



OFFERING MEMORANDUM

MR. GATTI'S PIZZA PLAZA

404 W MAIN STREET, UVALDE, TEXAS

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OFFERING SUMMARY



\$4,237,500

LIST PRICE

7.75%

CAP RATE

INVESTMENT SUMMARY

Address	404 W Main St., Uvalde, TX
Building Size	22,802 SF
Lot Size	1.63 AC
Year Built / Renovated	1983 / 2022
Guarantee	Corporate
Lease Type	Double Net

INVESTMENT HIGHLIGHTS

Recently Renovated Three Tenant Mr. Gatti's Pizza Anchored Plaza
Long-Term Anchor Tenant with Gatti's Having 15+ Years on the Lease
Limited Landlord Responsibilities w/ Pass-Thru Expenses
Strong, Central Location on Main Street in the Heart of Uvalde, TX
Value Add Component With Short Term Leases
Growing Market Outside of San Antonio

FINANCIAL OVERVIEW

TENANT	UNIT SIZE	LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT	CHANGES ON	CHANGES TO	OPTIONS	LEASE TYPE
Mr. Gatti's Pizza	15,145 SF	7/15/2022	8/1/2040	\$249,000	\$20,750	8/1/2030	\$261,000	One (1), 20 Year	Double Net
Uvalde Bargain Deals	3,000 SF	3/1/2023	2/28/2025	\$25,200	\$2,100	-	-	None	Double Net
404 Events	4,657 SF	8/1/2023	7/31/2025	\$54,207.48	\$4,517.29	-	-	None	Double Net
Total	22,802 SF			\$328,407.48					

LANDLORD RESPONSIBILITIES: Roof, Structure, Parking Lot

TENANT RESPONSIBILITIES: Reimburse for Taxes, Insurance, CAM



TENANT OVERVIEW



Mr. Gatti's Pizza, founded in 1969, is a renowned pizza chain that has delighted taste buds with its delicious offerings for decades. Today, there are over 70 locations in 20 different States across the United States.

Known for its commitment to quality ingredients and a family-friendly atmosphere, Mr. Gatti's has become a cherished destination for pizza enthusiasts. The menu boasts a variety of pizza options, from classic pepperoni to inventive specialty pies, all crafted with their signature crust and flavorful tomato sauce.

Beyond pizza, Mr. Gatti's offers a diverse selection of pasta dishes, salads, and desserts, ensuring there's something for everyone. The inviting ambiance, coupled with attentive service, makes it an ideal spot for gatherings and celebrations. With a rich history and a commitment to providing a satisfying dining experience, Mr. Gatti's Pizza has established itself as a beloved destination for those seeking a tasty and enjoyable meal.



