



ACTUAL SITE PHOTO



BURGER KING | ABSOLUTE NNN LEASED OFFERING

1004 E. TYLER ST. ATHENS, TX

OFFERING MEMORANDUM Presented By:

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DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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INVESTMENT OVERVIEW

The Kase Group is pleased to present this exclusive listing for a Burger King located at 1004 E Tyler St Athens, TX. This brand new construction, 3,200 square foot building is subject to a new 20 year absolute NNN lease. The property is strategically situated on a main thoroughfare, E Tyler St, with excellent visibility to over 18,000 cars per day. The site benefits from major surrounding retailers including: Walgreens, McDonald's, Walmart, Applebee's, AT&T, Pizza Hut, Whataburger and many more.



INVESTMENT HIGHLIGHTS

NEW 20 YEAR ABSOLUTE NNN LEASE
BRAND NEW 2018 CONSTRUCTION
100% FEE SIMPLE INTEREST
ZERO LANDLORD OBLIGATIONS
SCHEDULED INCREASES IN RENT
LOCATED IN A MAJOR RETAIL TRADE AREA
INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

PRICE	\$2,590,476
CAP RATE	5.25%
NET OPERATING INCOME	\$136,000
SQUARE-FOOTAGE	3,200
YEAR BUILT	2018
MARKET	HENDERSON

FINANCIAL SUMMARY

BURGER KING | ABSOLUTE NNN LEASE OFFERING

1004 E. TYLER ST. ATHENS, TX

\$2,590,476

5.25% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	AMPLER
SQUARE FOOTAGE	3,200
LEASE BEGINS	11/1/18
LEASE ENDS	10/31/38
ANNUAL RENT	\$136,000
OPTIONS	FOUR, 5 YEAR
INCREASES	7.5% EVERY FIVE YEARS

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$136,000	5.25%
YEARS 6-10	\$146,200	5.64%
YEARS 11-15	\$157,165	6.07%
YEARS 16-20	\$168,952	6.52%
OPTION 1	\$181,624	7.01%
OPTION 2	\$195,246	7.54%
OPTION 3	\$209,889	8.10%
OPTION 4	\$225,631	8.71%

TENANT OVERVIEW

ABOUT AMPLER

Ampler is the one of the largest franchisees of Burger King restaurants in Texas with 42 units and development rights to build new units across Texas, including the Central Texas, El Paso and Laredo regions.

Ampler sets itself apart with strong and proven leadership. Ampler Board Member Steve Wiborg, is the past President/Chairman of North America and Global Executive Vice President at Burger King Corporation. A results-oriented executive with a 28-year track record of success in leading corporate turnarounds, he has spent a career dramatically improving market share and driving profitability. Steve is the former CEO at Heartland Food LLC and from 2002 to 2010, Steve helped grow the leading franchisee to over 400 restaurants and won the Burger King Brand Leadership Award in 2006 and 2009.

Kevin Fernandez, CEO of Ampler, is an accomplished executive with 17 years of success in the fast food industry. He's held key leadership roles with Burger King Corporation, focusing in the areas of business operations, development and finance. While with Burger King corporate Kevin's division led the U.S in new restaurant development, restaurant re-imaging and growing average unit volume.

AMPLER



42
UNITS

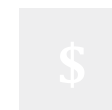


EXCELLENT
DEMOGRAPHICS

ABOUT AGMAN

Agman is a family owned, multi-strategy investment firm that traces its roots to western Iowa in 1923. Agman leverages its permanent capital base to partner with exceptional entrepreneurs building enduring businesses. Since its humble origins, Agman has grown into one of the largest private family-owned businesses in the United States, with thousands of employees and activities across the country. Agman has a particular concentration in hospitality and insurance and manages a fully integrated real estate platform with capabilities in development, acquisition, asset and property management.

Agman



PRIVATELY
HELD

PROPERTY PHOTOS



PROPERTY PHOTOS



*Representative photos of Garden Grill concept

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,565	17,474	25,304
TOTAL NUMBER OF HOUSEHOLDS	4,956	6,451	9,410
AVERAGE HOUSEHOLD INCOME	\$61,463	\$62,416	\$63,586
AVERAGE AGE	35.60	36.70	37.50



AREA OVERVIEW

ATHENS, TX

Athens, Texas in Henderson County, is 34 miles W. of Tyler, Texas and 68 miles SE of Dallas, Texas. The city is conveniently located inside the Dallas metropolitan area. There are an estimated 11,297 people in Athens. The city of Athens is the county seat of the Henderson County. It is know as the “Original Home of the Hamburger”. According to one tradition, since the founders of this city expected it to become a cultural center, the community was named after the city of Athens, Greece. However other sources state that the city was named after Athens, Georgia. Athens is also nicknamed the “Black-Eyed Pea Capital of the World” because of it’s annual Black-Eyed Pea Festival.

Visitors can pay a visit to the Henderson County Historical Museum. 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.

Higher Education in the region including the local Trinity Valley Community College, Tyler Junior College, Navarro College and the University of Texas at Tyler.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,565	17,474	25,304
TOTAL NUMBER HOUSEHOLDS	4,956	6,451	9,410
TOTAL NO. PERSONS PER HOUSEHOLD	2.60	2.60	2.60
MEDIAN HOME VALUE	\$111,150	\$113,590	\$112,755
AVERAGE HOUSEHOLD INCOME	\$61,463	\$62,416	\$63,586
AVERAGE AGE	35.60	36.70	37.50
WHITE	10,685	14,299	21,614
BLACK	2,347	2,507	2,760
AM. INDIAN & ALASKAN	130	164	230
ASIAN	122	138	166
HAWAIIAN & PACIFIC ISLAND	13	16	23
OTHER	314	401	553

ATHENS MAJOR EMPLOYERS

- East Texas Medical Center
- Athens ISD
- Henderson County
- Wal-Mart
- Maximus
- Future Matrix
- Dallas Manufacturing
- Argon Medical
- Trinity Valley Community College
- Champion Homes



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.

TKG Net Lease Inc.	9006301	kevin@thekasegroup.com	512.636.9613
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kevin Cordova	485683	kevin@thekasegroup.com	512.636.9613
Designated Broker of Firm	License No.	Email	Phone
Kevin Cordova	485683	kevin@thekasegroup.com	512.636.9613
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kevin Cordova	485683	kevin@thekasegroup.com	512.636.9613
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



ATHENS | TEXAS



The Kase Group

WWW.THEKASEGROUP.COM

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