

VIA DEL MAR SHOPPING CENTER

CBRE

RUBEN TORRES BLVD
& PADRE ISLAND HWY
BROWNSVILLE, TX 78526

49,268 SF MULTI-TENANT RETAIL OPPORTUNITY IN DENSE SOUTH TEXAS SUBMARKET



PADRE ISLAND HWY
(20,244 VPD)

RUBEN M. TORRES BLVD.
(17,984 VPD)

FEATURED TENANTS





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CBRE



TENANT OVERVIEW



upbound

Rent-a-Center is an American public furniture and electronics rent-to-own company founded in 1973 and incorporated in 1986. On February 22, 2023, the company changed its corporate name from Rent-A-Center, Inc. to Upbound Group, Inc. Upbound Group, Inc. (effective February 27, 2023: NASDAQ: UPBD) is an omnichannel platform company committed to elevating financial opportunity for all through innovative, inclusive, and technology-driven financial solutions that address the evolving needs and aspirations of consumers. The company's customer-facing operating units include industry-leading brands such as Rent-A-Center, and Acima that facilitate consumer transactions across a wide range of store-based and digital retail channels, including over 2,400 company branded retail units across the United States, Mexico and Puerto Rico. Upbound Group, Inc. is headquartered in Plano, Texas.

UPBOUND GROUP, INC. CORPORATE OVERVIEW

TENANT TRADE NAME: Upbound Group, Inc.

TENANT OWNERSHIP STATUS: Public

STOCK SYMBOL/BOARD: NASDAQ/UPBD

TENANT: Corporate

REVENUE: \$3.99B (2023)

LOCATIONS: +/- 2,400

HEADQUARTERS: Plano, TX

WEBSITE: www.upbound.com



OneMain Holdings, Inc. is an American financial services holding company with central offices throughout the United States. The company wholly owns OneMain Finance Corporation and its subsidiaries, through which it operates in the consumer finance and insurance industries as OneMain Financial. Its business primarily focuses on providing personal loans and optional insurance products to customers with limited access to traditional lenders, such as banks and credit card companies. OneMain Financial was formed in November 2010, following Fortress Investment Group's majority purchase of American General Finance from AIG. Fortress subsequently renamed the company to Springleaf Financial and took the company public in October 2013. OneMain in its present form is the result of Springleaf Financial's acquisition of OneMain Financial from Citigroup in November 2015.

ONEMAIN FINANCIAL CORPORATE OVERVIEW

TENANT TRADE NAME: OneMain Holdings, Inc.

TENANT OWNERSHIP STATUS: Public

STOCK SYMBOL/BOARD: NYSE/OMF

TENANT: Corporate

REVENUE: \$641M (2023)

LOCATIONS: +/- 1,400

HEADQUARTERS: Evansville, IN

WEBSITE: www.onemainfinancial.com



Subway IP LLC, doing business as Subway, is an American multinational fast food restaurant franchise that specializes in submarine sandwiches (subs), wraps, salads, and drinks. Subway was founded in 1965 as Pete's Super Submarines in Bridgeport, Connecticut. It was renamed Subway in 1972, and a franchise operation began in 1974. Since then it has expanded to become a global franchise. As of September 2023, Subway has over 37,000 locations. It also is the largest single-brand restaurant chain, and the largest restaurant operator in the world. In August 2023, Subway announced that it will be purchased by private-equity firm Roark Capital. Roark, based in Atlanta, has \$37 billion in assets across various industries, including food, restaurants, consumer and business services, health, wellness, fitness, and education and youth activities.

SUBWAY CORPORATE OVERVIEW

TENANT TRADE NAME: Subway

TENANT OWNERSHIP STATUS: Private

TENANT: Corporate

LOCATIONS: +/- 37,000

HEADQUARTERS: Shelton, CT; Miami, FL

WEBSITE: www.subway.com



Little Caesars

Headquartered in Detroit, Michigan, Little Caesars was founded by Mike and Marian Ilitch in 1959 as a single, family-owned restaurant. Today, Little Caesars is the third largest pizza chain in the world, with stores in each of the 50 U.S. states and 27 countries and territories. The company is owned by Ilitch Holdings, and headquartered in Detroit, Michigan. Ilitch Holdings, Inc. is an American holding company established in 1999 whose privately held businesses include the NHL Detroit Red Wings, the MLB Detroit Tigers, Olympia Entertainment, Olympia Development and more.

The Franchisee is Sizzling Platter, a private equity backed restaurant management growth platform that operates 667 Little Caesars, Red Robin, Sizzler, Dunkin', Wingstop, Jamba, Cinnabon, and Jersey Mike's restaurants across 17 US States and Mexico.

LITTLE CAESARS CORPORATE OVERVIEW

TENANT TRADE NAME: Little Caesars

PARENT COMPANY: Ilitch Holdings, Inc.

TENANT OWNERSHIP STATUS: Private

TENANT: Franchise

REVENUE: \$568.4B (2023)

LOCATIONS: +/- 5,000

HEADQUARTERS: Detroit, MI

WEBSITE: www.littlecaesars.com



Wingstop Inc. is an American international chain of restaurants that primarily sells chicken wings. The restaurant chain was founded in 1994 in Garland, Texas, and began offering franchises in 1997. Today, Between 2014 and 2016, Wingstop was the third-fastest-growing restaurant chain in the US as measured by both system-wide sales and unit growth. Wingstop has over 2,000 restaurants.

In 2003, the chain was acquired by Gemini Investors, which sold it to private-equity firm Roark Capital Group in 2010. Roark Capital, based in Atlanta, has \$37 billion in assets across various industries, including food, restaurants, consumer and business services, health, wellness, fitness, and education and youth activities.

Wingstop went public in 2015.

WINGSTOP CORPORATE OVERVIEW

TENANT TRADE NAME: Wingstop Inc.

TENANT OWNERSHIP STATUS: Public

STOCK SYMBOL/BOARD: NASDAQ/WING

TENANT: Franchise

REVENUE: \$460.1M (2023)

LOCATIONS: +/- 2,000

HEADQUARTERS: Addison, TX

WEBSITE: www.wingstop.com



Metro by T-Mobile (formerly known as MetroPCS and also simply known as Metro) is an American prepaid virtual wireless service provider and brand owned by T-Mobile US. In 2013, the carrier engaged in a reverse merger with T-Mobile US. T-Mobile US, Inc., often shortened as T-Mobile, is an American wireless network operator whose largest shareholder is multinational telecommunications company Deutsche Telekom AG, which, as of April 2023, holds a 51.4% majority stake in the company. T-Mobile US is the third-largest wireless carrier in the United States, with 117.9 million subscribers as of December 31, 2023. Franchisee Wireless Time Partners (WTP) is an authorized Metro by T-Mobile Retail Sales dealer that owns and operates Metro by T-Mobile locations throughout the United States.

METRO BY T-MOBILE CORPORATE OVERVIEW

TENANT TRADE NAME: Metro by T-Mobile

PARENT COMPANY: T-Mobile US, Inc.