2023 REVENUE
\$103 Million



YEAR FOUNDED
1969

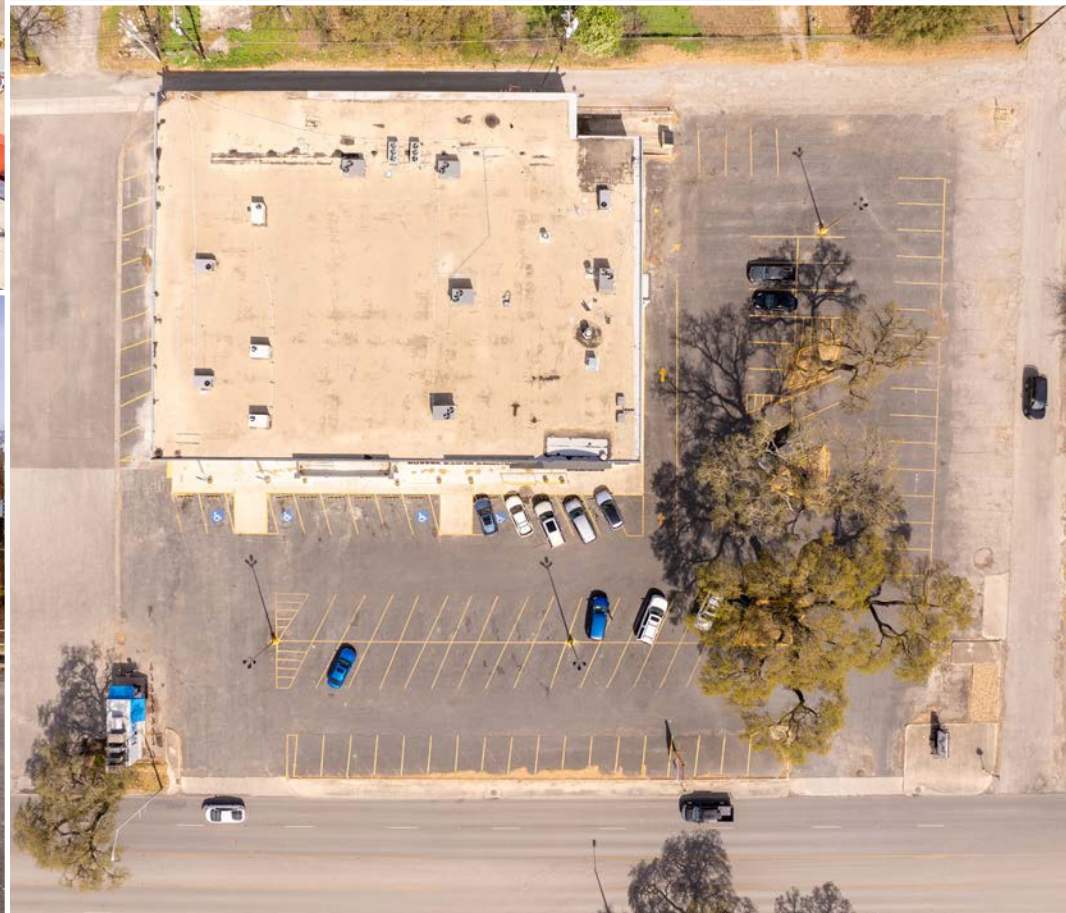


NO. OF LOCATIONS
140+



HEADQUARTERS
Austin, TX





LOCATION RETAIL AERIAL



Burger King

McDonald's

H-E-B

O'Reilly
AUTO PARTS

AutoZone

Edwards Furniture

Los Alamos Banquet Hall

UNITED STATES
POSTAL SERVICE
CHURCH'S
TEXAS CHICKEN

Little Taco Factory

stripes

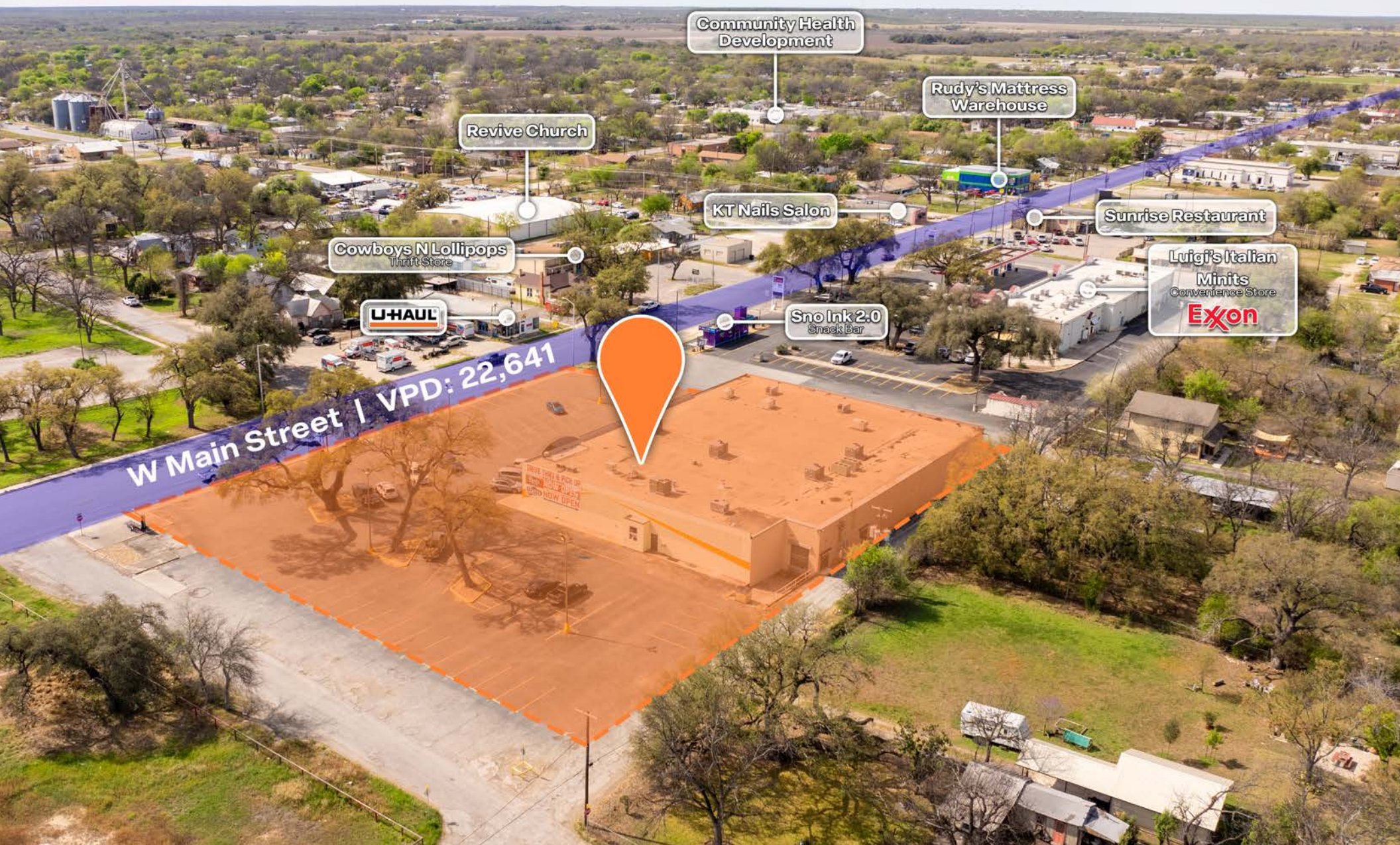
Domino's

El Progreso
Memorial Library

W Main Street | VPD: 22,641



LOCATION RETAIL AERIAL



MARKET OVERVIEW

UVALDE, TEXAS

Uvalde is a charming city located in the southwestern part of Texas, United States. Nestled in the scenic Hill Country region, Uvalde is known for its rich history, natural beauty, and vibrant community. Founded in 1853, Uvalde has a deep-rooted history that reflects the pioneering spirit of the region. The city played a significant role in the cattle industry during the late 19th and early 20th centuries, with cattle ranching and agriculture being prominent economic activities. The city is surrounded by rolling hills, crystal-clear rivers, and lush greenery typical of the Texas Hill Country. The landscape is characterized by a mix of oak and mesquite trees, providing a serene backdrop to the area.



MARKET HIGHLIGHTS

OUTDOOR RECREATION

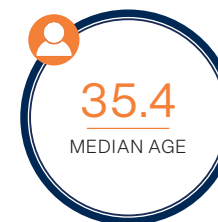
Uvalde offers a plethora of outdoor activities for nature enthusiasts. Garner State Park, located nearby, is a popular destination for hiking, camping, and swimming in the Frio River. Fishing, bird watching, and wildlife observation are also popular pastimes in the region.

