SAMPLE – FICTITIOUS PROPERTY

Sample offering memorandum

Bluebonnet Auto Parts — Single-Tenant Net Lease

500 Sample Parkway, Brenham, TX (invented address)

8 selected pages from an offering memorandum that OfferingStack made once for an invented listing.

The property, address, owner, tenants, brokerage and every deal figure on these pages are invented.

Maps, demographics and other location data are shown as the product prints them, with their sources.

Photos marked as AI-generated are sample images, not photos of a real building.

Pages in this file:

- Cover (page 1)
- Executive summary (page 3)
- Investment summary (page 5)
- Lease summary (page 8)
- Pricing & valuation (page 10)
- Drive times (page 12)
- Labour & demographics (page 15)
- Trade area (page 16)

SAMPLE – FICTITIOUS PROPERTY

Make one for your own listing with a free watermarked preview: offeringstack.com/start

BLUEBONNET AUTO PARTS — SINGLE-TENANT NET LEASE

500 Sample Parkway, Brenham, Texas



Asking $2,385,000 · 6.50% cap

ILLUSTRATIVE STORE EXTERIOR (AI-GENERATED IMAGE)

INVESTMENT OFFERING

ABSOLUTE NNN

AUTO-PARTS STORE · 9.3 YEARS OF TERM · 10% BUMPS EVERY 5 YEARS

Marisol Avery
Managing Director, Net Lease
979-555-0142
marisol@calloway.example

CALLOWAY NET LEASE PARTNERS (SAMPLE)

SAMPLE – FICTITIOUS PROPERTY

EXECUTIVE

Summary

Bluebonnet Auto Parts is a 2020-built, 7,200 SF single-tenant store on 1.05 acres along a state highway corridor, leased on an absolute NNN basis through January 2036 with a corporate guarantee.

In-place NOI is $155,025 with a 10% increase in 2031 and four 5-year renewal options — a passive, bond-like income stream offered at a 6.50% cap rate.

