

INVESTMENT OFFERING

Freddy's Drive-Thru

101 Mary Beth Lane
Athens (Outside Dallas), TX 75751



REPRESENTATIVE PHOTO

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,660,869
DOWN PAYMENT	100% / \$2,660,869
RENTABLE SQUARE FEET	3,557 SF
CAP RATE	5.75%
YEAR BUILT	2023
LOT SIZE	33,105 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Freddy's Frozen Custard & Steakburgers
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	08/01/2023
LEASE EXPIRATION DATE	07/31/2038
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	7.50% Every 5-Years
OPTIONS TO RENEW	(5) 5-Year Options
RIGHT OF FIRST REFUSAL	No



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$153,000.00	\$12,750.00
Years 6-10	\$164,475.00	\$13,706.25
Years 11-15	\$176,810.63	\$14,734.22
Years 16-20 (Option 1)	\$190,071.42	\$15,839.29
Years 21-25 (Option 2)	\$204,326.78	\$17,027.23
Years 26-30 (Option 3)	\$219,651.29	\$18,304.27
Years 31-35 (Option 4)	\$236,125.13	\$19,677.09
Years 36-40 (Option 5)	\$253,834.52	\$21,152.88
BASE RENT		\$153,000.00
NET OPERATING INCOME		\$153,000.00
TOTAL RETURN YR-1	5.75%	\$153,000.00

TENANT OVERVIEW



FREDDY'S FROZEN CUSTARD & STEAKBURGERS

Co-founded in 2002 by Scott Redler and Bill, Randy and Freddy Simon, Freddy's opened its first location in Wichita, Kansas, offering a unique combination of cooked-to-order Steakburgers, Vienna® Beef hot dogs, shoestring fries and frozen custard that is freshly churned throughout the day. The brand was recently acquired by private equity firm Thompson Street Capital Partners in March of 2021. Today, Freddy's has grown to more than 440 locations that serve 35 states across the nation. Freddy's has been named No. 1 on Forbes Best Franchises to Buy, The 2021 Restaurant Business 10 Fastest Growing Chains in the U.S. List, Entrepreneur's 2021 Franchise 500 top 100, Franchise Times magazine's 2020 Fast & Serious top 40 and many other nationwide and local industry awards.

ABOUT THE OPERATOR

JKLM Investments, LLC, the tenant, is an experienced and growing Freddy's multi-unit franchisee. This executive team consists of 60+ years of combined experience in the fields of food and beverage management, development, and financial services. With the operators having started a number of successful businesses and worked for reputable companies such as Whataburger, Sysco, and local bank institutions, they bring a unique expertise, background and industry understanding that not many franchisee operators possess. Their ability to successfully operate and expand has been proven not only by their continued growth and development, but through the profitability of their current locations. The company plans to continue their aggressive growth and open up additional locations in the years to come.

PROPERTY NAME	Freddy's Frozen Custard & Steakburgers
PROPERTY ADDRESS	101 Mary Beth Lane Athens (Outside Dallas), TX 75751
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Thompson Street Capital Partners
OWNERSHIP	Private
LEASE GUARANTOR	Franchisee
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(5) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	7.5% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$153,000.00
NO. OF LOCATIONS	440+
HEADQUARTERED	Wichita, KS
WEBSITE	www.freddysusa.com
YEARS IN THE BUSINESS	Since 2002

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Freddy's Frozen Custard & Steakburgers drive-thru located in Athens (Outside Dallas), TX. The brand new 15-year absolute NNN lease includes 7.50% rental increases every 5-years in the primary term and in the (5) five-year option periods. The property is strategically located in a dense retail trade area directly across the street from a Walmart Supercenter. The site benefits from its excellent access and visibility at the signalized intersection of East Tyler Street & Flat Creek Road with traffic counts exceeding 25,000 vehicles per day.