TENANT OWNERSHIP STATUS: Public

CREDIT RATING: BBB (Standard & Poors)

STOCK SYMBOL/BOARD: NASDAQ/TMUS

TENANT: Franchise

REVENUE (T-MOBILE US): \$78.56B (2023)

LOCATIONS: +/- 7,500

HEADQUARTERS: Overland Park, KS; Bellevue, WA

WEBSITE: www.t-mobile.com



Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.87 trillion in assets. Wells Fargo's vision is to satisfy our customers' financial needs and help them succeed financially. Founded in 1852, and headquartered in San Francisco, Wells Fargo provides banking, investment and mortgage products and services, as well as consumer and commercial finance through more than 8,000 locations, more than 13,000 ATMs, the internet (wellsfargo.com), and mobile banking and has offices in 31 countries and territories to support customers who conduct business in the global economy. Wells Fargo is the third-largest bank in the U.S. by assets and serves one in three U.S. households and more than 10% of small businesses in the country. It was ranked No. 47 on Fortune's 2022 rankings of America's largest corporations.

WELLS FARGO CORPORATE OVERVIEW

TENANT TRADE NAME: Wells Fargo Bank N.A.

TENANT OWNERSHIP STATUS: Public

STOCK SYMBOL/BOARD: NYSE/WFC

CREDIT RATING: A+ (Standard & Poors)

TENANT: Corporate

REVENUE: \$115.34B (2023)

LOCATIONS: +/- 8,000 branches; 13,000 ATMs

HEADQUARTERS: San Francisco, CA

WEBSITE: www.wellsfargo.com



Founded in 1999. Cricket Wireless is an American wireless service provider, owned by AT&T. AT&T Inc. is the world's fourth-largest telecommunications company by revenue and the largest wireless carrier in the United States. As of 2023, AT&T was ranked 13th on the Fortune 500 rankings of the largest United States corporations.

Franchisee Mobilelink USA is a private Cricket Wireless company that deals in providing unlimited 4G LTE services and state of the art devices with an understanding of what keeps the customers loyal to a brand. They are the largest Exclusive Retailer of Cricket, with more than 550+ retail locations across the USA.

CRICKET WIRELESS CORPORATE OVERVIEW

TENANT TRADE NAME: Cricket Wireless

PARENT COMPANY: AT&T

TENANT OWNERSHIP STATUS: Public

CREDIT RATING: BBB (Standard & Poors)

STOCK SYMBOL/BOARD: NYSE/T

TENANT: Franchise

REVENUE (AT&T): \$118B (2023)

LOCATIONS: +/- 5,407

HEADQUARTERS: Dallas, TX

WEBSITE: www.att.com



TESLA

Tesla, Inc. is an American multinational automotive and clean energy company which designs, manufactures and sells electric vehicles, stationary battery energy storage devices from home to grid-scale, solar panels and solar shingles, and related products and services. Tesla's Model 3 is the all-time bestselling plug-in electric car worldwide, and in June 2021 became the first electric car to sell 1 million units globally. In 2023, the Model Y was the best-selling vehicle, of any kind, globally. In October 2021, Tesla's market capitalization temporarily reached \$1 trillion, the sixth company to do so in U.S. history. In 2022, the company led the battery electric vehicle market, with 18% share. As of 2023, it is the world's most valuable automaker and ranked 69th in the Forbes Global 2000.

TESLA CORPORATE OVERVIEW

TENANT TRADE NAME: Tesla, Inc.

TENANT OWNERSHIP STATUS: Public

CREDIT RATING: B- (Standard & Poors)

STOCK SYMBOL/BOARD: NASDAQ/TSLA

TENANT: Corporate

REVENUE: \$96.8B (2023)

LOCATIONS: +/- 1,208; 50,000+ superchargers

HEADQUARTERS: Austin, TX

WEBSITE: www.tesla.com



FINANCIAL OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE Via Del Mar, a 49,268 square shopping center occupied by 20+ tenants representing Food and Beverage, Medical/Pharmacy, Daycare, Religious Use, Rental Space, Fitness, Cellular, Beauty/Salon and more in Brownsville, TX. In addition to a number of local tenants, leased tenants at the shopping center include national brands such as Rent-A-Center, Subway, OneMain Financial, Little Caesars, Wingstop, Metro by T-Mobile, Cricket Wireless, a drive-thru Wells Fargo ATM and Tesla Superchargers. The rent roll is a combination of NNN and Gross leases and contains 4,000 square feet of vacancy (8.12%). There are also two grass pads in the parking lot have been approved for development. These areas can be leased and developed to increase total property NOI.

The large, 7-acre site has excellent visibility, with hundreds of feet of frontage and ingress & egress on both Padre Island Hwy (20,244 VPD) and Ruben Torres Blvd (17,984 VPD). Via Del Mar is surrounded by national tenants including McDonald's (currently being rebuilt with a modern dual-drive thru prototype), Church's Chicken, Burger King, DG Market, Family Dollar, Dollar Tree, Advance Auto Parts, Auto Zone, Wienerschnitzel, Murphy USA, T-Mobile and more. It is also located within 1 mile of Dr. Juliet V. Garcia Middle School, Vermilion Road Elementary School and Rivera Early College High School with a combined enrollment that exceeds 4,200 students.

Brownsville has three international bridges that connect to Mexico - the Brownsville & Matamoros International Bridge (B&M), Gateway International Bridge and the Veterans International Bridge at Los Tomates. The shopping center and its services provided will draw consumers from both the United States and Mexico.

Brownsville is the county seat of Cameron County and one half of the Brownsville-Matamoros metropolitan area also called The Borderplex. There are more than 56,000 residents within 3 miles of Via Del Mar, more than 140,000 people within 5 miles and population growth since the 2020 Census that is projected to continue through 2028.

Via Del Mar is located just over 1 mile from the Port of Brownsville, a vital asset to the regional economy responsible for more than 51,000 jobs and \$3 billion in annual state economic activity. More than 8,500 Rio Grande Valley workers are directly employed by activities of the port. The Property is 3.5 miles from Brownsville/South Padre Island International Airport, which sees over 127,000 passengers, 7.5 million pounds of cargo annually and recently underwent a \$43M renovation that opened to the public in January 2021. It is directly en route to the SpaceX Starbase - a spaceport, production, and development facility for Starship rockets - in nearby Boca Chica, which employees around 1,600 and has revitalized the Brownsville economy in recent years. It is also en route to South Padre Island, a tourist destination on the Gulf of Mexico that draws more than \$7M visitors annually to its beaches, resorts and recreation activities.



LIST PRICE

\$8,790,692



CAP RATE

8.00%



PRICE PSF

\$178.43



NOI

\$703,255

INVESTMENT HIGHLIGHTS

Attractive Assumable Financing Available

The existing note on the subject property, sourced in 2019, has a better-than-market interest rate and may be assumed, providing an investor with an excellent cash-on-cash return. Inquire with broker for details.

Diverse Rent Roll

The property is home to 20+ tenants representing Food and Beverage, Medical/Pharmacy, Daycare, Religious Use, Rental Space, Fitness, Cellular, Beauty/Salon and more.

Excellent Visibility & Access

The large, 7-acre site has excellent visibility, with hundreds of feet of frontage and ingress & egress on both Padre Island Hwy (20,244 VPD) and Ruben Torres Blvd (17,984 VPD).

Retail Corridor

Surrounded by national tenants including McDonald's (currently being rebuilt with a modern dual-drive thru prototype), Church's Chicken, Burger King, DG Market, Family Dollar, Dollar Tree, Advance Auto Parts, Auto Zone, Wienerschnitzel, Murphy USA, T-Mobile and more.