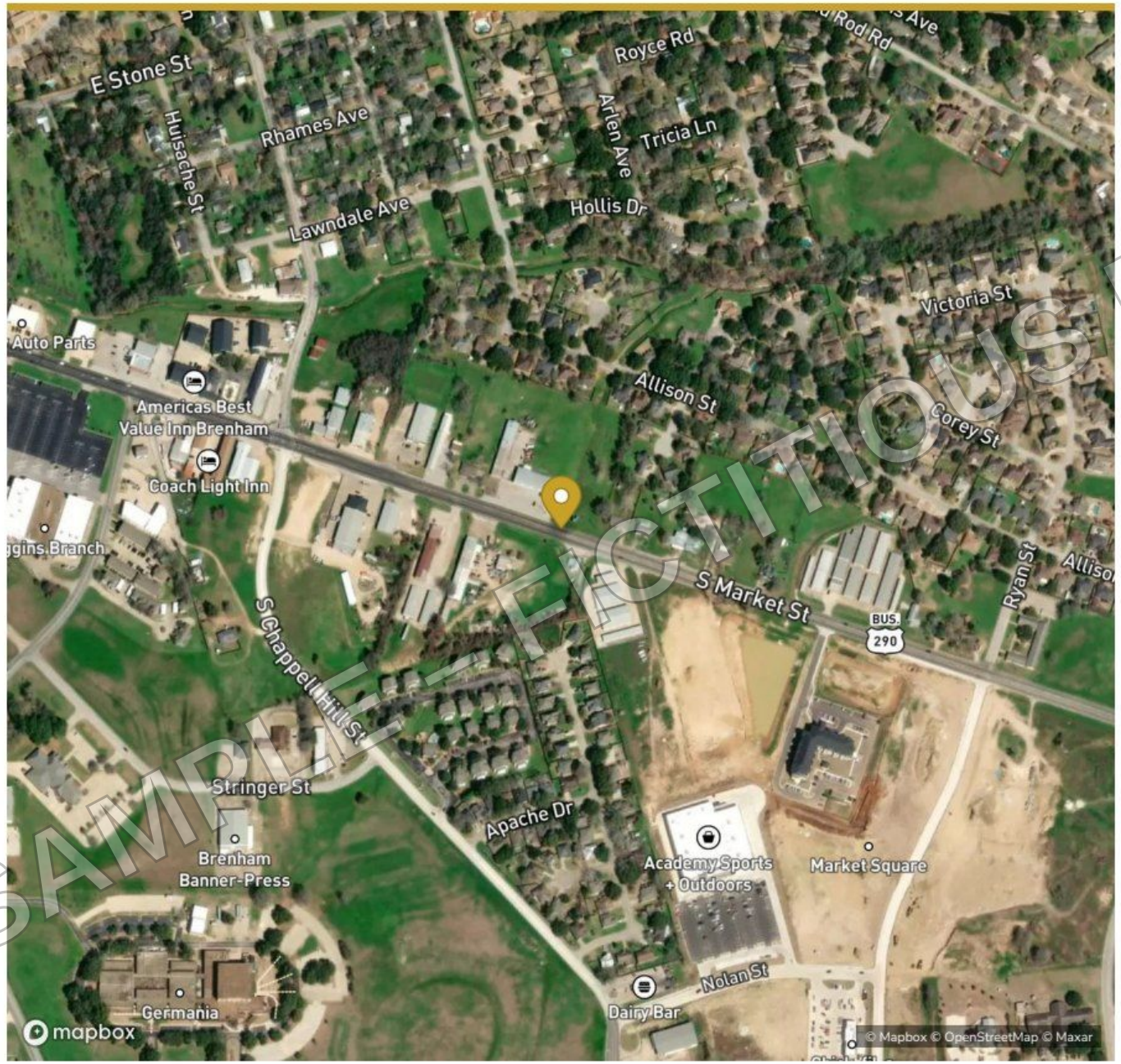


ILLUSTRATIVE STORE EXTERIOR (AI-GENERATED IMAGE)

SAMPLE – FICTITIOUS PROPERTY

INVESTMENT *Summary*

INVESTMENT OFFERING · As of Oct 2026



ASKING

Price

$2,385,000

NOI · IN-PLACE · OCT 2026

$155,025

CAP RATE

6.50%

OCCUPANCY

100.0%

WALT

9.3 Years

PRICE / SF

$331 PSF

Calculated · Asking price ÷ building area

BUILDING AREA

7,200 SF

SITE AREA

1.05 Acres

YEAR BUILT

2020

SAMPLE – FICTITIOUS PROPERTY

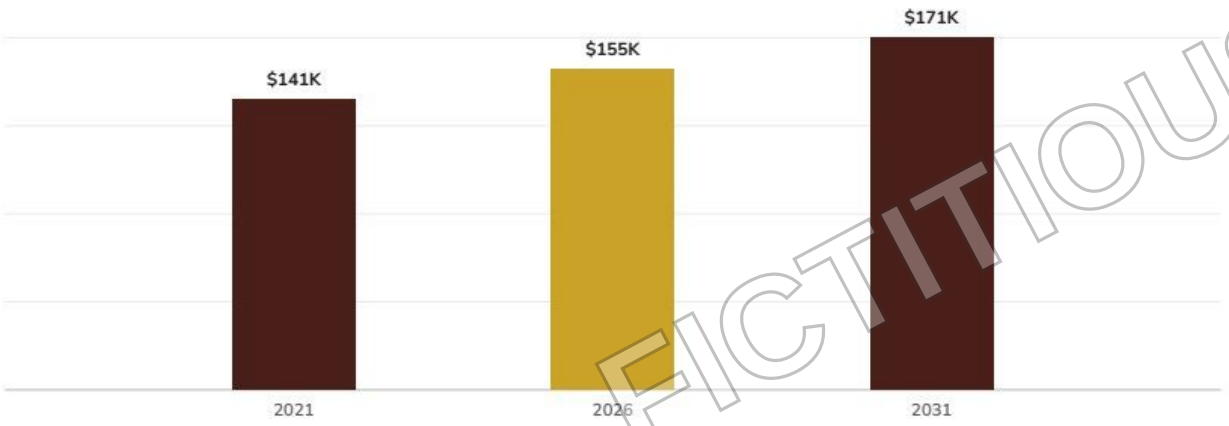
LEASE SUMMARY — BLUEBONNET AUTO PARTS & TIRE, *Inc.*

