



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

214 W Hwy 190 | Copperas Cove, TX 76522

# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2101 South IH 35, Suite 402  
Austin, TX 78741  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

In Cooperation with Sands Investment Group Austin, LLC  
BoR: Max Freedman - Lic. # 9004706

**MATT MONTAGNE**

Lic. # 695673

512.920.5120 | **DIRECT**  
[mattm@SIGnnn.com](mailto:mattm@SIGnnn.com)

**TYLER ELLINGER**

Lic. # 690604

512.643.3700 | **DIRECT**  
[tyler@SIGnnn.com](mailto:tyler@SIGnnn.com)

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# INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,604 SF Subway Located at 214 W Hwy 190 in Copperas Cove, Texas. This Recently Extended Triple Net (NNN) Lease With Limited Competition In the Area Provides For a Secure Investment.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$977,777
CAP	6.75%
NOI	\$66,000
PRICE PER SF	\$375
YEARS REMAINING	~9 Years
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	214 W Hwy 190 Copperas Cove, TX 76522
COUNTY	Coryell
BUILDING AREA	2,604 SF
LAND AREA	1.4 AC
BUILT	2009

# HIGHLIGHTS



Recently Extended Triple Net (NNN) Lease With Zero Landlord Responsibility



Store is Operating At a Healthy Rent-to-Sales Ratio



This Location is On a 1.4 Acre Lot Which is an Above Average Size Parcel



Excellent Demographics of Over 32,700 Residents With an Average Household Income of \$66,401 Within a 3-Mile Radius



Located On Hwy 190 - the Main Retail Corridor of Copperas Cove With Over 49,000 VPD



Copperas Cove's Economy Is Linked to Fort Hood - One of the Largest United States Military Installations - Just 13 Minutes Away



Just 7 Minutes From the Walmart Supercenter, HEB Plus!, Copperas Cove Jr. High School and Bulldawg Stadium

