

retail

# 2915 Guadalupe - 2 blocks from University of Texas

FOR SALE: Extremely Rare - 100% NNN Leased 2-Tenant

2915 Guadalupe Street, Austin, Texas 78705

solutions



Just 2 blocks from UT!



50,950 Students &  
Over 13,500 Employees  
\$8.8 billion impact  
on Texas economy

## EXTREMELY RARE OPPORTUNITY SIGNIFICANT UPSIDE POTENTIAL

### AREA HIGHLIGHTS



HEART HOSPITAL of AUSTIN



Texas State Capitol



StDavid's HEALTHCARE



**PRICE: \$3,500,000**  
**CAP RATE: 5.35%**  
**NOI: \$187,088**  
**GLA: 5,130 SF**

- Rare opportunity to purchase a prime Guadalupe St. property just .25 miles (2 blocks) from UT Austin.
- Daytime population over 78k (1 Mile) & over 198k (2 miles).
- Excellent access: signalized intersection, 2 curb cuts on Guadalupe & direct access from 29th St.
- 100% NNN leased to two tenants.
- 24 parking spaces (buyer to verify) – very rare!
- 4 hospitals, a medical school and the State Capitol building are within 1.5 miles.

Alan Rust, CCIM - 512.373.2814  
alan@retailsolutions.us

For More Information:  
www.retailsolutions.us

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited liability company.

## Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of Retail Solutions ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and Retail Solutions.

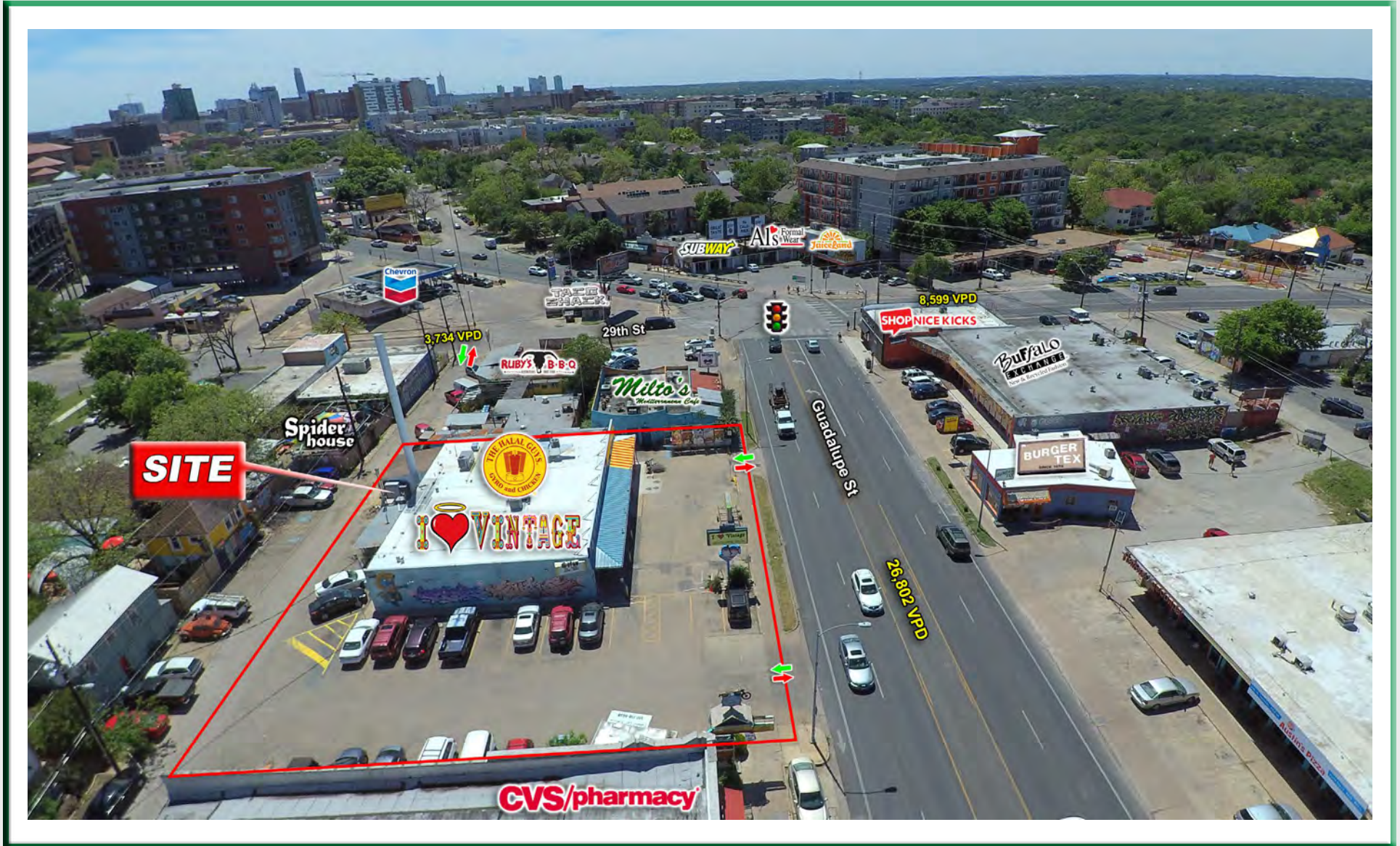
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#### Investment Summary

<b>Price</b>	\$3,500,000
<b>Cap Rate</b>	5.35%
<b>NOI</b>	\$187,088
<b>Terms</b>	Cash to Seller