National retailers in the immediate vicinity include Walmart, Whataburger, Popeye's, Sonic Drive-In, Tractor Supply Company, Dollar Tree, GNC, McDonald's, Walgreens, Take 5 Oil Change, Office Depot, KFC, Schlotzsky's, Taco Bell, CVS Pharmacy, Sherwin Williams, McAlister's Deli, Chili's, Hwy 55, Burger King, Panda Express, Starbucks, Applebee's, Supercuts, and many more. This is an excellent opportunity for an investor to purchase a stable, long-term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction w/ Latest Drive-Thru Prototype
- 15-Year Absolute NNN Lease w/ 7.50% Increases Every 5-Years
- Directly Across the Street from Walmart Supercenter
- Excellent Access & Visibility at the Signalized Intersection of East Tyler Street & Flat Creek Road with Traffic Counts Exceeding 25,000 Vehicles Per Day
- Dense Retail Trade Area w/ National Retailers Including Wal-Mart, Whataburger, Tractor Supply, Popeyes, Sonic Drive-In, AutoZone, Walgreens, CVS, McDonald's, Starbucks, Taco Bell and Many More
- Located Outside Dallas in Income Tax Free State



SUBJECT PROPERTY



Owned by The State of Texas
(Leased to Dallas Manufacturing)

SUBJECT PROPERTY



Deer Park Apartments
(128+ Units Under Development)

Walmart
Supercenter

Pizza Hut

WHATABURGER

OTTON PATCH
TEXAS

Schneider
Electric
395,970 SF of GLA

Exxon

Aaron's

Chicken
EXPRESS

Freddy's
FROZEN CUSTARD &
STEAKBURGERS

WaWa's Seafood Shack

Valero

POPEYES

SONIC

TSC TRACTOR
SUPPLY CO

E Tyler Street

20,000 VPD

Flat Creek Rd

5,500 VPD

Mary Beth Ln

Owned by The State of Texas
(Leased to Dallas Manufacturing)

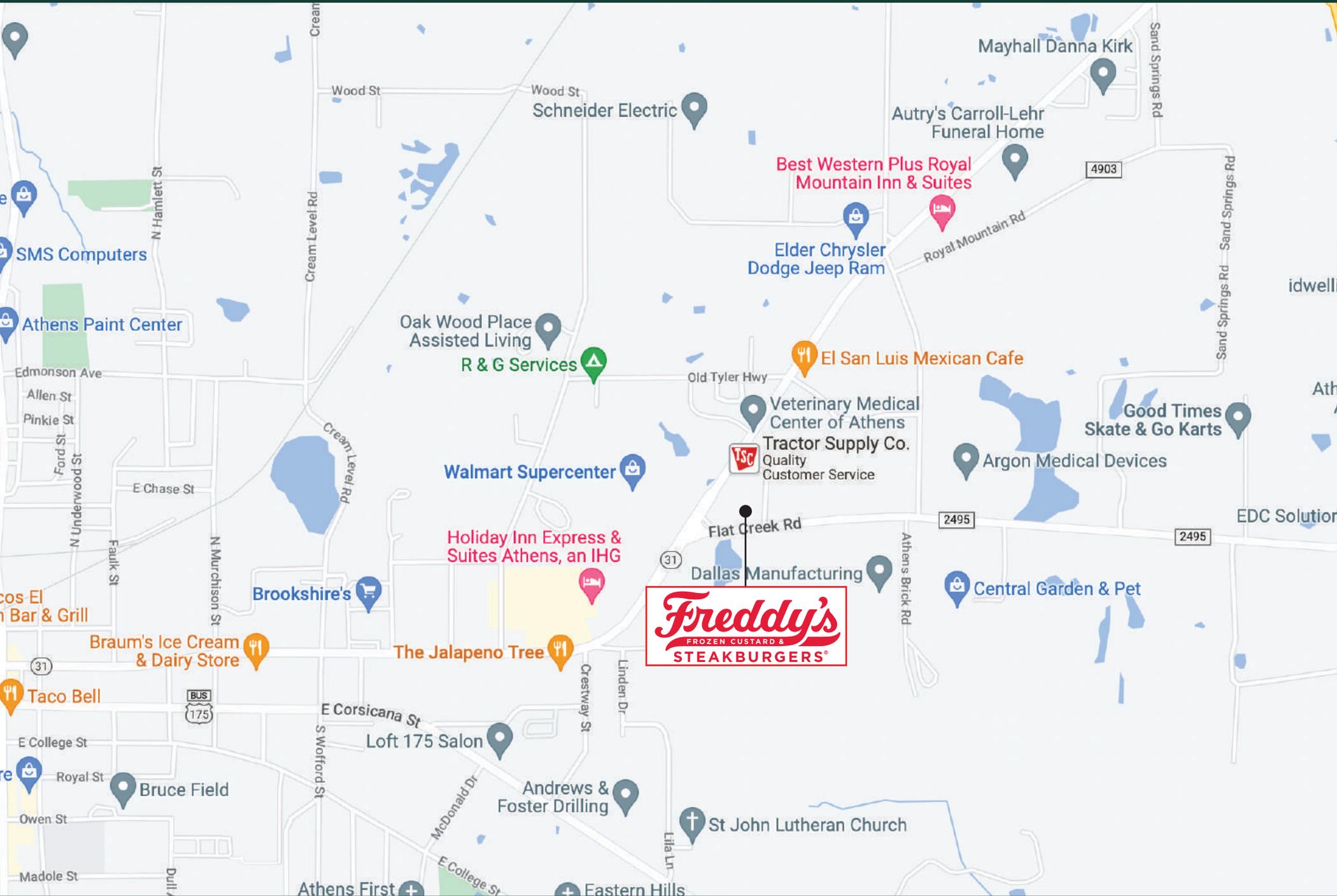
The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SITE PLAN