Value-Add Opportunity

The current rent roll contains 4,000 SF of vacancy (8.12%) and two grass pads in the parking lot have been approved for development. These areas can be leased and developed to increase total property NOI.

Dense and Growing 'Borderplex' Location

Brownsville is the county seat of Cameron County and one half of the Brownsville-Matamoros metropolitan area also called The Borderplex. There are more than 56,000 residents within 3 miles of Via Del Mar, more than 140,000 people within 5 miles and population growth since the 2020 Census that is projected to continue through 2028.

Built-in Customer Base

Brownsville has three international bridges that connect to Mexico and is directly across from the Mexican border town of Matamoros. The shopping center and its services provided will draw consumers from both the United States and Mexico.

Near SpaceX Starbase & Other Economic Drivers

Via Del Mar is located just over 1 mile from the Port of Brownsville, a vital asset to the regional economy responsible for more than 51,000 jobs and \$3 billion in annual state economic activity. It is 3.5 miles from Brownsville/South Padre Island International Airport, which sees over 127,000 passengers and 7.5 million pounds of cargo annually. It is directly en route to the SpaceX Starbase in nearby Boca Chica, which employs around 1,600 and has revitalized the Brownsville economy in recent years. It is also en route to South Padre Island, a tourist destination on the Gulf of Mexico that draws more than \$7M visitors annually.

Complementary Uses

Located within 1 mile of Dr. Juliet V. Garcia Middle School, Vermilion Road Elementary School and Rivera Early College High School with a combined enrollment that exceeds 4,200 students.

PROPERTY RENT ROLL

TENANT	LEASE TYPE	LEASE EXP.	SQ. FEET	RENT PSF	ANNUAL RENT	TERM REMAINING
UNIT A						
Vacant	N/A	N/A	4,000	\$-	\$-	-
Rent A Center	NNN	7/31/2027	4,000	\$13.20	\$52,800.00	3+ Years
OneMain Financial	NNN	12/31/2026	2,500	\$18.15	\$45,377.70	3 Years
Subway	NNN	3/10/2025	1,500	\$15.25	\$22,869.00	< 1 Year
UNIT B						
Del Mar Event Center	GROSS	3/31/2029	3,000	\$14.00	\$42,000.00	5 Years
Olivia's Restaurant	GROSS	5/5/2027	1,500	\$20.00	\$30,000.00	3+ Years
Blanco's Bar	GROSS	11/30/2025	1,500	\$16.00	\$24,000.00	1.5+ YEARS
Manada Pequena Ministry Church	GROSS	3/31/2025	3,000	\$16.00	\$48,000.00	1 Year
Metro by T-Mobile	GROSS	3/31/2026	1,500	\$19.57	\$29,355.12	2 Years
Alliance Cutz Barbershop	GROSS	6/30/2028	1,500	\$18.00	\$27,000.00	4+ Years
Evo Fight MMA	GROSS	8/31/2028	2,100	\$18.29	\$38,400.00	4+ Years
UNIT C						
All Star Dry Cleaning & Laundry	NNN	7/31/2029	2,022	\$15.00	\$30,330.00	5+ Years
All Valley Drug Screens	NNN	5/31/2029	1,500	\$19.80	\$29,700.00	5+ Years
All Valley Smiles	NNN	11/30/2026	1,500	\$19.95	\$29,927.52	2.5+ Years
LA MICHOACANA XCLUSIVE	GROSS	12/31/2026	1,500	\$19.20	\$28,800.00	2.5+ Years
Lopez Pharmacy	NNN	5/31/2026	1,500	\$12.00	\$18,000.00	2+ Years
Boys & Girls Pediatrics Clinic	NNN	4/30/2029	4,000	\$16.50	\$66,000.00	5+ Years
UNIT D						
Little Caesars	NNN	8/31/2027	1,500	\$29.75	\$44,629.20	3+ Years
UNIT E						
Wing Stop	NNN	12/31/2030	1,680	\$18.00	\$30,240.00	6.5+ Years
UNIT F						
Cricket Wireless	NNN	3/31/2029	1,000	\$21.00	\$21,000.00	5 Years
Belleza Skin & Beauty	NNN	5/31/2025	1,000	\$18.73	\$18,727.00	1+ Years
Kiddos Learning Center	NNN	4/30/2028	5,000	\$15.84	\$79,200.00	4+ Years
UNIT G						
Wells Fargo ATM	GROSS	7/31/2027	483	\$25.55	\$12,342.00	3+ Years
UNIT H						
Watermill	GROSS	12/14/2025	483	\$17.39	\$8,400.00	1.5+ Years
TESLA SUPERCHARGERS						
Tesla	GROSS	3/31/2034	-	-	\$15,360.00	10 Years
TOTAL/AVG.			49,268	\$18.14	\$792,457.54	-
OCCUPANCY	91.88%					

Current Income & Expenses

INCOME	
Base Rent	\$792,457.54
Real Estate Tax Reimbursement*	\$58,639.38
Insurance Reimbursements*	\$16,454.88
CAM/Management Fee Reimbursement*	\$49,396.69
GROSS INCOME	\$919,948.49
EXPENSES	
Real Estate Taxes	\$100,656.58
Insurance	\$28,245.38
Management Fee	\$39,262.88
Building Repair & Maintenance	\$16,988.16
Paving/Sidewalk Repair & Maintenance	\$3,000.00
HVAC	\$1,000.00
Landscaping & Grounds	\$5,000.00
Janitorial & Cleaning	\$1,283.00
Electricity	\$12,575.37
Water	\$5,321.77
GROSS EXPENSES	\$213,333.13
NET OPERATING INCOME	\$703,255.36

*58.26% Reimbursement Rate



Summary of Assumable Financing

Overview

- Purchase Price: \$8,790,692
- NOI: \$703,255
- Cap Rate: 8.00%
- Required Equity: \$4,759,917

Mortgage Payments

- Loan Amount: \$4,030,775
- LTV: 45.85%
- Interest Rate: 4.60%
- Amortization: 30 Years
- Debt Service: \$247,963

Cash Flow & Cash-on-Cash Return

- Annual Pre-Tax Cash Flow: \$455,292
- Cash-on-Cash Return: 9.55%
- DSCR: 2.84x
- Debt Constant: 6.15%

Note:

Estimated Defeasance Cost: \$81,778





Financial Overview

TENANT	Rent-A-Center Texas, L.P.
YEAR BUILT	2003
BUILDING SF	4,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	5/18/2009
LEASE EXPIRATION	7/31/2027
TERM REMAINING	3.5 years
RENEWAL OPTIONS	2 x 5 years; 180 days prior notice
RENTAL INCREASES	10% in Option Periods



PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITES A3-5
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 7/31/2027	\$52,800	\$4,400
Option 1	\$58,080	\$4,840
Option 2	\$63,888	\$5,324
NET OPERATING INCOME:	\$52,800	

Insurance: Landlord & Tenant, Tenant pays pro rata share

Taxes: Tenant, Included in CAM Costs

CAM: Landlord, Tenant pays pro rata share

Landlord Maintenance: at its sole cost and expense, shall keep all structural components of the Premises, including the foundation, the sub- flooring, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting or other treatment of exterior walls) and roof (not to include any of Tenant's improvements thereon or damage made from Tenant's improvements) in good repair, ordinary wear and tear excepted and otherwise subject to this Lease. Such maintenance requirements for Landlord shall include, but not be limited to the removal of snow and/or ice.



