

INVESTMENT OFFERING

JAMBA & AUNTIE ANNE'S

7003 Bandera Rd
San Antonio, TX 78238



ACTUAL SITE

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This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,796,460
DOWN PAYMENT	100% / \$2,796,460
RENTABLE SQUARE FEET	1,129 SF
CAP RATE	5.65%
YEAR BUILT	2024
LOT SIZE	0.22 +/- AC
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Jamba & Auntie Anne's
OWNERSHIP	Private
LEASE GUARANTOR	Fresh Dining Concepts, LLC (220+ Units)
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	05/15/2024
LEASE EXPIRATION DATE	05/31/2044
INCREASES	1.25% Annually Starting After Year-3
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-3	\$158,000.00	\$13,166.67
Year 4	\$159,975.00	\$13,331.25
Year 5	\$161,974.69	\$13,497.89
Year 6	\$163,999.57	\$13,666.63
Year 7	\$166,049.56	\$13,837.46
Year 8	\$168,125.18	\$14,010.43
Year 9	\$170,226.77	\$14,185.56
Year 10	\$172,354.60	\$14,362.88
Year 11	\$174,509.02	\$14,542.42
Year 12	\$176,690.36	\$14,724.20
Year 13	\$178,899.04	\$14,908.25
Year 14	\$181,135.52	\$15,094.63
Year 15	\$183,400.21	\$15,283.35
Year 16	\$185,693.47	\$15,474.46
Year 17	\$188,015.68	\$15,667.97
Year 18	\$190,367.37	\$15,863.95
Year 19	\$192,748.83	\$16,062.40
Year 20	\$195,160.28	\$16,263.36
BASE RENT		\$158,000.00
NET OPERATING INCOME		\$158,000.00
TOTAL RETURN YR-1	5.65%	\$158,000.00

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Tenant Overview

Jamba & Auntie Anne's

Jamba (formerly Jamba Juice) and Auntie Anne's form a powerhouse duo in the snack-and-sip category, together boasting more than 2,600 locations worldwide. Jamba fuels mornings and lunch with smoothies, fresh-pressed juices, and bowls, while Auntie Anne's satisfies afternoon and evening cravings with its signature hand-rolled pretzels and dips. Now both brands sit under the GoTo Foods umbrella, which is accelerating growth through a compact, drive-thru prototype that unites the two concepts behind one counter and on one digital menu. The complementary menus capture multiple dayparts, maximize real estate efficiency, and leverage the strong brand recognition each chain has built—roughly 800 Jamba stores and 1,800 Auntie Anne's locations—to create a compelling, all-day traffic generator for franchisees and landlords alike.

Fresh Dining Concepts, LLC

Fresh Dining Concepts, LLC (FDC) is a fast-growing, multi-brand franchise operator based in Coral Gables, Florida. Founded in 2015 with just 22 Auntie Anne's shops, the company has grown to approximately 220 units across more than 20 states and the District of Columbia, making it the largest franchisee in GoTo Foods' snack portfolio. FDC currently operates four quick-service brands—Auntie Anne's, Cinnabon, Jamba, and Carvel—and was named GoTo Foods' 2023 "Multi-Brand Franchisee of the Year."

GoTo Foods

GoTo Foods, based in Atlanta, is the platform company behind seven quick-service brands—Jamba, Auntie Anne's, Schlotzsky's, Carvel, Cinnabon, Moe's Southwest Grill, & McAlister's Deli—and manages a global portfolio of more than 6,700 restaurants. The company has identified its dual-concept strategy as a key driver of its 2025 expansion plan, offering landlords a two-for-one credit tenant backed by experienced franchisor support, a 4.6-million-member loyalty program, and strong unit-level economics. GoTo Foods closed 2024 with strong momentum, signing 1,177 new franchise agreements—its fourth consecutive year of net unit growth—and driving system-wide sales above \$4.2 billion. Jamba generated about \$513 million in U.S. sales from 734 locations, while Auntie Anne's contributed \$762 million across 1,167 units. Both brands are innovating with compact drive-thrus, digital ordering, and co-branded stores that extend hours and capture multiple dayparts.