#### Property Information

<b>Property Address</b>	2915 Guadalupe St Austin, Texas 78705
<b>Location</b>	On the east side of Guadalupe St in the NEQ of the intersection of Guadalupe St & W 29th St
<b>County</b>	Travis
<b>Property ID</b>	R211454
<b>Gross Leasable Area</b>	5,130 SF
<b>Year Built</b>	1965
<b>Zoning</b>	CS
<b>Lot Size</b>	0.4565 Acre (19,885 SF)
<b>Occupancy</b>	100%
<b>Number of Buildings</b>	1
<b>Number of Tenants</b>	3
<b>Lease Type</b>	NNN

#### Property Highlights

- 100% NNN leased to 2 tenants:
  - The Halal Guys: New restaurant lease with annual rent increases.
  - I Luv Vintage: Lease in place but terms can be re-worked to suit buyer. This tenant is owned by Seller.
- Rare opportunity to purchase prime Guadalupe location with excellent visibility, access & parking.
- Located just 2 blocks (~ .25 mile) from The University of Texas with more than 50,000 students and over 13,500 employees (median salary over \$54k).
- 4 hospitals located within 1.4 miles of the site.
- The State Capitol building is within 1.5 miles of the site.
- Excellent access with 2 curb cuts on Guadalupe & direct access from 29th Street. On signalized intersection.
- Parking: EXTREMELY RARE on Guadalupe - 24 parking spaces (Buyer to verify). More may be possible (Buyer to verify).
- Adjacent to CVS pharmacy.
- Guadalupe is the western edge of the UT campus (a.k.a "The Drag") and is an extremely busy retail, student and commuter corridor.
- Zoned CS.

#### DEMOGRAPHIC SNAPSHOT

	1 mile	2 miles	3 miles
2016 Average HH Income	\$50,371	\$81,543	\$87,757
2016 Population	38,538	86,690	145,348
Daytime Population	73,483	198,932	310,737

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[www.retailsolutions.us](http://www.retailsolutions.us)

### Investment Overview

#### INCOME & EXPENSE\*

<b>Base Rent</b>	<b>\$187,088</b>
<b>NNN Reimbursements</b>	<b>\$40,239</b>
<b>Total Income</b>	<b>\$227,327</b>
<b>Operating Expenses</b>	<b><u>\$40,239</u></b>
<b>Net Operating Income</b>	<b>\$187,088</b>

#### OPERATING EXPENSES\*

<b>CAM</b>	<b>\$4,248 (\$0.83 PSF)</b>
<b>Insurance</b>	<b>\$3,878 (\$0.76 PSF)</b>
<b>Taxes</b>	<b><u>\$32,113 (\$6.26 PSF)</u></b>
<b>Total</b>	<b>\$40,239 (\$7.84 PSF)</b>

\* 2017 Budgeted



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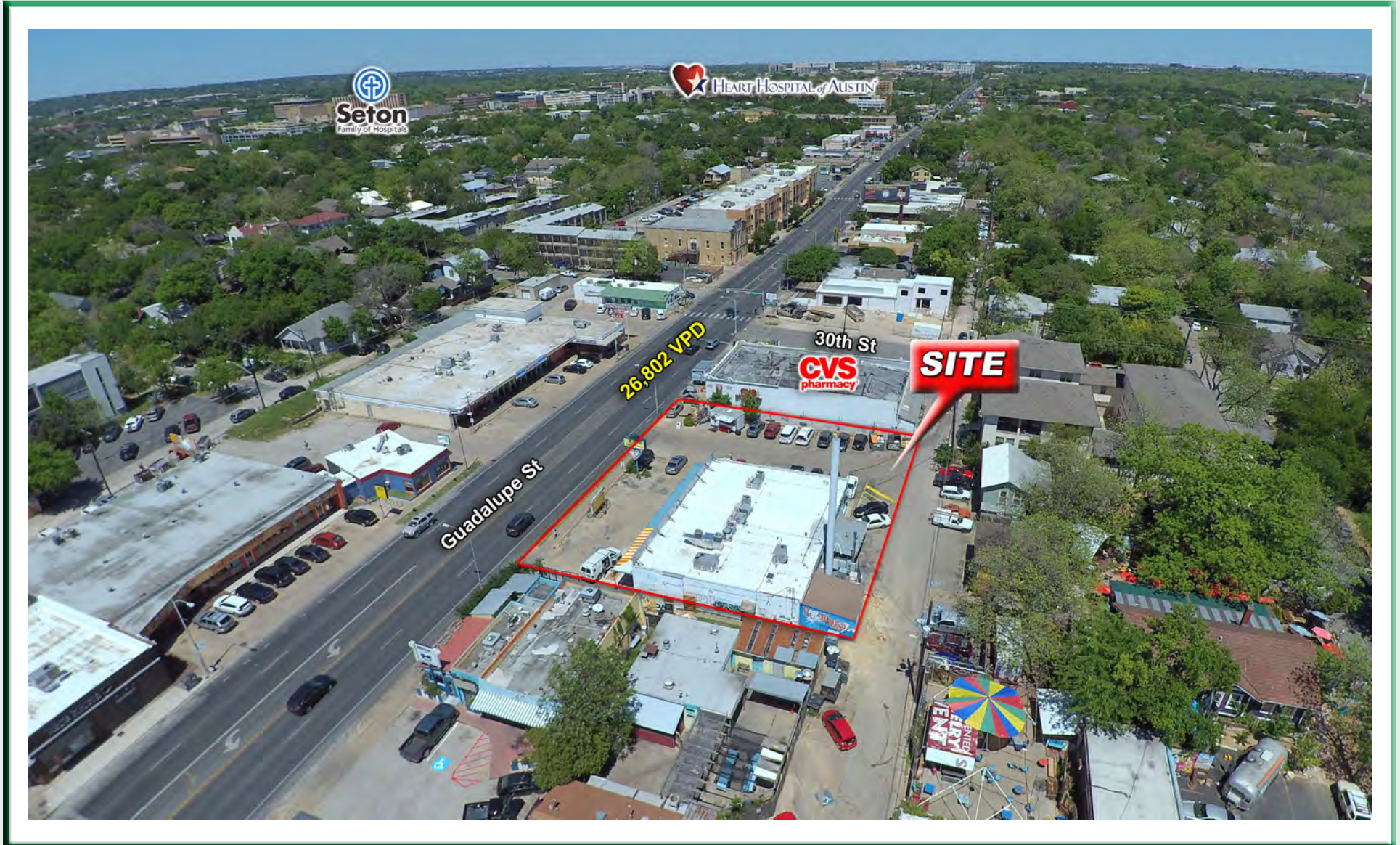
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## The University of Texas at Austin