Financial Overview

TENANT	OneMain Financial Group LLC
YEAR BUILT	2003
BUILDING SF	2,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	1/11/2011
LEASE EXPIRATION	12/31/2026
TERM REMAINING	3 years
RENEWAL OPTIONS	None
RENTAL INCREASES	2% Annual

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITES A6-7
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 12/31/2024	\$45,377.70	\$3,781.48
1/1/2025 - 12/31/2025	\$46,285.25	\$3,857.10
1/1/2026 - 12/31/2026	\$47,210.95	\$3,934.25

NET OPERATING INCOME: \$45,377.70

Insurance: Landlord & Tenant, Tenant pays pro rata share

Taxes: Tenant pays pro-rata share

CAM: Landlord, Tenant pays pro rata share

Landlord Maintenance: Landlord shall keep the foundation, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroying insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease



PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE A8
BROWNSVILLE, TEXAS 78526



Financial Overview

TENANT	Subway Real Estate LLC
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	3/11/2005
LEASE EXPIRATION	3/10/2025
TERM REMAINING	1 year
RENEWAL OPTIONS	2 x 5 years; 3 months prior notice
RENTAL INCREASES	10% in Option Periods

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 3/10/2025	\$22,869.00	\$1,905.75
Option 1	\$25,155.90	\$2,096.33
Option 2	\$27,671.49	\$2,305.96

NET OPERATING INCOME: \$22,869.00

Insurance: Tenant & Landlord; Tenant pays pro-rata share

Taxes: Tenant pays pro-rata share

CAM: Landlord, Tenant pays pro rata share

Landlord Maintenance: Landlord will make all structural repairs to the demised premises and will keep in good order and repair the roof, foundations, subsurface conditions and the exterior of the demised premises, and the plumbing system serving the demised premises (up to Tenant's connection point thereto), except any doors, windows and glass, upon knowledge or notification of the necessity of such repairs, and further provided that if the need for the repair shall be attributable to any act or omission of Tenant, its concessionaires, officers, employees, licensees, invitees or contractors, Tenant shall be responsible for the costs thereof.



Financial Overview

TENANT	Del Mar Event Center
YEAR BUILT	2003
BUILDING SF	3,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	Daisy Perez
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	March 2024
LEASE EXPIRATION	March 2029
TERM REMAINING	5 years
RENEWAL OPTIONS	None
RENTAL INCREASES	None

DEL MAR EVENT CENTER

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B1-2
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current	\$42,000.00	\$3,500.00

NET OPERATING INCOME: \$42,000.00



Financial Overview

TENANT	Ileana Goytia Salinas and Jorge Luis Silva
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Ileana Goytia Salinas and Jorge Luis Silva
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	3/6/2024
LEASE EXPIRATION	5/5/2027
TERM REMAINING	3+ Years
RENEWAL OPTIONS	None
RENTAL INCREASES	None

Olivia's Restaurant

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B3
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
5/6/2024 - 5/5/2027	\$30,000	\$2,500
NET OPERATING INCOME:	\$30,000	



Financial Overview

TENANT	Mr. Eduardo M. Blanco
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Mr. Eduardo M. Blanco
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	9/1/2013
LEASE EXPIRATION	11/30/2025
TERM REMAINING	1.5+ Years
RENEWAL OPTIONS	None
RENTAL INCREASES	None

BLANCO'S BAR

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B4
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 2026	\$24,000	\$2,000
NET OPERATING INCOME:	\$24,000	



Financial Overview

TENANT	Juan Aguilera Jr.
YEAR BUILT	2003
BUILDING SF	3,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	Juan Aguilera Jr.
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	15 months
LEASE COMMENCEMENT	12/1/2023
LEASE EXPIRATION	3/31/2025
TERM REMAINING	1+ Year
RENEWAL OPTIONS	None
RENTAL INCREASES	None

MANADA PEQUENA MINISTRY CHURCH

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B5-6
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current – 3/31/2025	\$48,000	\$4,000
NET OPERATING INCOME:	\$48,000	



PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B7
BROWNSVILLE, TEXAS 78526



Financial Overview

TENANT	Wireless Time Partners
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Franchisee
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	3 years
LEASE COMMENCEMENT	4/1/2023
LEASE EXPIRATION	3/31/2026
TERM REMAINING	2 years
RENEWAL OPTIONS	2x3 years; no later than 180 days and no earlier than 365 days notice
RENTAL INCREASES	3% in year 2, year 3 and in Option 1, 5% in Option 2

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
4/1/2024-3/31/2025	\$29,355.12	\$2,446.26
4/1/2025-3/31/2026	\$30,235.68	\$2,519.64
Option 1	\$31,142.75	\$2,595.23
Option 2	\$32,699.89	\$2,724.99
NET OPERATING INCOME: \$29,355.12		



Financial Overview

TENANT	Alexis Mendoza
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Alexis Mendoza
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	7/1/2023
LEASE EXPIRATION	6/30/2028
TERM REMAINING	4.5 years
RENEWAL OPTIONS	None
RENTAL INCREASES	8.89% in year 4

ALLIANCE CUTZ BARBERSHOP

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B8
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current-6/30/2024	\$24,000	\$2,000
7/1/2024-6/30/2026	\$27,000	\$2,250
7/1/2026-6/30/2028	\$29,400	\$2,450
NET OPERATING INCOME:	\$27,000	



Financial Overview

TENANT	Gloria Esthela Martinez dba EVO Fight MMA Victor Hernando Solis dba EVO Fight MMA
YEAR BUILT	2003
BUILDING SF	2,100
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Gloria Esthela Martinez and Victor Hernando Solis
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	6/12/2023
LEASE EXPIRATION	8/31/2028
TERM REMAINING	4+ years
RENEWAL OPTIONS	None
RENTAL INCREASES	None

EVO FIGHT MMA

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE B9-10
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current-8/31/2028	\$38,400	\$3,200
NET OPERATING INCOME:	\$38,400	



Financial Overview

TENANT	All Star Cleaners / Jesus Ricardo Gonzales
YEAR BUILT	2003
BUILDING SF	2,022
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Jesus Ricardo Gonzales
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	10 years
LEASE COMMENCEMENT	6/1/2014
LEASE EXPIRATION	7/31/2029
TERM REMAINING	5.5 years
RENEWAL OPTIONS	None
RENTAL INCREASES	None

ALL STAR DRY CLEANING & LAUNDRY PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE C1
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current-7/31/2029	\$30,330	\$2,527.50
NET OPERATING INCOME:	\$30,330	

Insurance: Tenant pays pro rata share

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: the foundation, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, Sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroying insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease

*No dry-cleaning done on site, drop-off only location



Financial Overview

TENANT	All Valley Drug Screens, LLC
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; LaHoma Pederson
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	6/1/2021
LEASE EXPIRATION	5/31/2029
TERM REMAINING	5.5 years
RENEWAL OPTIONS	2x2 years; -270 days notice
RENTAL INCREASES	None