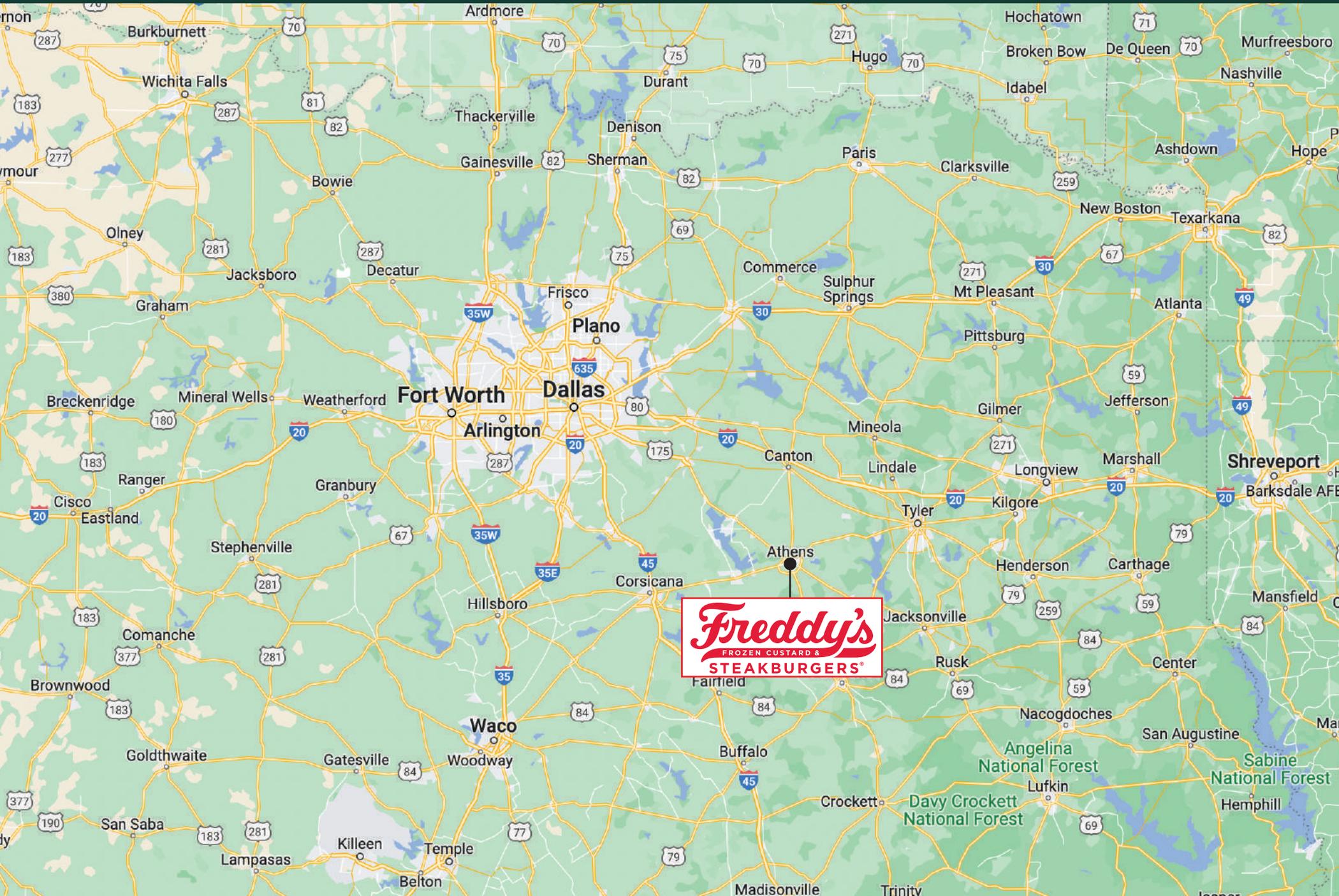
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