# TEXAS

The University of Texas at Austin

- The University of Texas is just 2 blocks away
- With 50,950 Students and over 13,500 employees
- Hosting over 200 sporting events – attracting over 860,000 visitors a year
- The new 458,000 SF McCombs School of Business, Rowling Hall, opening Fall 2017
- UT has earned 51 national championships since 1949 and have claimed more Big 12 Conference titles than any other school since the league began in 1996
- The univeristy was founded in 1883 with well over 450,000 alumni
- UT ranks among the top 20 public universities (U.S. News & World Report)



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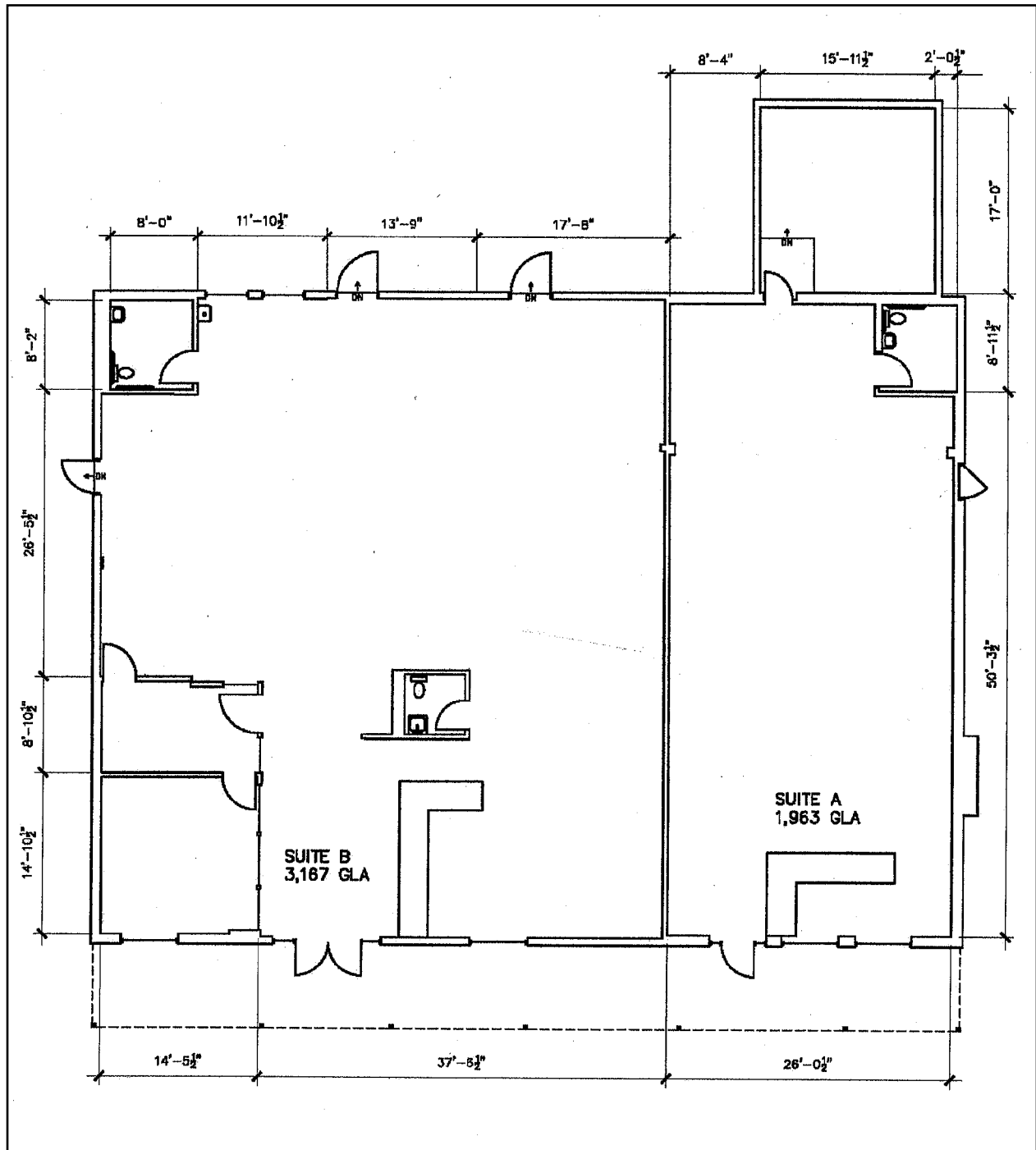
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Building Layout