ALL VALLEY DRUG SCREENS

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE C2
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 5/31/2024	\$27,000	\$2,250
6/1/2024 - 5/31/2029	\$29,700	\$2,475
NET OPERATING INCOME:	\$29,700	

Insurance: Tenant, included in CAM Costs

Taxes: Tenant, included in CAM Costs

CAM: Tenant pays pro rata share

Landlord Maintenance: repair and maintain the structural portions of the Shopping Center



Financial Overview

TENANT	All Valley Smiles, LLC
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Jonathan Witerski & Elizabeth Botello
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	6/1/2014
LEASE EXPIRATION	11/30/2026
TERM REMAINING	2.5+ years
RENEWAL OPTIONS	1x5 years
RENTAL INCREASES	Annual per CPI

ALL VALLEY SMILES PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE C3
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
6/1/2024 - 5/31/2025	\$29,927.52	\$2,493.96
6/1/2025 - 5/31/2026	INCREASE PER CPI	
6/1/2026 - 11/30/2026	INCREASE PER CPI	

NET OPERATING INCOME: \$29,972.52

Insurance: Tenant pays pro rata share

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: keep the foundation, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroy-ing insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease (including, without limitation, Article VI)



Financial Overview

TENANT	Joe Henry Garcia, Maria Deconsuelo Garcia
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Joe Henry Garcia and Maria Deconsuelo Garcia
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	3 years
LEASE COMMENCEMENT	1/1/2024
LEASE EXPIRATION	12/31/2026
TERM REMAINING	3 years
RENEWAL OPTIONS	None
RENTAL INCREASES	8.33% in year 3

LA MICHOACANA XCLUSIVE

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE C4
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current – 12/31/2025	\$28,800	\$2,400
1/1/2026-12/31/2026	\$31,200	\$2,600
NET OPERATING INCOME:	\$28,800	



Financial Overview

TENANT	One Stop Pharma LLC
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	One Stop Pharma, LLC
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	6/1/2021
LEASE EXPIRATION	5/31/2026
TERM REMAINING	2 years
RENEWAL OPTIONS	2x5 years; 270 days prior notice
RENTAL INCREASES	3% in option 1 and 5% in option 2

LOPEZ PHARMACY

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITES C5
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current – 5/31/2026	\$18,000	\$1,500
Option 1	\$18,540	\$1,545
Option 2	\$19,467	\$1,622.25
NET OPERATING INCOME:	\$18,000	

Insurance: Tenant, included in CAM Costs

Taxes: Tenant, included in CAM Costs

CAM: Tenant pays pro rata share

Landlord Maintenance: Landlord shall repair and maintain the structural portions of the Shopping Center unless the need for such maintenance and repairs are caused in part or in whole by the act, neglect, fault or omission of any duty by the Tenant, its agents, servants, employees or invitees, in which case Tenant shall pay to Landlord the reasonable cost of such maintenance and repairs.



Financial Overview

TENANT	Dr. Vahid Mirafzali dba Boys & Girls Pediatrics Clinic
YEAR BUILT	2003
BUILDING SF	4,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Dr. Vahid Mirafzali
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	8/1/2012
LEASE EXPIRATION	4/30/2029
TERM REMAINING	5 years
RENEWAL OPTIONS	None
RENTAL INCREASES	None
RIGHT TO TERMINATE	Yes

BOYS & GIRLS PEDIATRICS CLINIC

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITES C6-8
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 4/30/2024	\$60,000	\$5,000
5/1/2024-4/30/2029	\$66,000	\$5,500
NET OPERATING INCOME:	\$66,000	

Insurance: Tenant pays pro rata share

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: keep the foundation, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroying insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease

Right to Terminate: Tenant has the right to terminate the contract with a 90 day written notice, providing documentation indicating that business is not profitable to operate or if Dr. become incapacitated



Financial Overview

TENANT	Sizzling Ceasar LLC
YEAR BUILT	2003
BUILDING SF	1,500
PARCEL SIZE	7 acres
LEASE GUARANTOR	Franchise
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	10 years
LEASE COMMENCEMENT	8/12/2013
LEASE EXPIRATION	8/31/2027
TERM REMAINING	3 years
RENEWAL OPTIONS	1x5 years; no sooner than 180 days notice and no later than 90 days before
RENTAL INCREASES	10% in each option period



Little Caesars Pizza

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, UNIT D
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 8/31/2027	\$44,629.20	\$3,719.10
Option 1	\$49,092.12	\$4,091.01

NET OPERATING INCOME: \$44,629.20

Insurance: Tenant pays pro rata share

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: keep the foundation, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroying insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease (including, without limitation, Article VI).



Financial Overview

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, UNIT E
BROWNSVILLE, TEXAS 78526

TENANT	Ruben Torres Wings Inc
YEAR BUILT	2003
BUILDING SF	1,680
PARCEL SIZE	7 acres
LEASE GUARANTOR	Ruben Torres Wings Inc
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	5/1/2006
LEASE EXPIRATION	12/31/2030
TERM REMAINING	7 years
RENEWAL OPTIONS	2x5 years; no later than 180 days and no earlier than 365 days
RENTAL INCREASES	2% annual starting 1/1/2026 and continuing throughout base term and each option period

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 12/31/2025	\$30,240.00	\$2,520.00
1/1/2026-12/31/2026	\$30,844.80	\$2,570.40
1/1/2027-12/31/2027	\$31,461.70	\$2,621.81
1/1/2028-12/31/2028	\$32,090.93	\$2,674.24
1/1/2029-12/31/2029	\$32,732.75	\$2,727.73
1/1/2030-12/31/2030	\$33,387.40	\$2,782.28
Option 1, Year 1	\$34,055.15	\$2,837.93
Option 1, Year 2	\$34,736.25	\$2,894.69
Option 1, Year 3	\$35,430.98	\$2,952.58
Option 1, Year 4	\$36,139.60	\$3,011.63
Option 1, Year 5	\$36,862.39	\$3,071.87
Option 2, Year 1	\$37,599.64	\$3,133.30
Option 2, Year 2	\$38,351.63	\$3,195.97
Option 2, Year 3	\$39,118.66	\$3,259.89
Option 2, Year 4	\$39,901.04	\$3,325.09
Option 2, Year 5	\$40,699.06	\$3,391.59

NET OPERATING INCOME: \$30,240.00

Insurance: Tenant

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: Landlord will make all structural repairs to the demised premises and will keep in good order and repair the roof, foundations, subsurface conditions and the exterior of the demised premises, and the plumbing system serving the demised premises (up to Tenant's connection point thereto "back of building"), except any doors, windows and glass, upon knowledge or notification of the necessity of such repairs, and further provided that if the need for the repair shall be attributable to any act or omission of Tenant, its concessionaires, officers, employees, licensees, invitees or contractors, Tenant shall be responsible for the costs thereof.



PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE F1
BROWNSVILLE, TEXAS 78526



Financial Overview

TENANT	MobileLink RGV LLC
YEAR BUILT	2003
BUILDING SF	1,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	MFK Mobilelink Austin, LLC
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	4/1/12019
LEASE EXPIRATION	3/31/2029
TERM REMAINING	5 years
RENEWAL OPTIONS	1x5 years
RENTAL INCREASES	None

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 3/31/2029	\$21,000.00	\$1,750.00

NET OPERATING INCOME: \$21,000.00

Insurance: Tenant pays pro rata share

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: keep the foundation, the exterior walls (except plate glass; windows, doors, and other exterior opening; and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroying insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease (including, without limitation. Article VI).