PROPERTY NAME	Jamba & Auntie Anne's
PROPERTY ADDRESS	7003 Bandera Rd San Antonio, TX 78238
PROPERTY TYPE	Quick Service Restaurant
PARENT COMPANY	GoTo Foods
OWNERSHIP	Private
LEASE GUARANTOR	Fresh Dining Concepts, LLC (220+ Units)
ORIGINAL LEASE TERM	Twenty (20) Years
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	1.25% Annually Starting After Year-3
YEAR 1 NET OPERATING INCOME	\$158,000.00
NO. OF LOCATIONS	850+ (Jamba) / 1,200+ (Auntie Anne's)
HEADQUARTERED	Atlanta, GA
WEBSITE	www.jamba.com / www.auntieannes.com
YEARS IN THE BUSINESS	1990 (Jamba) / 1988 (Auntie Anne's)

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed freestanding Jamba & Auntie Anne's drive-thru located in San Antonio, TX. The brand-new 20-year absolute NNN lease includes 1.25% annual increases starting after year-3 and offers (3) five-year renewal options. The lease is guaranteed by Fresh Dining Concepts, LLC, a proven multi-unit operator with 220+ units, providing reliable long-term income with zero landlord responsibilities.

Located at the major signalized intersection of Bandera Road and Huebner Road, the property boasts high visibility and access, with combined traffic counts exceeding 74,000 vehicles per day. The site benefits from strong demographics, with over 350,000 people within a 5-mile radius, and average household incomes exceeding \$81,000. Centrally located near several San Antonio schools and major employers, the property is only 11-miles from San Antonio International Airport, the sixth busiest airport in Texas, averaging 260 daily departures and arrivals at its 27 gates. Positioned in a dense retail corridor, the site draws from both residential and commuter traffic, supported by surrounding national retailers and key regional infrastructure. National retailers in the immediate vicinity include Walmart, Chase, O'Reilly Auto Parts, AutoZone, Sherwin Williams, Firestone, Taco Bell, Arby's, Walgreens, Discount Tire, QuikTrip, Burger King, Chipotle, Panda Express, Dunkin', Caliber Collision, Hobby Lobby, Circle K, Starbucks, Whataburger, Raising Cane's, Verizon, Planet Fitness, Best Buy, Ross, Petco, Five Below, Marshalls, Old Navy, & ALTA. This offering presents an exceptional opportunity to acquire a passive, long-term investment in a growing San Antonio market, secured by an experienced operator and supported by strong traffic, new construction, and steady rental escalations.



INVESTMENT HIGHLIGHTS

- New 2024 High-Quality Construction w/ Drive-Thru
- 20-Year Absolute NNN Lease w/ 1.25% Annual Increases After Year 3 & (3) 5-Year Renewal Options
- Lease Guaranteed by Fresh Dining Concepts, LLC (Experienced Operator with 220+ Units)
- Strong Retail Trade Area with Over 350,000 Residents within a 5-Mile Radius
- High-Traffic Location with Excellent Visibility at Bandera Rd (57,800 VPD) & Huebner Rd (17,800 VPD)
- Average Household Income Exceeds \$81,000 in a 5-Mile Radius



AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY



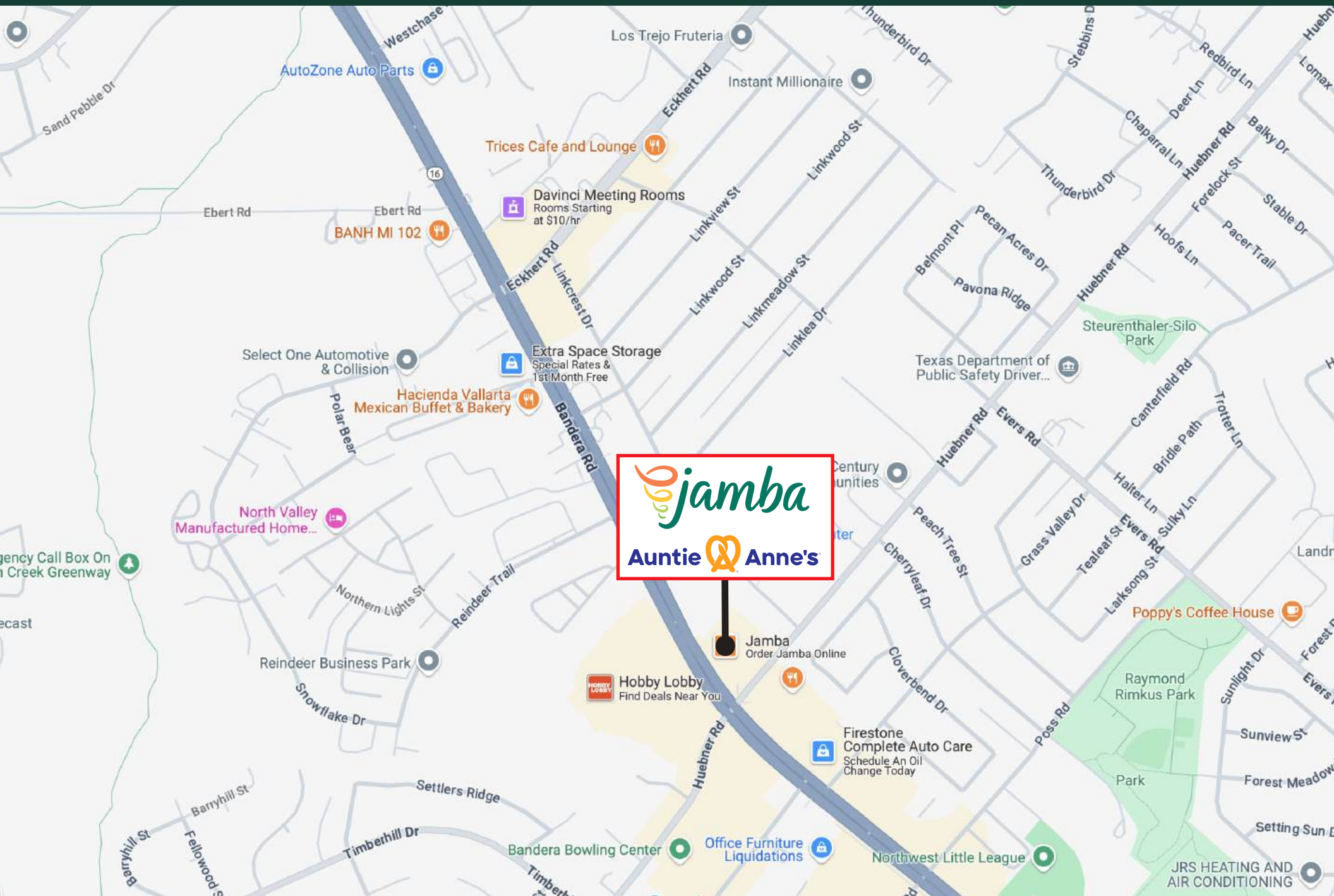
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SUBJECT PROPERTY



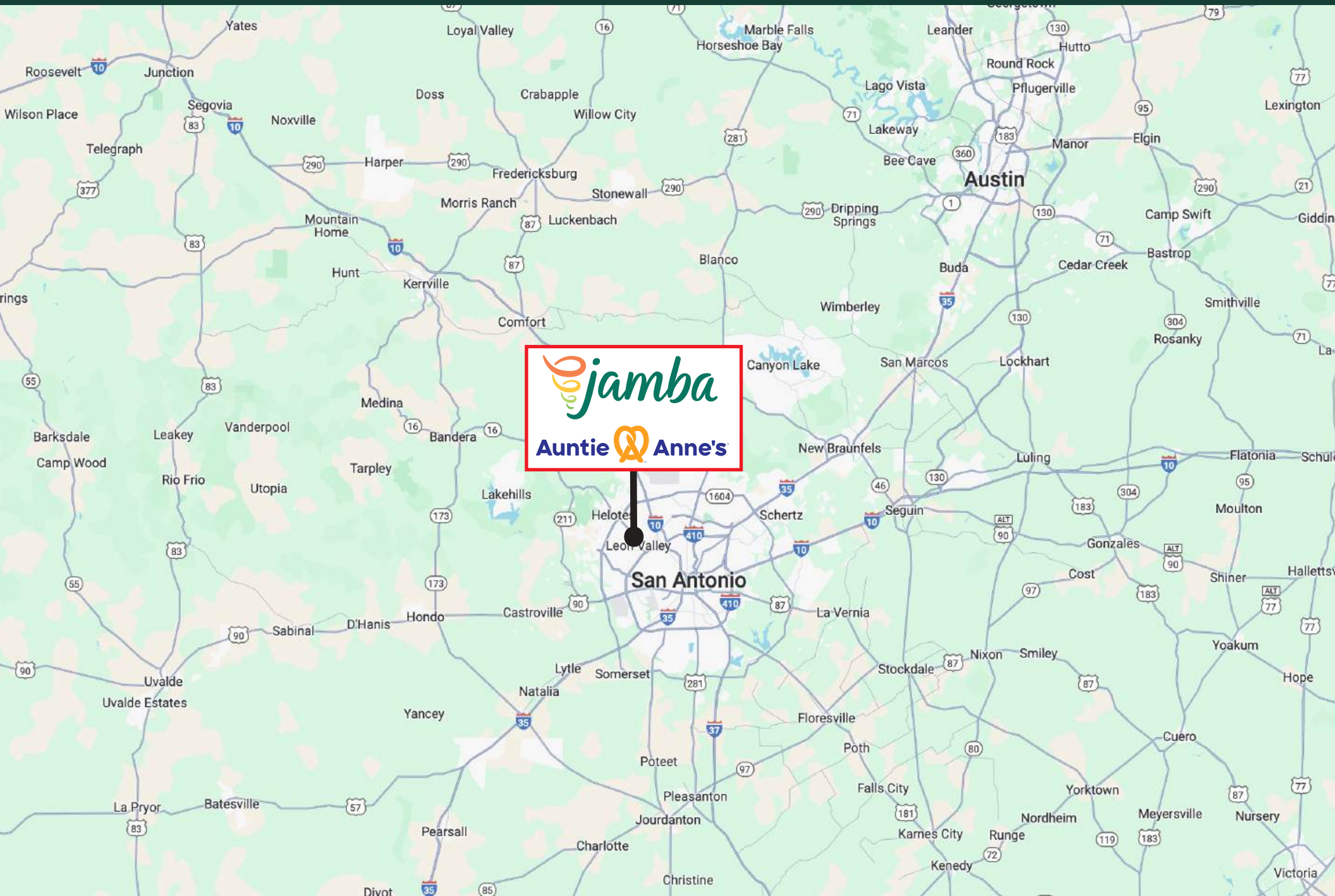
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