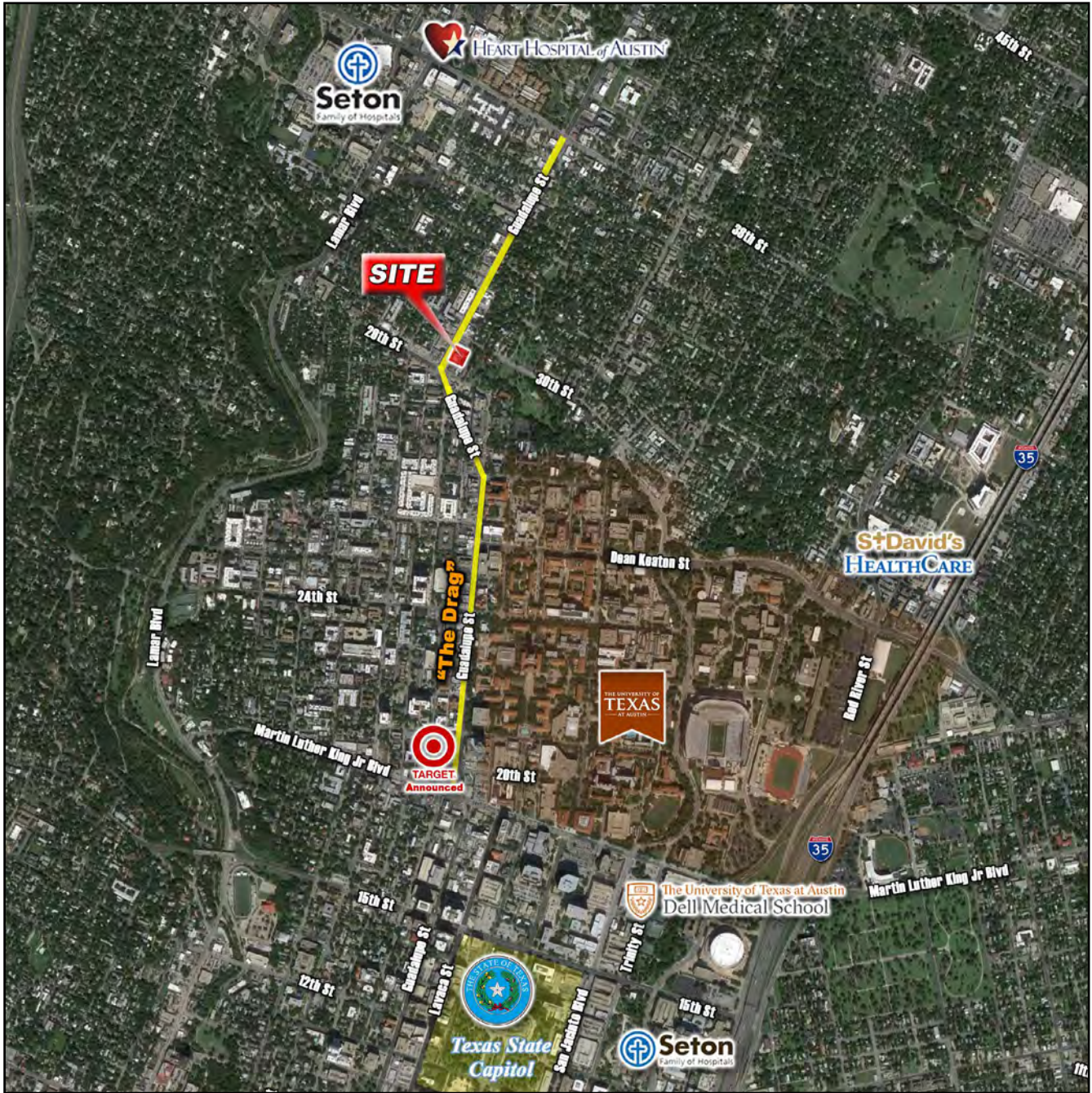
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## Area Aerial