Financial Overview

TENANT	Belleza Skin and Beauty, LLC
YEAR BUILT	2003
BUILDING SF	1,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Ronald Sanchez and Celina Hernandez
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	3 years
LEASE COMMENCEMENT	6/1/2022
LEASE EXPIRATION	5/31/2025
TERM REMAINING	1.5 years
RENEWAL OPTIONS	2x3 years; no later than 270 days notice
RENTAL INCREASES	2% annual in base term and 10% in each option period

BELLEZA SKIN AND BEAUTY PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE F2
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current -5/31/2024	\$18,360	\$1,530
6/1/2024-5/31/2025	\$18,727	\$1,560.60
Option 1	\$20,600	\$1,716.7
Option 2	\$22,660	\$1,888.33
NET OPERATING INCOME:	\$18,727	

Insurance: Tenant, included in CAM Costs

Taxes: Tenant, included in CAM Costs

CAM: Tenant pays pro rata share

Landlord Maintenance: repair and maintain the structural portions of the Shopping Center



Financial Overview

TENANT	Kiddos LLC
YEAR BUILT	2003
BUILDING SF	5,000
PARCEL SIZE	7 acres
LEASE GUARANTOR	Personal; Alma Ramos
LEASE TYPE	NNN*
TYPE OF OWNERSHIP	Fee Simple
ROOF/STRUCTURE	Landlord Responsible (roof replacement/repair included in CAM)
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	6/1/2018
LEASE EXPIRATION	4/30/2028
TERM REMAINING	4 years
RENEWAL OPTIONS	None
RENTAL INCREASES	6% increase 5/1/2025

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITES F3-7
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current - 4/30/2025	\$79,200	\$6,600
5/1/2025-4/30/2028	\$84,000	\$7,000
NET OPERATING INCOME:	\$79,200	

Insurance: Tenant pays pro rata share

Taxes: Tenant pays pro rata share

CAM: Tenant pays pro rata share

Landlord Maintenance: shall keep the foundation, the exterior walls (except plate glass; windows, doors, and other exterior openings and frames thereof; moldings; closure devices, locks, and hardware; and special store fronts; and interior painting) and roof (subject to the second sentence in Section 6.4 above) and electrical, plumbing, sewer and other utilities extending from the exterior of the Demised Premises in good repair including all damage due to wood destroying insects, rodents or fowl, ordinary wear and tear and casualty damage excepted and otherwise subject to this Lease (including, without limitation, Article VI).



Financial Overview

TENANT	Wells Fargo Bank National Association
YEAR BUILT	2003
BUILDING SF	483
PARCEL SIZE	7 acres
LEASE GUARANTOR	Corporate
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Tenant
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	7/13/2013
LEASE EXPIRATION	7/31/2027
TERM REMAINING	3.5 years
RENEWAL OPTIONS	None
RENTAL INCREASES	None
RIGHT TO TERMINATE	Yes

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, UNIT G
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current – 7/31/2027	\$12,342	\$1,028.50
NET OPERATING INCOME:	\$12,342	



Financial Overview

TENANT	Tesla Supercharger Station
YEAR BUILT	2003
BUILDING SF	N/A
PARCEL SIZE	7 acres
LEASE GUARANTOR	Corporate
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	N/A
INITIAL LEASE TERM	10 years
LEASE COMMENCEMENT	3/18/2024
LEASE EXPIRATION	3/31/2034
TERM REMAINING	10 years
RENEWAL OPTIONS	None
RENTAL INCREASES	None



PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD,
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current – 3/31/2025	\$15,360.00	\$1,280.00
4/1/2025 – 3/31/2026	\$15,820.80	\$1,318.40
4/1/2026 – 3/31/2027	\$16,295.42	\$1,357.95
4/1/2027 – 3/31/2028	\$16,784.29	\$1,398.69
4/1/2028 – 3/31/2029	\$17,287.82	\$1,440.65
4/1/2029 – 3/31/2030	\$17,806.45	\$1,483.87
4/1/2030 – 3/31/2031	\$18,340.64	\$1,528.39
4/1/2031 – 3/31/2032	\$18,890.86	\$1,574.24
4/1/2032 – 3/31/2033	\$19,457.59	\$1,621.47
4/1/2033 – 3/31/2034	\$20,041.32	\$1,670.11

NET OPERATING INCOME: \$15,360.00



Financial Overview

TENANT	Watermill Express, LLC
YEAR BUILT	2003
BUILDING SF	483
PARCEL SIZE	7 acres
LEASE GUARANTOR	Corporate
LEASE TYPE	Gross
TYPE OF OWNERSHIP	Gross
ROOF/STRUCTURE	Tenant will maintain its watermill structure
INITIAL LEASE TERM	5 years
LEASE COMMENCEMENT	9/29/2015
LEASE EXPIRATION	12/14/2025
TERM REMAINING	2 years
RENEWAL OPTIONS	None
RENTAL INCREASES	None
RIGHT TO TERMINATE	Yes

WATERMILL EXPRESS WATER VENDING MACHINE

PROPERTY ADDRESS

5850 RUBEN M TORRES BLVD, SUITE H
BROWNSVILLE, TEXAS 78526

Annualized Operating Data

RENT INCREASES	ANNUAL	MONTHLY
Current – 12/14/2025	\$8,400	\$700
NET OPERATING INCOME:	\$8,400	



PADRE ISLAND HWY (20,244 VPD)

RUBEN M. TORRES BLVD. (17,984 VPD)

PROPERTY SUMMARY

PROPERTY SUMMARY



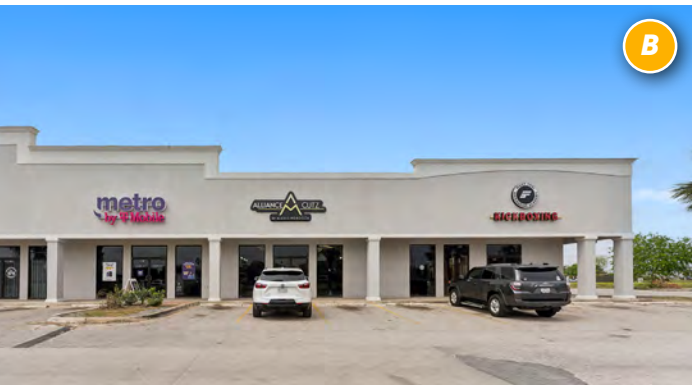
Site Plan



UNIT	TENANT	SQ. FEET
A1-2	Vacant	4,000
A3-5	Rent A Center	4,000
A6-7	OneMain Financial	2,500
A8	Subway	1,500
B1-2	Del Mar Event Center	3,000
B3	Olivia's Restaurant	1,500
B4	Blanco's Bar	1,500
B5-6	Manada Pequena Ministry Church	3,000
B7	Metro by T-Mobile	1,500
B8	Alliance Cutz Barbershop	1,500
B9-10	Evo Fight MMA	2,100
C1	All Star Dry Cleaning & Laundry	2,022
C2	All Valley Drug Screens	1,500
C3	All Valley Smiles	1,500
C4	LA MICHOACANA XCLUSIVE	1,500
C5	Lopez Pharmacy	1,500
C6-8	Boys & Girls Pediatrics Clinic	4,000
D	Little Caesars	1,500
D1	Developable Pad Site	10,500
E	Wing Stop	1,680
E1	Developable Pad Site	10,500
F1	Cricket Wireless	1,000
F2	Belleza Skin & Beauty	1,000
F3-7	Kiddos Learning Center	5,000
G	Wells Fargo ATM	483
H	Watermill	483