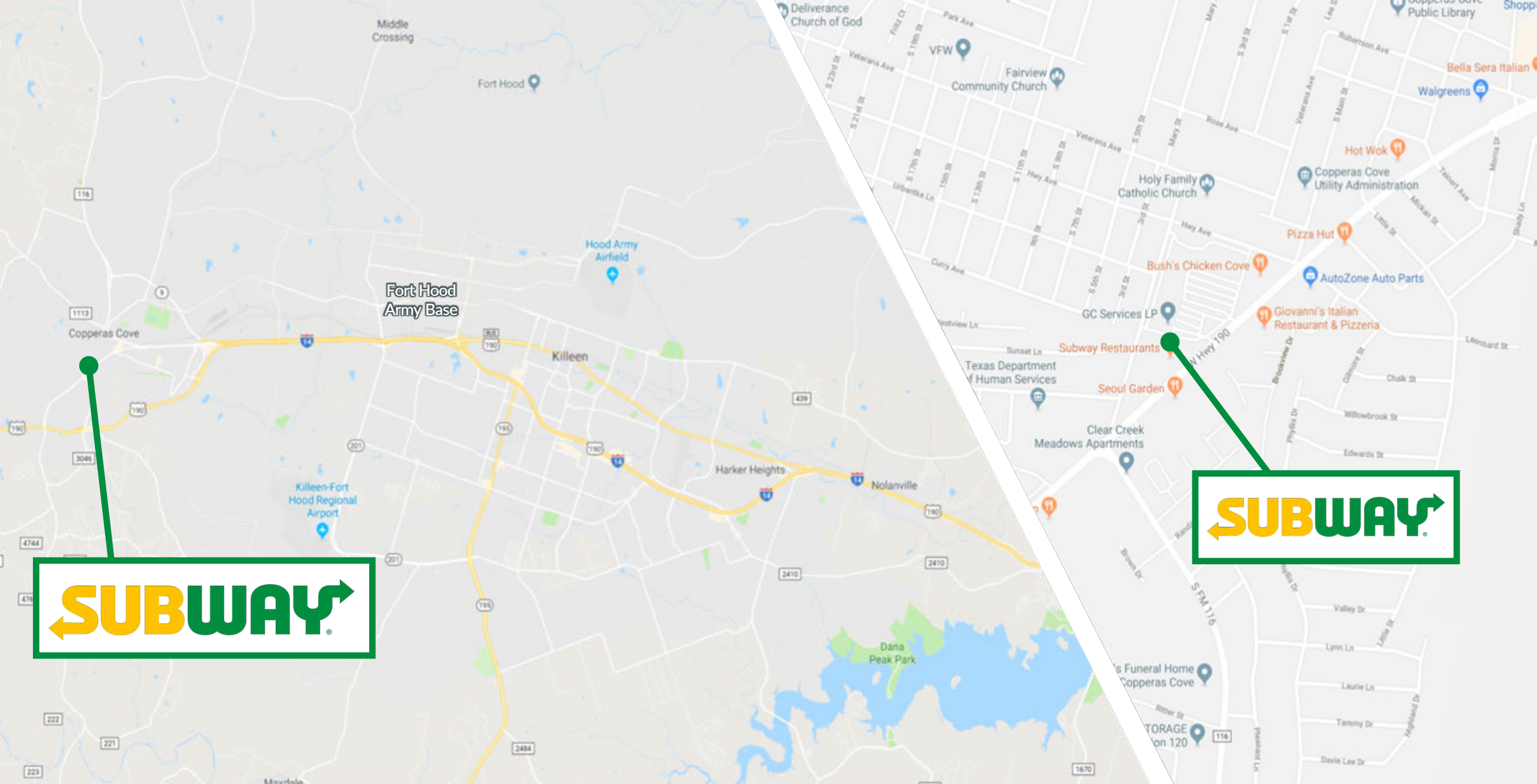


Limited Sandwich Shop Competition



Nearby Tenants Include: Church's Chicken, Dairy Queen, Circle K, Bush's Chicken, Precision Tune Auto Care, AutoZone, Pizza Hut, Walgreens, Sonic Drive-In, Taco Bell, Burger King, Star Mart and Exxon





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**SUBWAY**

Kimberly's  
Hair Salon



Custom  
Transmissions



Georgetown Rd



Copperas Cove  
Medical Home



Szechian Chinese  
Restaurant

Sunny Nails

Hwy Ave



BUSINESS



Candy  
Outfitters



Holy Trinity  
Catholic Church



**SUBWAY**

Little Caesars  
DOLLAR TREE

SHERWIN-WILLIAMS  
Schlotzsky's

CVS pharmacy  
POPEYES

BEALLS  
DOLLAR GENERAL

BURGER KING

O'Reilly  
cricket

Domino's

goodwill  
SHIPLEY DO-NUTS  
Kentucky Fried Chicken

Applebee's  
DISCOUNT TIRE

maurices

Arby's  
SALLY BEAUTY  
Cato  
BW | Best Western  
Hotels & Resorts  
Cane's

Walgreens  
Church's

FAMILY DOLLAR  
T-Mobile

BUSINESS  
190

SONIC  
KELLY-MOORE  
PAINTS

TACO BELL

PET SUPPLIES PLUS  
McDonald's  
SONIC DRIVE-THRU

Starbucks  
T-Mobile

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Chevron

DQ  
Super 8

BancorpSouth

Pizza Hut  
Advance  
Auto Parts

AutoZone  
First Community Bank

Aaron's

VALERO  
CIRCLE K

Walmart  
Supercenter  
MURPHY USA  
PAPA JOHN'S  
SUBWAY  
First Community Bank  
SUPERCUTS  
Sprint

H-E-B  
ROSS  
DRESS FOR LESS  
MATTRESS FIRM  
CHIPOTLE  
MEXICAN GRILL  
WHATABURGER  
TANDA EXPRESS  
Chick-fil-A  
ANYTIME FITNESS  
WINGSTON  
McALISTER'S  
DELI  
SportClips  
Great Clips  
Jersey Mike's  
SUBS  
AT&T