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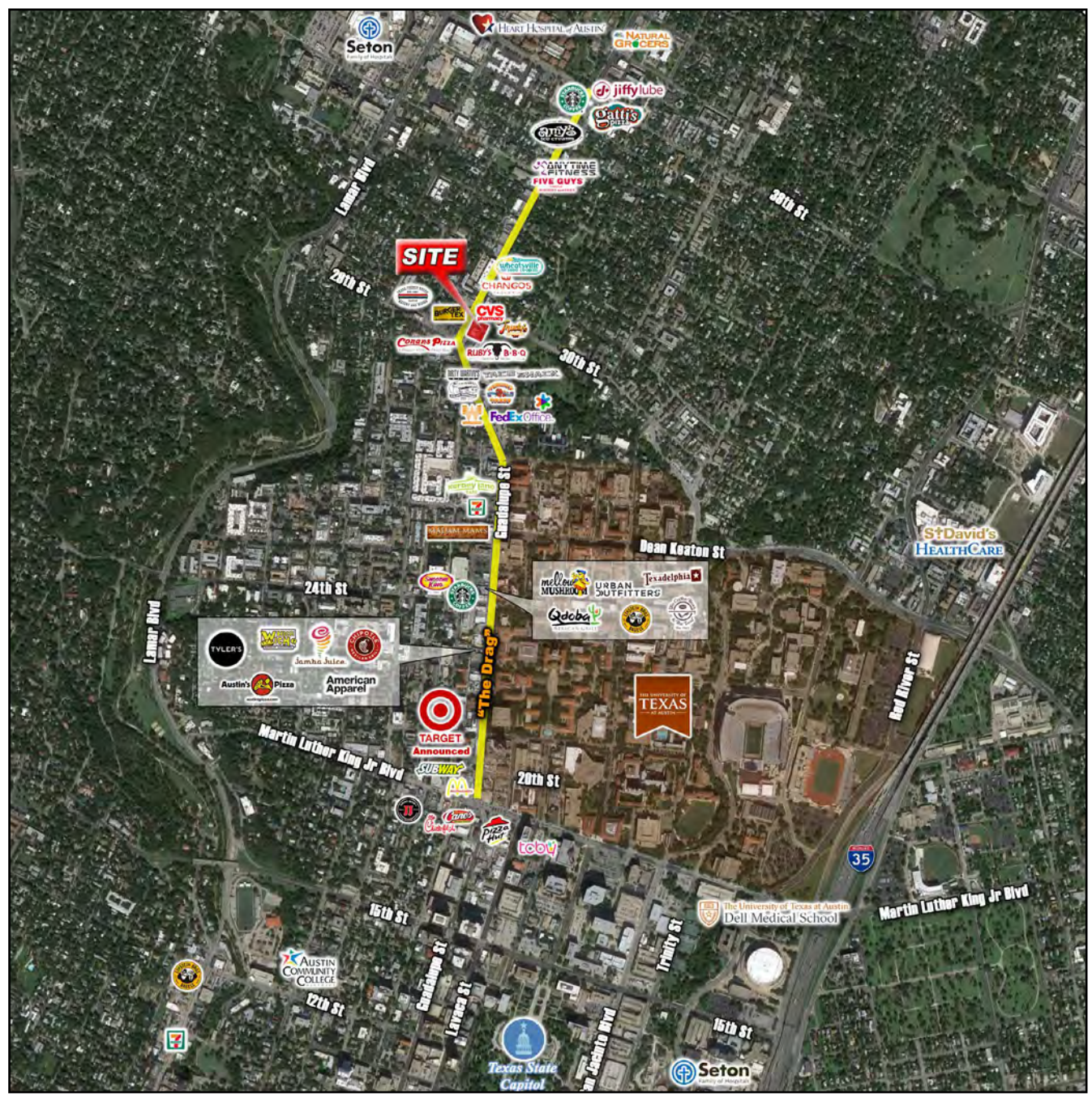
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## Retail Aerial



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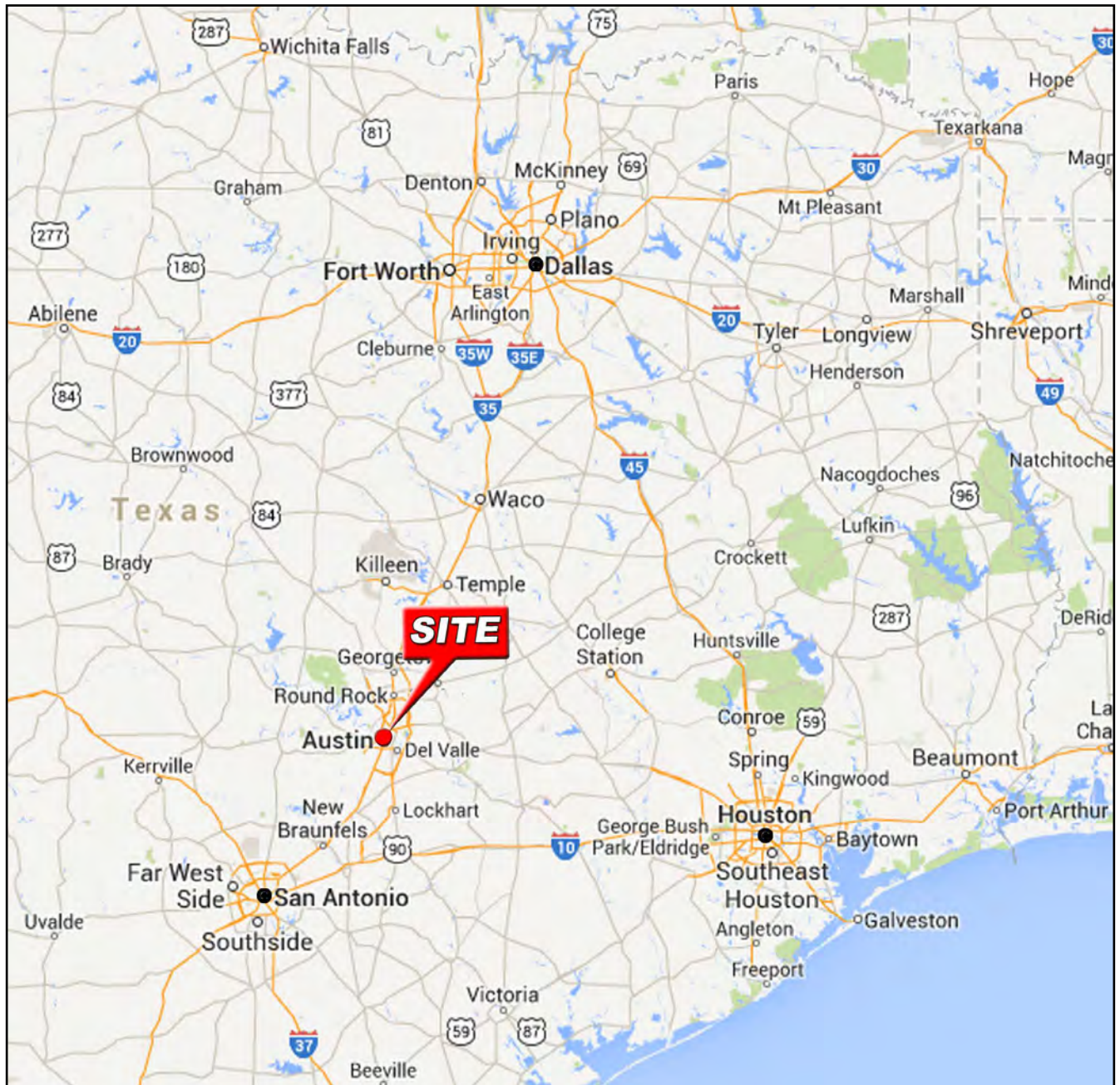
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## Region Map