PROPERTY SUMMARY





PROPERTY SUMMARY



DR. JULIET V GARCIA
MIDDLE SCHOOL
948 STUDENTS

PIZZA
PAPA JOHN'S

WALKER'S
COUNTRY
RESTAURANT

Advanced
Auto Parts

DOLLAR TREE

FAMILY DOLLAR
CASH ON HAND STORE

RUBEN M. TORRES BLVD. (17,984 VPD)

**DOLLAR GENERAL
MARKET**

B

A

D

F

H

C

Developable
Pad site

Developable
Pad site

E

G

PADRE ISLAND HWY (20,244 VPD)

40

VIA DEL MAR
BROWNSVILLE, TX

CBRE



PROPERTY SUMMARY

PORT OF BROWNSVILLE
44K Jobs
\$3B Economic Impact



RUBEN M. TORRES BLVD. (17,984 VPD)

PADRE ISLAND HWY (20,244 VPD)

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PROPERTY SUMMARY

BROWNSVILLE - SOUTH PADRE ISLAND INTERNATIONAL AIRPORT
127,000+ 2022 Enplanements



southwest key programs



MURPHY USA



AMERICAS BEST VALUE INN & SUITES



AutoZone



DOLLAR GENERAL MARKET

PADRE ISLAND HWY (20,244 VPD)

FAMILY DOLLAR

DOLLAR TREE

Developable Pad site



Developable Pad site

RUBEN M. TORRES BLVD. (17,984 VPD)



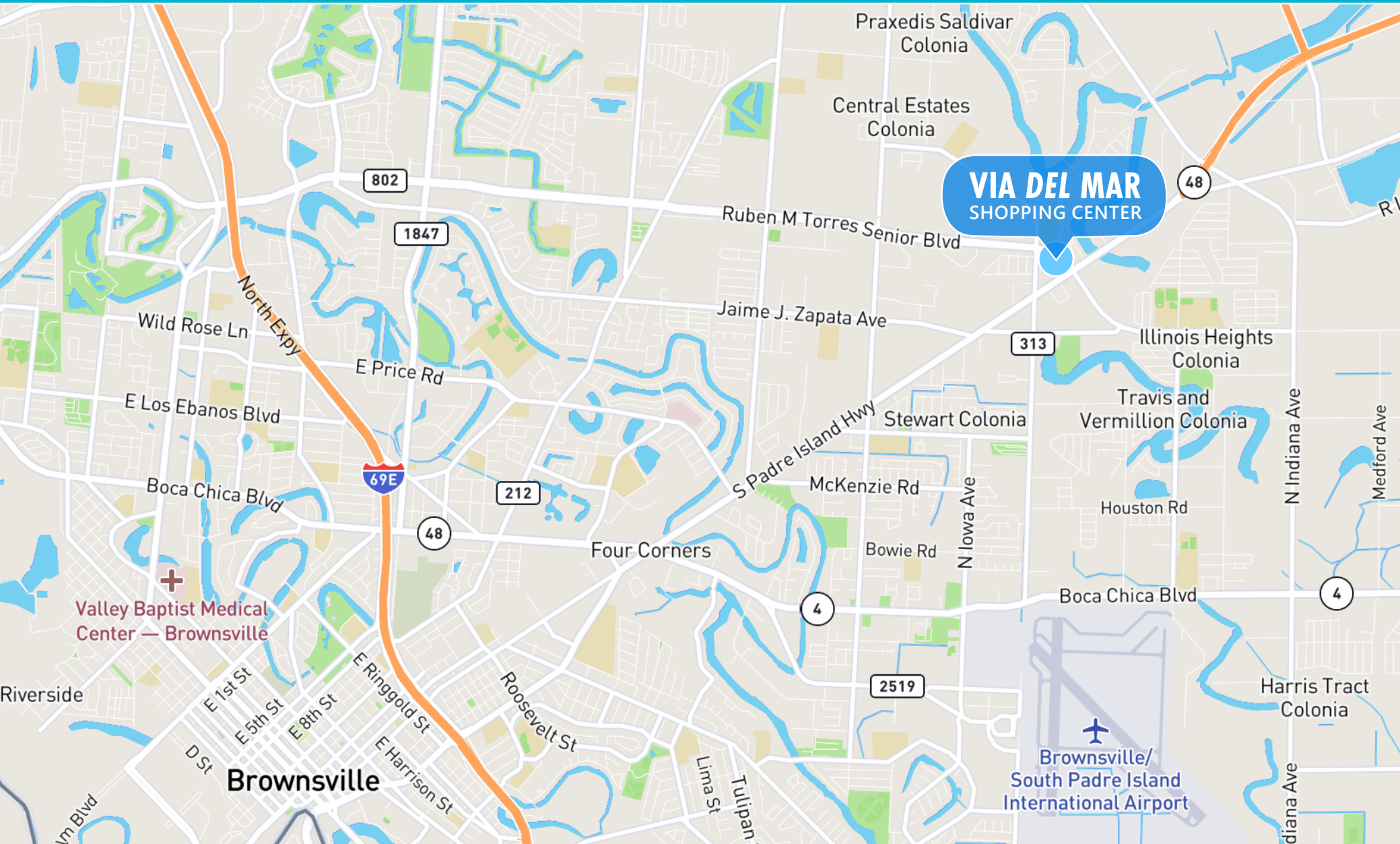
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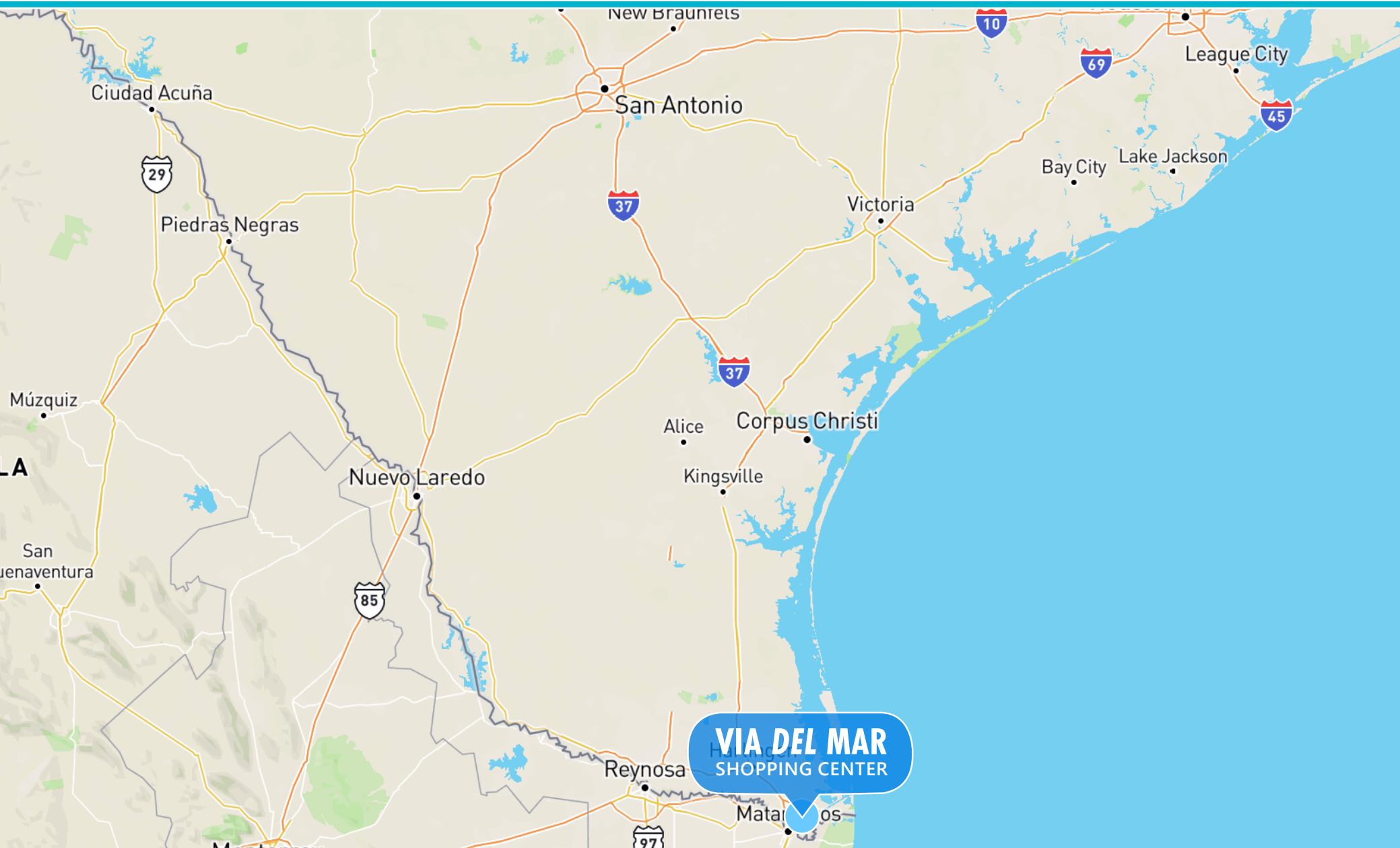


