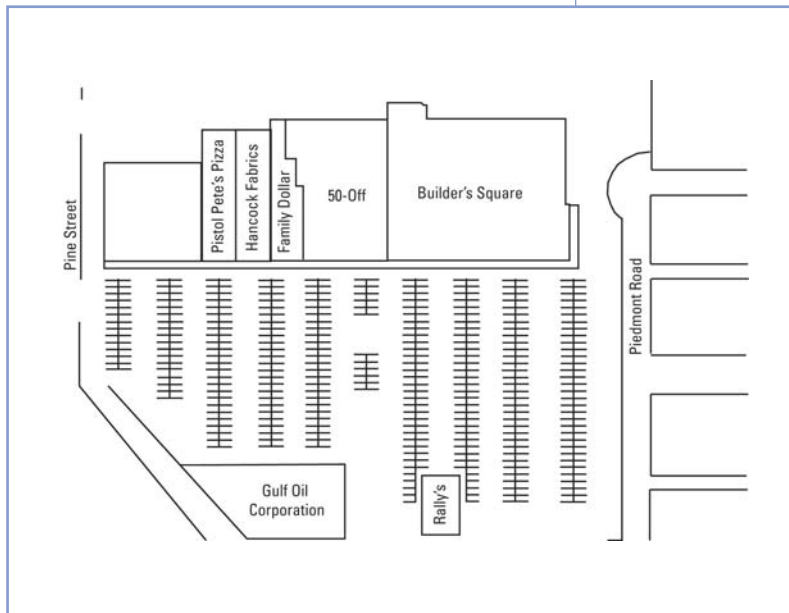


# FAIR PARK

San Antonio, TX  
 Purchased January 1990  
 Sold October 1994



## Property Highlights

- 151,832 sf
- 12.96 acres
- Constructed in 1968
- Anchors:
  - Builders Square (103,000 sf)
  - Hancock Fabrics
- Traffic Count – Approximately 65,000 Cars per Day
- Demographics
 

	1 Mile	3 Miles	5 Miles
Population:	14,540	116,349	281,823
Average HH Income:	\$18,551	\$18,159	\$18,462

## Investment Strategy

- Purchase Woolworth leasehold (subleased to Builders Square)
- Correct management and maintenance issues caused by prior owner's bankruptcy
- New leasing upon closing, Family Dollar (8,000 sf) and 50-Off (32,000 sf)

## Leasing Activity

- Initial Occupancy – 75.0%
- 1994 Occupancy – 94%

## Improvements

- Facade and parking lot improvements completed in 1994

**Purchased for \$1,297,000 (\$8.54 psf) in 1990**

**Sold for \$4,300,000 (\$28.32 psf) in 1994**