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## Austin, Texas



Austin is the Best Place to Live in the USA in U.S. News 2017 ranking.

(U.S. News & World Report, 2/7/17)



Texas is the No. 4 State for Business, up from 6th place in 2015. (Forbes, 11/16/2016)



Austin ranked No. 1 Best Place to Start a Business (CNBC, August 2016)



Travelers love Austin—Austin ranks 2nd in destination experience satisfaction study.

(J.D. Power, 10/19/16)



Austin, with population projected to nearly double, will be the Fastest Growing Large Metro through 2040. (American City Business Journals, 10/11/16)

## AUSTIN, TEXAS

### DEMOGRAPHICS

Austin has experienced steady population and economic growth over the past two decades.

The total population of the Austin-Round Rock-San Marcos Core Based Statistical Area (CBSA) is currently estimated at 2,029,901 with 958,242 of that within the city of Austin,

itself. Growth within the Austin-Round Rock-San Marcos CBSA has been strong over the past decade, with a net gain of 780,101 residents since 2000 (+62.42%), and an additional 295,093 residents are anticipated through 2020 (+14.54%).



### ECONOMY

The Austin-Round Rock CBSA is becoming known as an attractive alternative to high-priced areas like California's Silicon Valley, and has attracted the attention of many large hi-tech companies that continue to contribute to Austin's tremendous growth. Some examples include the future Apple campus expansion and other hi-tech companies including Dell, HP, IBM, Cisco Systems, Xerox, Oracle, Intel, Google, and 3M.

Austin directly benefits from the fact that the State of Texas has no personal or corporate income tax. Overall, the state has one of the lowest state and local tax burdens in the nation

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# AUSTIN, TEXAS

## 2017 MAJOR RELOCATIONS & EXPANSIONS

Company	Type of Operation	Jobs Created	Location	Type of Ac
Ericsson	Application-specific IC design center	120	Austin	New
Facebook	Social networking service's online operations center (sales/marketing)	1,000	Austin	Expande
Main Street Hub	Social media solutions (Hdq.)	400	Austin	Expande
Siemens Building Technologies	Energy management products digital service center	130	Austin	New
Merck & Co.	Pharmaceutical company's IT innovation center	600	Austin	New
Homeway	Online vacation home rentals (Hdq.)	2,000	Austin	Expande

### Best Housing Markets for Millennials 2016

Rank	City, State	Millennials Percent of Population	Percent of Millennials That are Movers	Millennial Movers Median Household Income	1st Time Homebuyers Qualifying Income	Millennial Movers Homeownership Rate	Millenni Move Homeown Rate Change
1	Austin, Texas	17.7%	29.4	\$ 51,810	\$ 43,635	19.4%	1.2%
2	Charleston, South Carolina	15.8%	24.5	\$ 47,903	\$ 41,369	21.7%	-1.4%
3	Denver, Colorado	16.1%	27.7	\$ 50,923	\$ 56,234	21.6%	-1.7%
4	Minneapolis, Minnesota	15.0%	27.3	\$ 55,066	\$ 38,087	28.7%	2.5%
5	Ogden, Utah	14.7%	24.6	\$ 54,608	\$ 29,005	40.2%	9.9%
6	Portland, Oregon	15.0%	26.7	\$ 44,792	\$ 51,847	17.1%	3.9%
7	Raleigh, North Carolina	14.1%	25.7	\$ 49,892	\$ 37,815	28.4%	0.6%
8	Salt Lake City, Utah	16.6%	27.2	\$ 51,930	\$ 43,345	24.0%	-4.5%
9	Seattle, Washington	16.2%	29.0	\$ 64,294	\$ 64,645	19.5%	4.4%
10	Washington, D.C.	15.7%	28.3	\$ 69,874	\$ 69,576	20.8%	2.3%