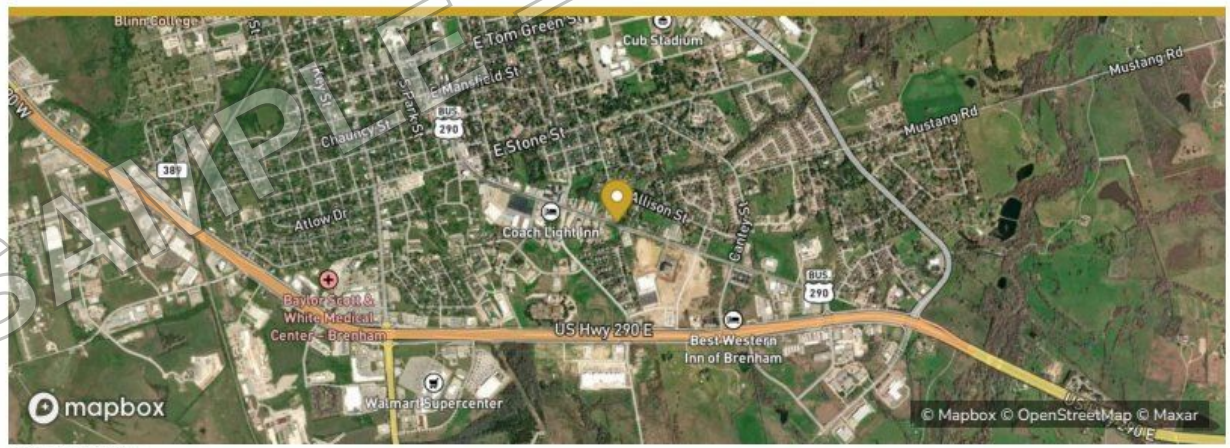
RENT SCHEDULE

PERIOD	ANNUAL RENT
Yrs 1–5 (2021–26)	$140,932
Yrs 6–10 (2026–31)	**$155,025**
Yrs 11–15 (2031–36)	$170,528

Highlighted: current period.

ANNUAL BASE RENT





Rent roll fictitious.

BLUEBONNET AUTO PARTS & TIRE, INC.

7,200 SF

LEASE TYPE	Absolute NNN — zero landlord responsibilities
LEASE COMMENCEMENT	Feb 2021
LEASE EXPIRATION	Jan 2036
LEASE TERM REMAINING	9.3 years (exp. Jan 2036)
ANNUAL BASE RENT	$155,025
BASE RENT PSF	$21.53 PSF
RENT INCREASES	10% every 5 years
GUARANTEE	Corporate

RECOVERIES

- Absolute NNN: tenant pays taxes, insurance, CAM, roof & structure.

OPTIONS & RIGHTS

- Renewal Options: 4 × 5 years



SAMPLE – FICTITIOUS PROPERTY

PRICING & Valuation

VALUE Sensitivity

Implied value at varying capitalization rates on NOI · In-place · Oct 2026 of $155,025

CAP RATE	IMPLIED VALUE	VALUE / SF	VS. ASKING
6.00%	$2.58M	$359 PSF	8.3%
6.25%	$2.48M	$345 PSF	4.0%
6.50%	**$2.39M**	**$331 PSF**	**0.0%**
6.75%	$2.30M	$319 PSF	-3.7%
7.00%	$2.21M	$308 PSF	-7.1%

Calculated: implied value = NOI ÷ cap rate. Illustrative only; not an appraisal.
Price / SF: Asking price ÷ building area.



ILLUSTRATIVE STORE EXTERIOR (AI-GENERATED IMAGE)