ATHENS (OUTSIDE DALLAS), TEXAS

Athens is a city in Henderson County, Texas, in the United States. The community is a growing suburb just outside Dallas and is located off Highway 31. Athens is located in the Dallas-Fort Worth Combined Statistical Area, with an estimated population exceeding 7.8 million people making this the fourth largest metropolitan region in the country. This CSA is made up of twenty counties in northeastern Texas and one county in southern Oklahoma.

Athens is a modern city that offers small southern town charm. Chalmers Lake, Athens Lake, Bear Creek and Coppers Creek are beautiful water bodies and popular tourist spots. One can also visit the Athens City Park, Central Park, and the Purts Creek State Recreation Area, where a variety of recreational activities can be pursued. There are 55 colleges within 100 miles of Athens, including Trinity Valley Community College with approximately 5,000 students just 2.5 mi away from the property and the nearby University of Texas at Tyler with over 10,000 students. Athens is home to a variety of family-friendly destinations including the Texas Freshwater Fisheries Center, East Texas Arboretum and Botanical Society and the Henderson County Regional Fair Park. In addition, Athens has 4 local wineries and a craft brewery in the heart Downtown Athens, where locals and visitors enjoy the shopping, art galleries and Henderson County Historical Museum. The major markets of Dallas and Tyler are just a short drive away, making Athens an appealing place to work, live and play.



60 Miles from Dallas-Fort Worth, the 4th Largest Metropolitan in the Country



Located in the Dallas-Fort Worth CSA, Home to 22 Fortune 500 Companies



Over 55 Colleges within 100-Miles of Athens



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DEMOGRAPHIC REPORT

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POPULATION	5 MILE	10 MILE	15 MILE
2028 Projection	18,006	27,664	47,911
2023 Estimate	17,827	27,200	46,971
2020 Census	17,546	26,659	45,942
Percent Change 2020-2023	1.60%	2.03%	2.24%
Percent Change 2023-2028	1.00%	1.71%	2.00%
Median Age	39.64	40.86	42.75

HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2023 Est. Avg. HH Income	\$71,679	\$74,615	\$79,825
2028 Projection	6,875	10,569	18,691
2023 Est. Households	6,781	10,372	18,304
2020 Census	6,648	10,143	17,882
Percent Change 2020-2023	2.00%	2.26%	2.36%
Percent Change 2023-2028	1.39%	1.90%	2.11%

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WERTZ

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