Source: National Association of Realtors

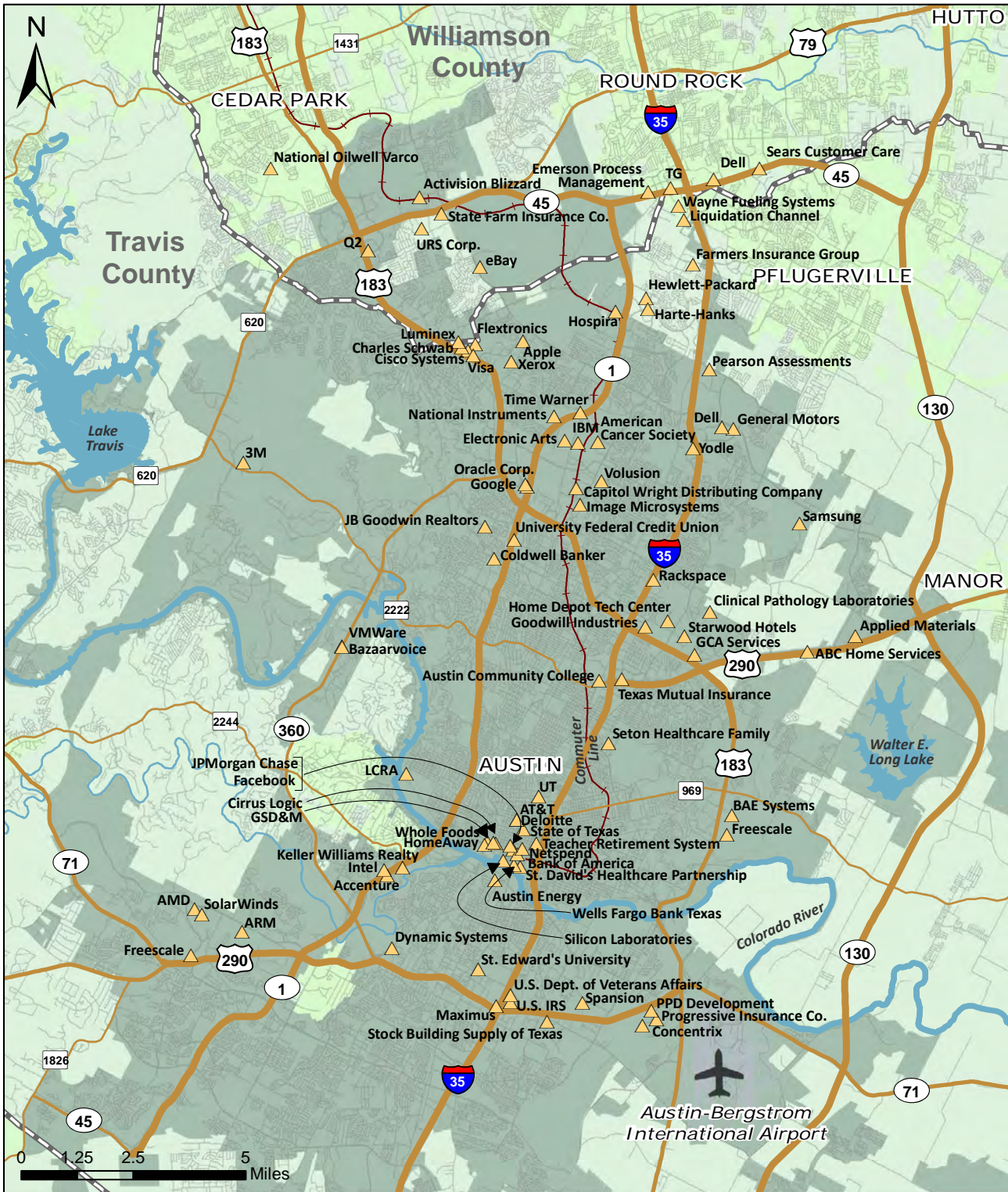
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## Greater Austin Region

### Top 100 Selected Major Employers 2015

Excludes hospitals and other care providers, school districts, and other local government agencies.  
For questions please contact 512.322.5662.