HONEY CAPITAL OF THE WORLD

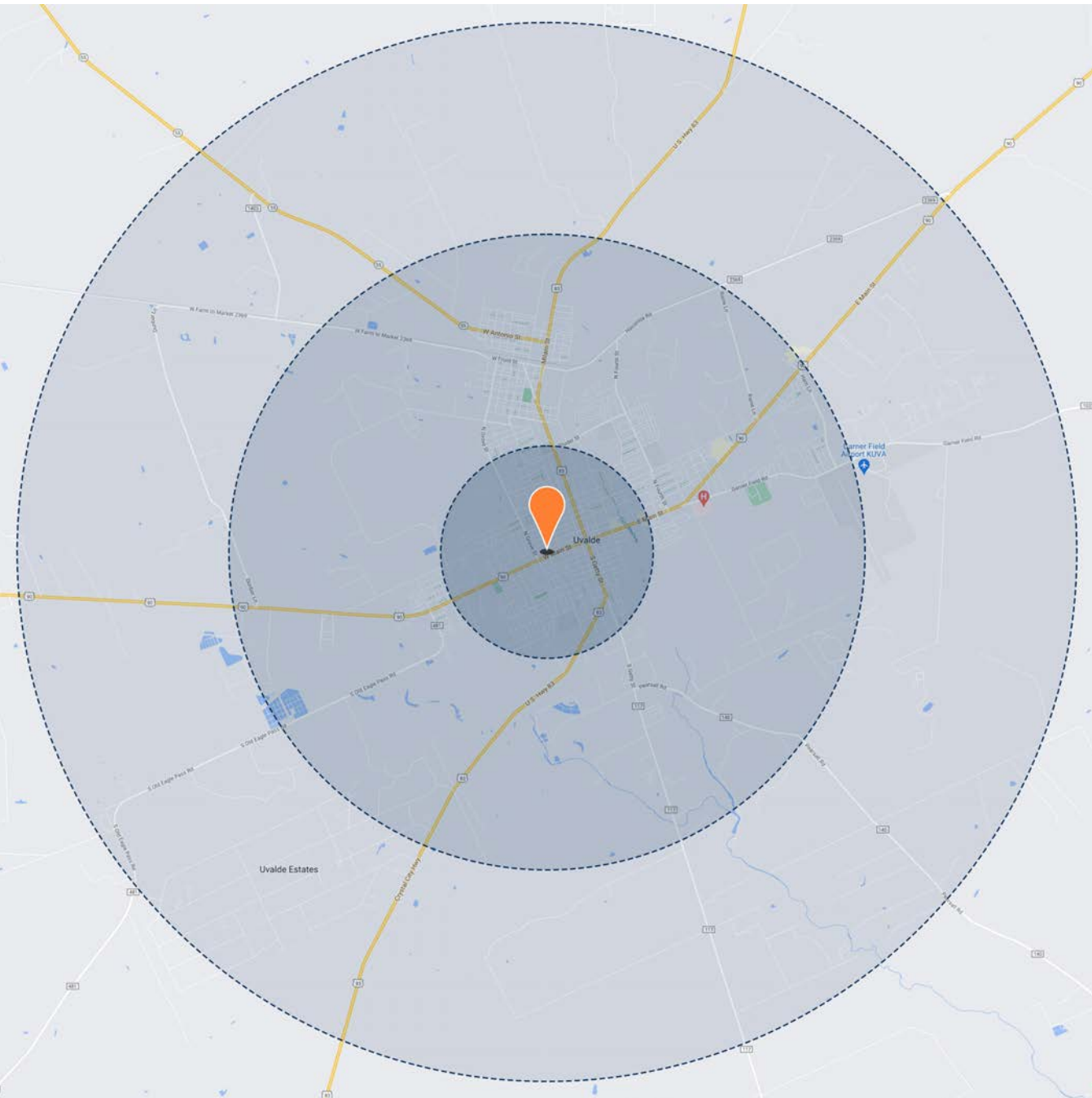
Uvalde proudly holds the title of the “Honey Capital of the World.” The city is renowned for its honey production, and it is home to the South Texas Winter Garden, an area known for its diverse agricultural products, including honey from local beekeepers.

GEOGRAPHY AND ENVIRONMENT


Uvalde is situated in Uvalde County, along the banks of the picturesque Leona River. The city is surrounded by rolling hills, crystal-clear rivers, and lush greenery typical of the Texas Hill Country. The landscape is characterized by a mix of oak and mesquite trees, providing a serene backdrop to the area.



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
 2027 Projection	7,913	16,903	20,422
2022 Estimate	8,001	16,918	20,220
2010 Census	8,325	17,336	20,312

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
 2027 Projection	2,613	5,730	6,753
2022 Estimate	2,619	5,688	6,641
2010 Census	2,706	5,791	6,637

HH INCOME

	1 MILE	3 MILE	5 MILE
 Average	\$55,615	\$63,120	\$62,507
Median	\$39,098	\$45,709	\$44,848
Per Capita	\$18,501	\$21,628	\$20,934

TRANSPORTATION

	1 MILE	3 MILE	5 MILE
 2022 Daytime Projections	8,727	16,985	19,019
2022 Unemployment	5.72%	4.99%	4.85%
Average Time Traveled (min)	18	19	20

AREA MAP



SAN ANTONIO
83 Miles



AUSTIN
161 Miles



DALLAS/FORT WORTH
390 Miles



HOUSTON
278 Miles

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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