STREAMLINE INVESTMENTS, LLC

Presents:

The Plaza at Cresta Bella

“An upscale, Class A retail strip center at the base of the prestigious Cresta Bella residential development; with flowing hillsides and breath-taking hill country scenes, The Plaza at Cresta Bella is truly one of the most unique retail centers in San Antonio.”

EXECUTIVE SUMMARY:

San Antonio is centrally located in Texas and is home to over 2 million people (MSA), and has emerged as a leader in the business sector with strong job growth and lower-than average unemployment rates. San Antonio continues to grow and thrive, making it the perfect climate for retail development. According to the City of San Antonio’s Department of Planning and Community Development, the area surrounding North Loop 1604 West and West Interstate 10 has experienced the second largest population increase in the city; demographics show that the residents in this district have a higher than average income and education background than other areas of the city.

Shopping centers in the area such as The Rim and The Shops at La Cantera have seen thriving revenues and success. The physical address of our proposed development, The Plaza at Cresta Bella is: 20025 West IH-10, San Antonio, TX 78257. Nestled up against the Cresta Bella residential community, this site is commercially zoned, has excellent visibility from the highway, and has a high volume of traffic making it a prime location for retail shops. We plan to develop an enjoyable and environmentally conscious development by offering buildings that are LEED certified, and a tenant mix that caters to a healthy and active lifestyle.

Streamline Investments, LLC will purchase just over 18 acres of land, at a cost of $8/SQ/FT; our development will initially occupy about 8.5 acres of land and we plan on selling the remainder off as pad sites, with a special consideration given for ground leasing if the terms are able to meet our criteria.
Keeping in line with the overall feel of the surrounding community and ‘green’ theme, The Plaza at Cresta Bella will feature Whole Foods Market as its anchor tenant. All of the initially mentioned items related to demographics and site location satisfy the guidelines for Whole Foods and they have signed a 10 year lease agreement. Continuing with the healthy eating and living lifestyle, this shopping center will contain a complementary mix of restaurants, medical offices, and health type retail stores to include: Jamba Juice, Sushi Zushi, Complete Nutrition, and Yogurt Zone. We also plan on growing our tenant mix in the years to come; these initial tenants have all signed leasing agreements for at least 5 years or more.

We anticipate holding the property for 10 years, and for our equity partners we will offer a 15% rate of return on their investment. Based upon our research of the comparable properties in the area and our collaboration with local advisors, we anticipate that we will be able to sell the property for a gain on sale of just over $14.1m in year 11. We believe that because of the strong market for retail centers in our subject area, along with our business model and our first-class development, that The Plaza at Cresta Bella will be San Antonio’s premier ‘green’ living retail center.