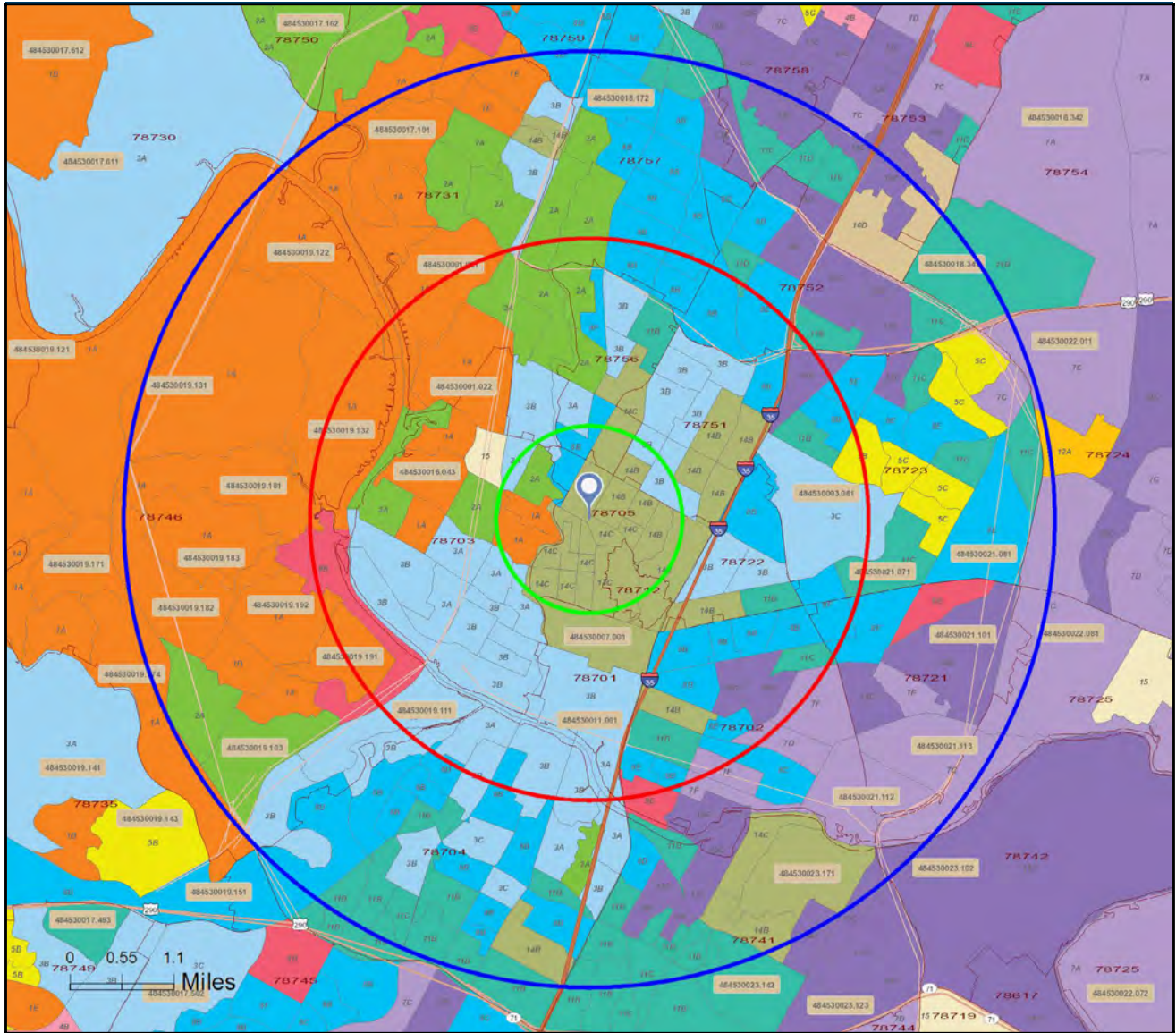


## Demographics

	1 mi Ring	2 mi Ring	3 mi Ring
<b>Population Trend</b>			
2000 Total Population	29,753	69,469	116,540
2010 Total Population	35,284	77,330	125,464
2016 Total Population	38,538	86,690	145,348
2021 Total Population	40,236	92,560	157,669
<b>Households Trend</b>			
2000 Total Households	11,733	31,020	51,299
2010 Total Households	12,341	33,187	55,568
2016 Total Households	12,496	35,066	61,051
2021 Total Households	12,863	36,875	65,084
<b>Population Change Trend</b>			
2000 to 2010 Population Change	18.6%	11.3%	7.7%
2000 to 2016 Population Change	29.5%	24.8%	24.7%
2010 to 2021 Population Change	14.0%	19.7%	25.7%
2016 to 2021 Population Change	4.4%	6.8%	8.5%
<b>Household Change Trend</b>			
2000 to 2010 Household Change	5.2%	7.0%	8.3%
2000 to 2016 Household Change	6.5%	13.0%	19.0%
2010 to 2021 Household Change	4.2%	11.1%	17.1%
2016 to 2021 Household Change	2.9%	5.2%	6.6%
<b>2016 Race</b>			
White alone	72.0%	77.2%	74.5%
Black or African American alone	2.8%	4.3%	6.4%
American Indian and Alaska Native alone	.2%	.4%	.5%
Asian alone	17.6%	11.0%	8.3%
Native Hawaiian and OPI alone	.1%	.1%	.1%
Some Other Race alone	3.7%	3.7%	6.8%
Two or More Races	3.6%	3.3%	3.3%
<b>2016 Income</b>			
Per Capita Income	\$23,706	\$39,587	\$40,949
Household Income: Median	\$20,773	\$48,112	\$54,680
Household Income: Average	\$50,371	\$81,543	\$87,757
Average household size	2.1	2.1	2.1
Total Daytime Population	73,483	198,932	310,737
Total Employee Population	48,655	152,667	236,064
Total Daytime at Home Population	24,828	46,265	74,673
Total Employee Population (% of Daytime Population)	66.2%	76.7%	76.0%
Total Daytime at Home Population (% of Daytime Population)	33.8%	23.3%	24.0%

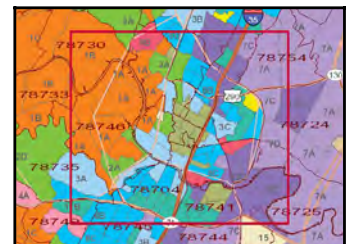
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## Dominant Tapestry Map



Tapestry LifeMode

- L1: Affluent Estates
- L8: Middle Ground
- L2: Upscale Avenues
- L9: Senior Styles
- L3: Uptown Individuals
- L10: Rustic Outposts
- L4: Family Landscapes
- L11: Midtown Singles
- L5: GenXurban
- L12: Hometown
- L6: Cozy Country
- L13: Next Wave
- L7: Ethnic Enclaves
- L14: Scholars and Patriots



Source: Esri

## Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

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## Listing Team

## Alan Rust, CCIM | Principal

alan@retailsolutions.us

512.373.2814



Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale and leasing of retail real estate. Mr. Rust has lead the charge for Retail Solutions with its investment sales program having assembled a long and diverse track record of success selling retail real estate across the state of Texas.

Mr. Rust has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions Mr. Rust has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal and he has been named a "Power Broker" as a top broker by the Costar group.

Prior to moving to Austin in 2007, Mr. Rust was a commercial broker in Colorado where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, Mr. Rust founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Mr. Rust is active in the industry as a long standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Mr. Rust attended Binghamton University in Binghamton, New York where he earned a bachelor's degree in Mathematics/Computer Science and a minor in Business Administration.

## CONTACT US

### ALAN RUST, CCIM

Principal - Investment Sales

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### MCALLEN

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### MIDLAND

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### LOUISIANA

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### EL PASO

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FOR MORE INFORMATION, PLEASE VISIT:

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11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

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