ASKING
Price

$2,385,000

BUILDING AREA
7,200 SF

SITE AREA
1.05 Acres

PRICE / SF
$331 PSF
Calculated · Asking price ÷ building area

NOI · IN-PLACE · OCT 2026
$155,025

CAP RATE
6.50%

SAMPLE – FICTITIOUS PROPERTY

DRIVE *Times*

Brenham, Texas

Destinations

George Bush Intercontinental Airport	95 MINS

Highway Connectivity

US 290	3 MINS

City Connectivity

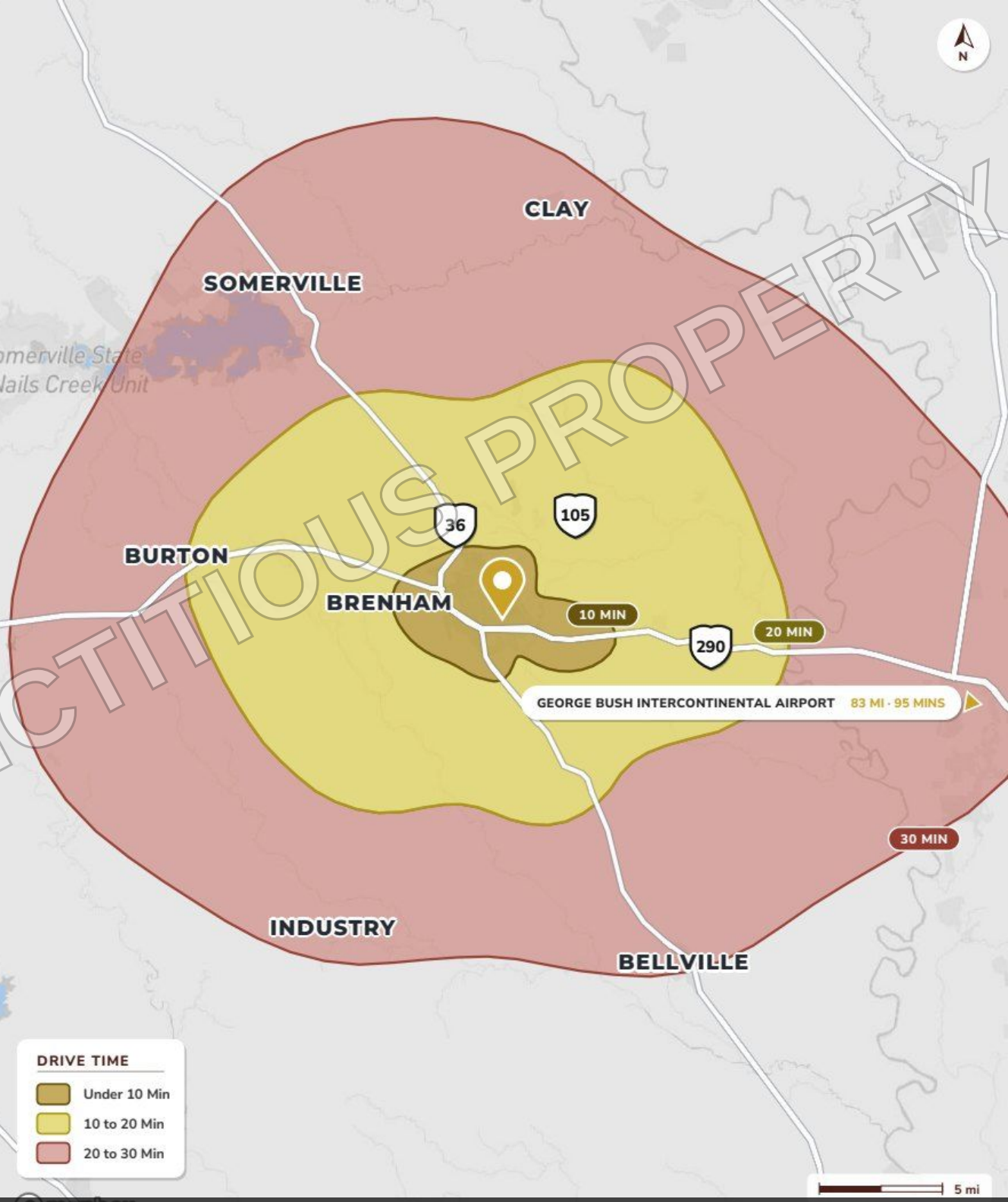
Houston	77 MINS
Austin	115 MINS
San Antonio	161 MINS
Fort Worth	218 MINS
Dallas	226 MINS

Drive-Time Reach

Within 10 min (area, calculated)	22 sq mi
Within 20 min (area, calculated)	224 sq mi
Within 30 min (area, calculated)	738 sq mi

Mapbox Isochrone + Directions (typical, no traffic), 2026-10-15. Edge pointers: road distance and drive time to places beyond the map, as in the access rows.