SAN ANTONIO, TEXAS

San Antonio, Texas is one of the fastest-growing and most economically diverse metropolitan areas in the United States. As the second-largest city in Texas, San Antonio boasts a population of over 1.5 million and anchors a metro area exceeding 2.6 million. The region's economy is powered by a mix of robust sectors including military, healthcare, cybersecurity, tourism, manufacturing, and financial services. Major employers such as Joint Base San Antonio, H-E-B, USAA, Methodist Healthcare, and Frost Bank provide strong employment foundations and drive innovation across the region.

The city's business-friendly environment has made it a prime destination for corporate relocations and expansions, with increasing investment in logistics, tech, bioscience, and advanced manufacturing. With a metro GDP exceeding \$150 billion and a median household income approaching \$75,000, San Antonio continues to attract new residents and businesses looking for affordability, opportunity, and quality of life.

San Antonio's strategic location along the I-35 corridor—between Austin and the U.S.-Mexico border—provides unparalleled connectivity for trade, distribution, and commerce. The city is home to the Port San Antonio innovation campus, the San Antonio International Airport, and an expanding freeway network, positioning it as a central logistics hub for both domestic and international markets.

Surrounding communities such as New Braunfels, Schertz, and Converse benefit from San Antonio's regional strength, with growing residential and commercial development driven by population spillover and job accessibility. These suburbs are rapidly becoming hotspots for families and professionals drawn to lower housing costs, high-performing schools, and suburban lifestyle amenities—while remaining within easy reach of San Antonio's urban core. San Antonio and its surrounding region offer a compelling blend of economic vitality, cultural heritage, and growth potential—making it one of the most dynamic and investable markets in the southern United States.



San Antonio: Heart of South Texas

Located in south-central Texas, San Antonio blends historic charm w/ vibrant city life, known for its missions, River Walk, & cultural richness.



A Hub for Industry and Innovation

With a thriving economy in sectors like healthcare, military, and tech, San Antonio drives growth through innovation and strategic investment.



Cultural Crossroads of America

Home to Fiesta San Antonio, the city celebrates Hispanic roots, diversity, and vibrant community spirit.



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DEMOGRAPHIC REPORT

ACTUAL SITE



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,863	123,681	352,150
Median Age	38	36.1	35
Owner Occupied Housing Units	2,634	25,358	69,730
Renter Occupied Housing Units	1,886	28,539	79,336

2025 SUMMARY	1 MILE	3 MILES	5 MILES
Average Household Income	\$78,881	\$82,213	\$81,563
Households	4,245	50,874	140,529
Average Household Size	2.5	2.4	2.4
Total Consumer Spending	\$116M	\$1.36B	\$3.78B

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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.

<u>DZ Net Lease Realty, LLC</u>	<u>9002851</u>	<u>david@dznetlease.com</u>	<u>702.304.9900</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>David B Zacharia</u>	<u>634656</u>	<u>david@dznetlease.com</u>	<u>702.304.9900</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,
EASEMENT AND RIGHT-OF-WAY AGENTS,
AND TIMESHARE INTEREST PROVIDERS**

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USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR
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**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.**

**PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE
RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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