PROPERTY SUMMARY LOCAL MAP





PROPERTY SUMMARY REGIONAL MAP



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Location Overview

This 49,268 square foot shopping center sits on a large 7 acre site at the intersection of Ruben M. Torres Boulevard and Padre Island Highway in Brownsville, Texas. It has excellent visibility, with hundreds of feet of frontage and ingress & egress on both Padre Island Hwy (20,244 VPD) and Ruben Torres Blvd (17,984 VPD). It is surrounded by national tenants including McDonald's (currently being rebuilt with a modern dual-drive thru prototype), Church's Chicken, Burger King, DG Market, Family Dollar, Dollar Tree, Advance Auto Parts, Auto Zone, Wienerschnitzel, Murphy USA, T-Mobile and more. It is also located within 1 mile of Dr. Juliet V. Garcia Middle School, Vermilion Road Elementary School and Rivera Early College High School with a combined enrollment that exceeds 4,200 students.

Brownsville has three international bridges that connect to Mexico - the Brownsville & Matamoros International Bridge (B&M), Gateway International Bridge and the Veterans International Bridge at Los Tomates. The shopping center and its services provided will draw consumers from both the United States and Mexico.

Brownsville is the county seat of Cameron County and one half of the Brownsville-Matamoros metropolitan area also called The Borderplex. There are more than 56,000 residents within 3 miles of Via Del Mar, more than 140,000 people within 5 miles and population growth since the 2020 Census that is projected to continue through 2028.

Via Del Mar is located just over 1 mile from the Port of Brownsville, a vital asset to the regional economy responsible for more than 51,000 jobs and \$3 billion in annual state economic activity. More than 8,500 Rio Grande Valley workers are directly employed by activities of the port. The Property is 3.5 miles from Brownsville/South Padre Island International Airport, which sees over 127,000 passengers, 7.5 million pounds of cargo annually and recently underwent a \$43M renovation that opened to the public in January 2021. It is directly en route to the SpaceX Starbase - a spaceport, production, and development facility for Starship rockets - in nearby Boca Chica, which employees around 1,600 and has revitalized the Brownsville economy in recent years. It is also en route to South Padre Island, a tourist destination on the Gulf of Mexico that draws more than \$7M visitors annually to its beaches, resorts and recreation activities.



SpaceX Starbase



South Padre Island



Subject Area Demographics

POPULATION

	1 MILE	3 MILES	5 MILES
2023 POPULATION	8,362	56,034	140,344
2028 POPULATION (PROJECTION)	8,122	56,487	141,036
2020 POPULATION (CENSUS)	8,355	55,011	138,912
ANNUAL GROWTH RATE			
2020-2023	0.03%	0.57%	0.32%
ANNUAL GROWTH RATE			
2023-2028	-0.58%	0.16%	0.10%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023 HOUSEHOLDS	2,389	16,893	43,464
2028 HOUSEHOLDS (PROJECTION)	2,371	17,384	44,494
2020 POPULATION (CENSUS)	2,385	16,441	42,454
ANNUAL GROWTH RATE			
2020-2023	0.05%	0.84%	0.73%
ANNUAL GROWTH RATE			
2023-2028	-0.15%	0.57%	0.47%

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023 AVERAGE	\$55,687	\$64,850	\$62,600
2023 MEDIAN	\$36,673	\$47,713	\$44,073

POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	32.0%	35.9%	34.7%
AFRICAN AMERICAN POPULATION	0.3%	0.3%	0.3%
ASIAN POPULATION	0.2%	0.4%	0.5%
AMERICAN INDIAN OR ALASKA NATIVE	0.5%	0.6%	0.6%
PACIFIC ISLANDER	0.0%	0.0%	0.0%
OTHER RACE	26.9%	22.2%	21.2%
TWO OR MORE RACES	40.0%	40.5%	42.6%

HISPANIC ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC: WHITE	30.0%	32.6%	32.0%
HISPANIC: BLACK OR AFRICAN AMERICAN	0.1%	0.1%	0.1%
HISPANIC: ASIAN	0.5%	0.6%	0.6%
HISPANIC: AMERICAN INDIAN OR ALASKA NATIVE	0.1%	0.1%	0.0%
HISPANIC: PACIFIC ISLANDER	0.0%	0.0%	0.0%
HISPANIC: OTHER RACE	27.8%	23.6%	22.3%
HISPANIC: TWO OR MORE RACES	41.6%	43.0%	44.9%

2023 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	26.0/28.7	29.2/32.2	29.3/32.4

TRAFFIC COUNTS

STREET NAME	TRAFFIC COUNT
PADRE ISLAND HWY	20,244 VPD
RUBEN M TORRES BLVD	17,984 VPD

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