SAMPLE – FICTITIOUS PROPERTY



LABOR & *Demographics*

Brenham

53,000+
POP. WITHIN 30-MIN DRIVE

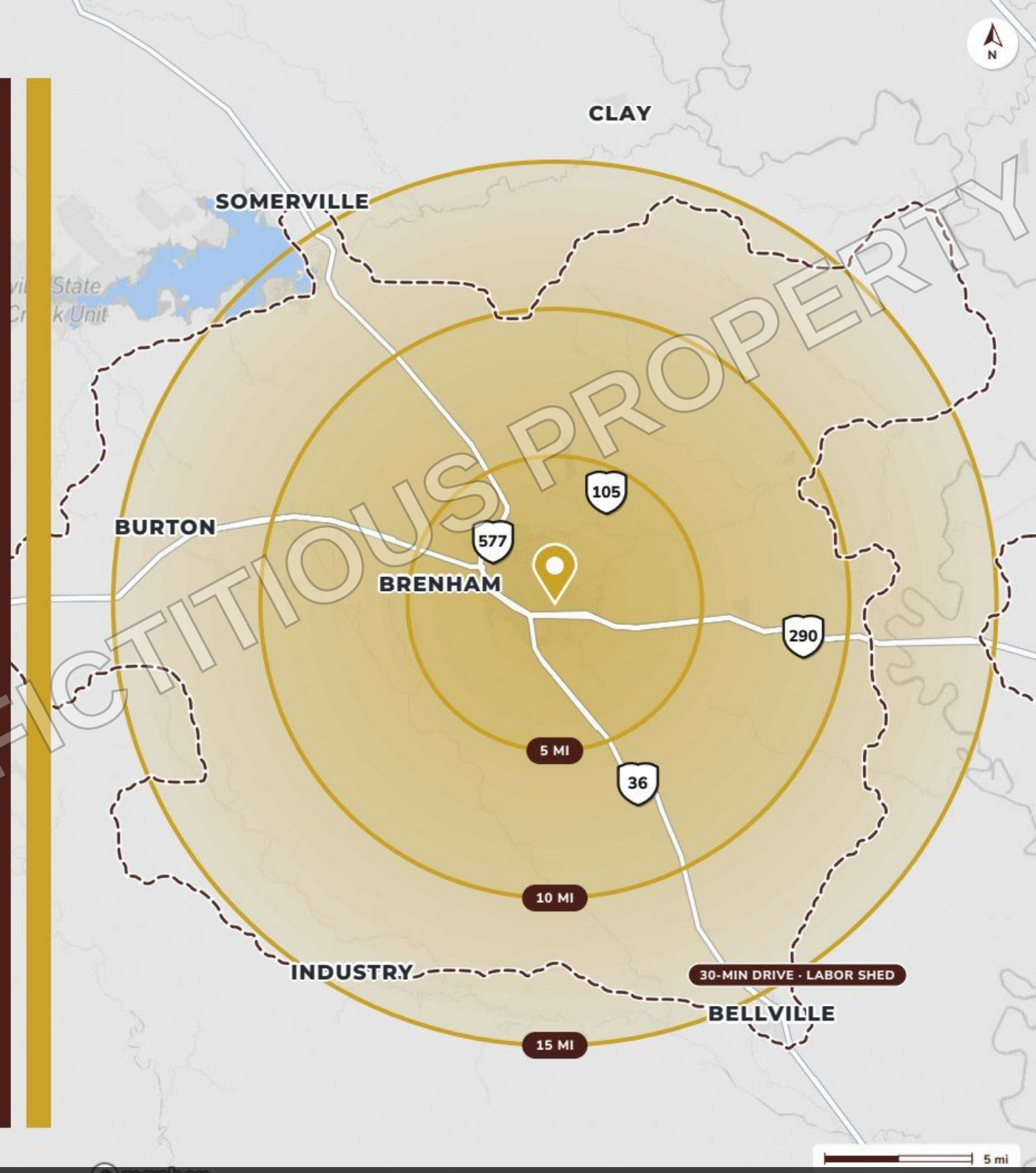
24,000+
LABOR FORCE, 30-MIN DRIVE

4.2%
UNEMPLOYMENT RATE (COUNTY)

Labor Shed · 30-Min Drive

Washington County, TX	36,000+
Waller County, TX	9,600+
Austin County, TX	4,200+
Burleson County, TX	2,500+
Total (ACS 2020–24)	**53,000+**

Source: U.S. Census Bureau ACS 2020–2024 5-yr (tracts in the 30-min drive); Mapbox 2026-10-15; rounded down. Unemployment: BLS LAUS Aug 2026. Labor shed: U.S. Census Bureau, ACS 2020–2024 5-year estimates (B01003, B23025); census tracts whose internal point lies inside the 30-min drive (Mapbox Isochrone, typical, 2026-10-15).



