality and health Mediterranean fare. The restaurant’s award-winning menu and friendly staff take patrons on a culinary journey full of an amazing variety of traditional family recipes. Today, there are 3 Pasha Mediterranean Grills across San Antonio.

Also part of the Pasha Restaurant Family, there is a group of 5 San Antonio restaurant-cafes, including Naara Café and Baklovah bakery. Naara Cafe boasts 100+ award winning hookah flavors a variety of hot Middle Eastern and Persian beverages, fresh juices, classic and modern fare. Baklovah Bakery is the company’s most recent venture: a new concept variety of traditional sweets, baked goods, hot teas and coffees from Mediterranean all baked fresh on a daily basis.

# of Locations	± 140
Headquartered	Minnetonka, MN
Year Founded	2001

OVERVIEW

Clothes Mentor is a leading used clothing store franchise that offers like-new designer clothing at up to 70% off retail price. Distinguishing from consignment and thrift stores as a resale store, Clothes Mentor prides itself on only selling apparel, shoes, jewelry and accessory pieces that are gently-used and are in great shape, on-trend, or classic and timeless. Clothes Mentor is the flagship brand of NTY Franchise Co., which also franchises Children’s Orchard and NTY Clothing Exchange.

CLOTHES MENTOR

Private
www.clothesmentor.com

URGENT CARE

Private

www.littlespurspedi.com

# of Locations	± 11
# of Employees	± 200
Headquartered	San Antonio, TX
Year Founded	2005

OVERVIEW

Little Spurs is a pediatric care provider that has been serving San Antonio and the surrounding community for the last decade. Owned and managed by Board-Certified Pediatricians, locations offer urgent pediatric care 7 days a week with extended evening hours. The company is care partners with CHOSA, the Children's Hospital of San Antonio.

SYNERGISTIC MIX
OF E-COMMERCE
RESILIENT TENANCY

POPCORN PICCADILLY

Private

www.popcornpiccadilly.com

OVERVIEW

Established by Raymond Marsh and his wife Tammy, Popcorn Piccadilly is an artisan popcorn shop that makes its popcorn from scratch, on-site, using high quality ingredients. Popcorn Piccadilly has 80 flavors of its artisan popcorn made fresh daily as well as added seasonal and specialty flavors. Committed to southern-style hospitality, the store also sells nostalgic soda, old-fashioned candy and handmade fudge to the Selma community.

OPTIQUE EYE CARE

Private

www.eyecareselma.com

OVERVIEW

Optique Eye Care, PLLC is an eye care company located in Selma that specializes in eyewear, contact lenses, eye exams and more. The company offers comprehensive eye care; from glasses, eye exams and contact lens exams, to eye disease treatment and management, and LASIK evaluations. Patients in need of eyeglasses can choose from almost 500 different glasses frames in store, including many well-known brand names. Additionally, Optique Eye Care has an in-house finishing lab for lenses, which ensures that eyewear is dispensed in a timely basis.

BOBA TEA

OVERVIEW

Boba Tea is a tea shop operator that owns and operates three Boba Tea locations in Houston, Austin, and Selma, Texas. All shops are family-operated and offer a wide variety of drinks from flavor iced teas, milk teas, smoothies, slushies and other signature drinks. Additionally, there are other snacks available such as chips and cookies.

5TH AVENUE SPA & NAILS

OVERVIEW

Established in 2017, 5th Avenue Spa & Nail is a brand-new nail salon that offers an upscale and relaxing spa experience for patrons. A place for patrons to be pampered, the salon has a wide variety of services, including manicures, pedicures, facials, and waxing hair removal. Expert nail technicians can perform an array of designs and techniques such as acrylic nails, solar nails, gel nails and dipping powder nails. 5th Avenue Spa & Nail prides itself on its clean environment and exclusive use of disposable file pumice stones and buffers.

GINZA

OVERVIEW

Ginza Sushi & Ramen is one of three Japanese restaurants in the area owned and operated by the owner, the other two being Shogun-style tepanaki restaurants.



SABOR

Private

realestate.sabor.com

# of Members	± 10,000
Headquartered	San Antonio, TX
Year Founded	1910

OVERVIEW

SABOR is the largest professional trade organization in San Antonio and represents over 10,000 members. It is one of over 1,600 local boards and 54 state and territory organizations of REALTORS nationwide that make up the National Association of REALTORS (NAR). The organization's jurisdiction covers Bexar, Kendall, Frio, Medina, Karnes, Wilson, La Salle, McMullen and Atascosa counties.

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ABOUT PEGASUS INVESTMENTS

Pegasus Investments is a boutique commercial real estate investment and advisory firm based in Los Angeles, California. Specializing in retail shopping centers, single tenant net leased and multifamily properties throughout the United States, Pegasus has consistently delivered on its 28 year reputation of providing high quality, white glove service throughout all stages of the investment sales process. Pegasus provides its clients, which include high net worth private investors, family trusts, private & public REIT's, local and regional developers and syndicators with advisory services encompassing underwriting, market research, investment sales and asset management. Pegasus continues to set the bar for high quality, boutique investment sales brokerage and advisory by relying on its industry-leading talent which include experienced institutional and private sector investors.



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