# CITY OVERVIEW

Copperas Cove | Coryell County | Texas

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COPPERAS COVE, TX

## Copperas Cove, TX

Copperas Cove is a city located in central Texas at the southern corner of Coryell County with smaller portions in Lampasas and Bell Counties. The city was founded in 1879 as a small ranching and farming community. The city's 2017 estimated population was 32,706 residents, making the city the largest in Coryell County. The city is a part of the Killeen-Temple-Fort Hood Metropolitan Statistical Area, which has a population of about 450,051 residents. Local people usually refer to Copperas Cove as just "Cove". The city is located next to Killeen and about 65 miles to Austin, TX.



FORT HOOD

## Economy

The city is adjacent to Killeen, which is the home of Fort Hood, so its economy mainly depends on the activities of the post, and the soldiers and their families stationed there. The city's area is known as a military "boom town" because of its rapid growth and high influx of soldiers. A Comprehensive Annual Financial Report states that the areas top employers are Fort Hood with 58,187 employees, the Killeen Independent School District with 6,000 employees, Central Texas College with 1,360 employees, and the Advent Health (Metroplex) with 1,300 employees.



RABBIT FEST

## Contemporary Life

Copperas Cove is near the Fort Hood military base. The base includes the 1st Cavalry Museum, featuring an outdoor exhibition of historic military vehicles. The city is also near the Central Texas College campus, which includes the Mayborn Science Theater hosting planetarium shows. Lions Club Park has a swimming pool and a playground also located near the city. Copperas Cove is home to the Rabbit Fest, which is a four-day arts and crafts festival held on the third weekend of May each year. Festivities include a carnival, midway, parade, chili cook-off, and many other activities.



# DEMOGRAPHICS

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## Population

1-MILE

9,906

3-MILE

32,717

5-MILE

43,217



## Average Household Income

1-MILE

\$61,604

3-MILE

\$66,401

5-MILE

\$67,536





# TENANT PROFILE

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Subway is an American privately held fast food restaurant franchise that primarily sells submarine sandwiches (subs) and salads. In 1965, the founder Fred Deluca started the company as "Pete's Super Submarines" in Bridgeport, Connecticut. In 1968, the sandwich shop was renamed "Subway". Since then, Subway has become one of the fastest-growing franchises in the world.

As of 2018, the company has approximately 42,431 stores located in 112 countries. More than half of the stores are located in the United States. Outside North America, the countries with the most locations are Australia (approximately 1,400), Brazil (approximately 2,200) and the United Kingdom (approximately 2,300). Subway's international headquarters are located in Milford, Connecticut, and the company also has 5 regional centers. Subway is the largest single-brand restaurant chain and the largest restaurant operator in the world. Since 2007, Subway has consistently ranked in Entrepreneur magazine's "Top 500 Franchises list". In 2015, it ranked #3 on the "Top Global Franchises" list and #1 as the "Fastest Growing Franchise". At the end of 2010, Subway became the largest fast food chain worldwide, with 33,749 restaurants – 1,012 more than McDonald's.



COMPANY TYPE  
Private



FOUNDED  
1965



# OF LOCATIONS  
42,431+



HEADQUARTERS  
Milford, CT



WEBSITE  
subway.com



# LEASE SUMMARY

TENANT	Subway
PREMISES	A Building of Approximately 2,604 SF
LEASE COMMENCEMENT	February 1, 2018
LEASE EXPIRATION	January 31, 2028
LEASE TERM	~9 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	\$4,620 Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image



# RENT ROLL

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SIZE		ANNUAL RENT					LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Subway	2,604 SF	100%	\$66,000	\$25.00	\$4,620	Every 5 Years	02/01/2018	01/31/2028	2 x 5 Years



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





# ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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Actual Property Image



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