SAMPLE — FICTITIOUS PROPERTY

TRADE *Area*

500 SAMPLE PARKWAY, BRENHAM, TEXAS

RESIDENTS AND HOUSEHOLDS WITHIN 1 MI · 3 MI · 5 MI

WITHIN	1 MI	3 MI	5 MI
Population (ACS 2020–24)	3,900+	16,000+	21,000+
Households	2,000+	7,000+	9,200+
Average household size	2.0	2.4	2.4
Median household income (approx.)	$62,000		
Age 0–14	16.1%	17.1%	17.8%
Age 15–64	56.7%	61.0%	60.6%
Age 65+	27.3%	21.9%	21.6%
Labor force	2,000+	7,500+	10,000+
Employed	2,000+	7,300+	9,900+

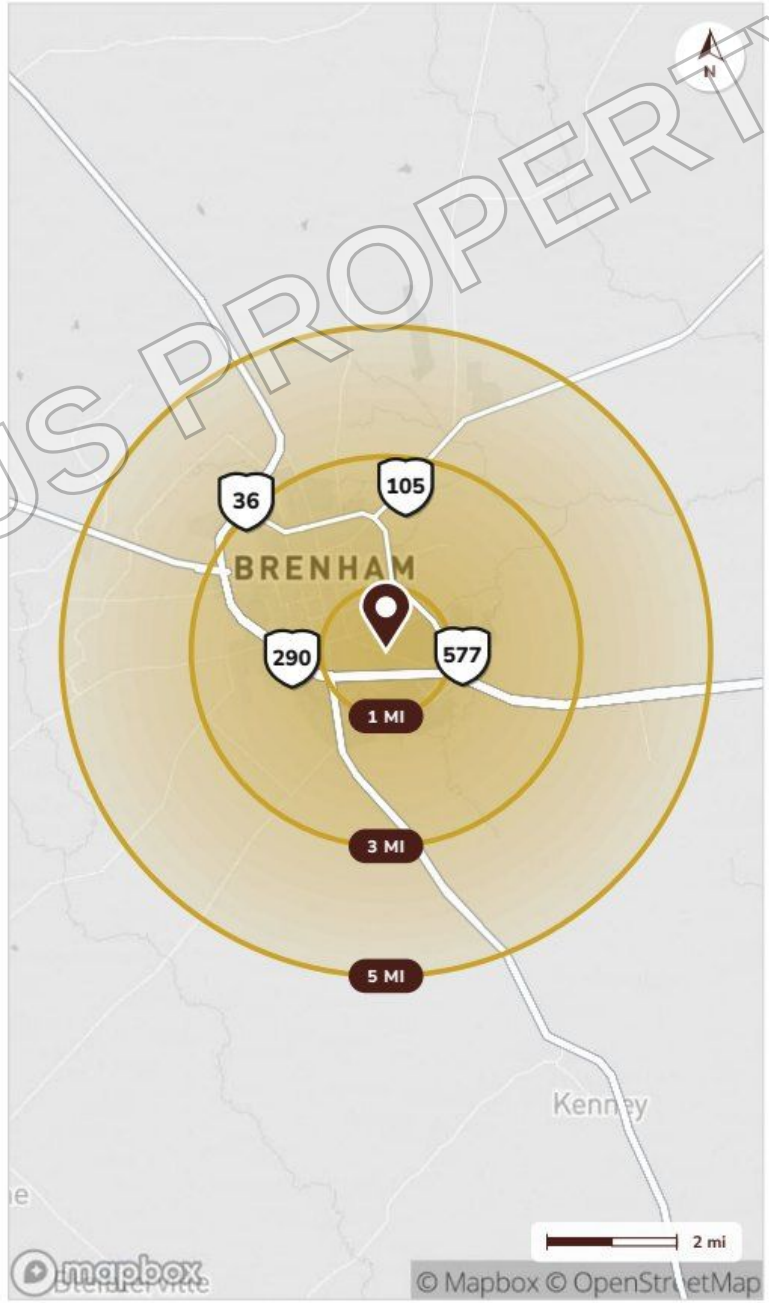
Source: U.S. Census Bureau, ACS 2020–2024 5-year estimates, block-group level, retrieved 2026-10-15; block groups by internal point in straight-line rings; sums rounded down; income approx. Straight-line rings around the property; figures rounded down; a blank cell means no published figure for that ring.

21,000+
Population (ACS 2020–24) · within 5 mi

9,200+
Households · within 5 mi

$62,000
Median household income (approx.) · within 1 mi

10,000+
Labor force · within 5 mi



SAMPLE – FICTITIOUS PROPERTY