



ACTUAL SITE PHOTO



GOLDEN CORRAL | ABSOLUTE NNN LEASE

3312 FOREST LANE DALLAS, TX 75229

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, express 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.

TABLE OF CONTENTS



4 INVESTMENT OVERVIEW

5 FINANCIAL SUMMARY

6 TENANT OVERVIEW

7 PROPERTY PHOTOS

8 LOCATION AERIAL

10 DEMOGRAPHICS

11 AREA OVERVIEW

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INVESTMENT OVERVIEW

This is a **rare** Golden Corral fee simple absolute **NNN** lease in **Dallas, TX**. The lease calls for **zero** landlord obligations. There are scheduled **10%** rental increases every five years, with four 5 year options to renew. The asset is well situated at a major commercial thoroughfare with **high traffic** counts and high income demographics. The asset will be delivered **free and clear of debt**.



INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED 10% INCREASES IN RENT

HIGH INCOME DEMOGRAPHICS

TROPHY LOCATION WITH HIGH TRAFFIC COUNTS

INCOME TAX FREE STATE

WILL BE DELIVERED FREE AND CLEAR OF DEBT

10% INCREASE IN RENT IN 1.5 YEARS

OFFERING SPECIFICATIONS

PRICE \$4,512,820

CAP RATE 5.85%

NET OPERATING INCOME \$264,000

SQUARE-FOOTAGE 9,652

YEAR BUILT 1997

FINANCIAL SUMMARY

GOLDEN CORRAL | ABSOLUTE NNN LEASED OFFERING

3312 FOREST LANE DALLAS, TX 75229

\$4,512,821

5.85% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	GOLDEN CORRAL
SQUARE FOOTAGE	9,652
LEASE BEGINS	6/1/2013
LEASE ENDS	7/1/2028
ANNUAL RENT	\$264,000*
INCREASES	10% EVERY 5 YEARS
OPTIONS	FOUR, 5 YEAR

* Price reflects an NOI of \$264,000 which occurs 6/1/2018 - the Seller will credit buyer difference in rent if closing occurs ahead of rental increase

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$240,000	5.32%
YEARS 5-10	\$264,000	5.85%
YEARS 11-15	\$290,000	6.43%
OPTION 1	\$319,000	7.07%
OPTION 2	\$350,900	7.78%

OPTIONAL FINANCING TO ASSUME

CURRENT BALANCE	\$1,795,000
MONTHLY PAYMENTS	\$11,118
TERM	10 YEARS (6.5 REMAINING)
RATE	4.75%
20 YEAR LOAN - RATE FLAT FOR FIRST 10 YEARS	

TENANT OVERVIEW



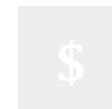
SUN HOLDINGS INC.

Texas Corral, Inc., is a 17+ unit entity, wholly owned and managed by Sun Holdings, Inc. Sun Holdings, Inc. is the fourth (4th) largest restaurant franchisee in the US, with nearly 400 units, including: Golden Corral (largest franchisee in the US with approximately 40 locations), Arby's (recent acquisition of 51 locations), Popeye's (over 70 locations), Burger King (approximately 170 locations), CiCi's (approximately 50 locations), Del Taco, Denny's and T-Mobile.

Golden Corral is an American family-style restaurant chain serving breakfast, lunch and dinner, featuring a large all-you-can-eat buffet and grill offering numerous hot and cold dishes, a carving station and their Brass Bell Bakery. It is a privately held company headquartered in Raleigh, North Carolina, United States, with locations in forty-one states.



9,000
EMPLOYEES



PRIVATELY
HELD



500
LOCATIONS

PROPERTY PHOTOS



LOCATION AERIAL



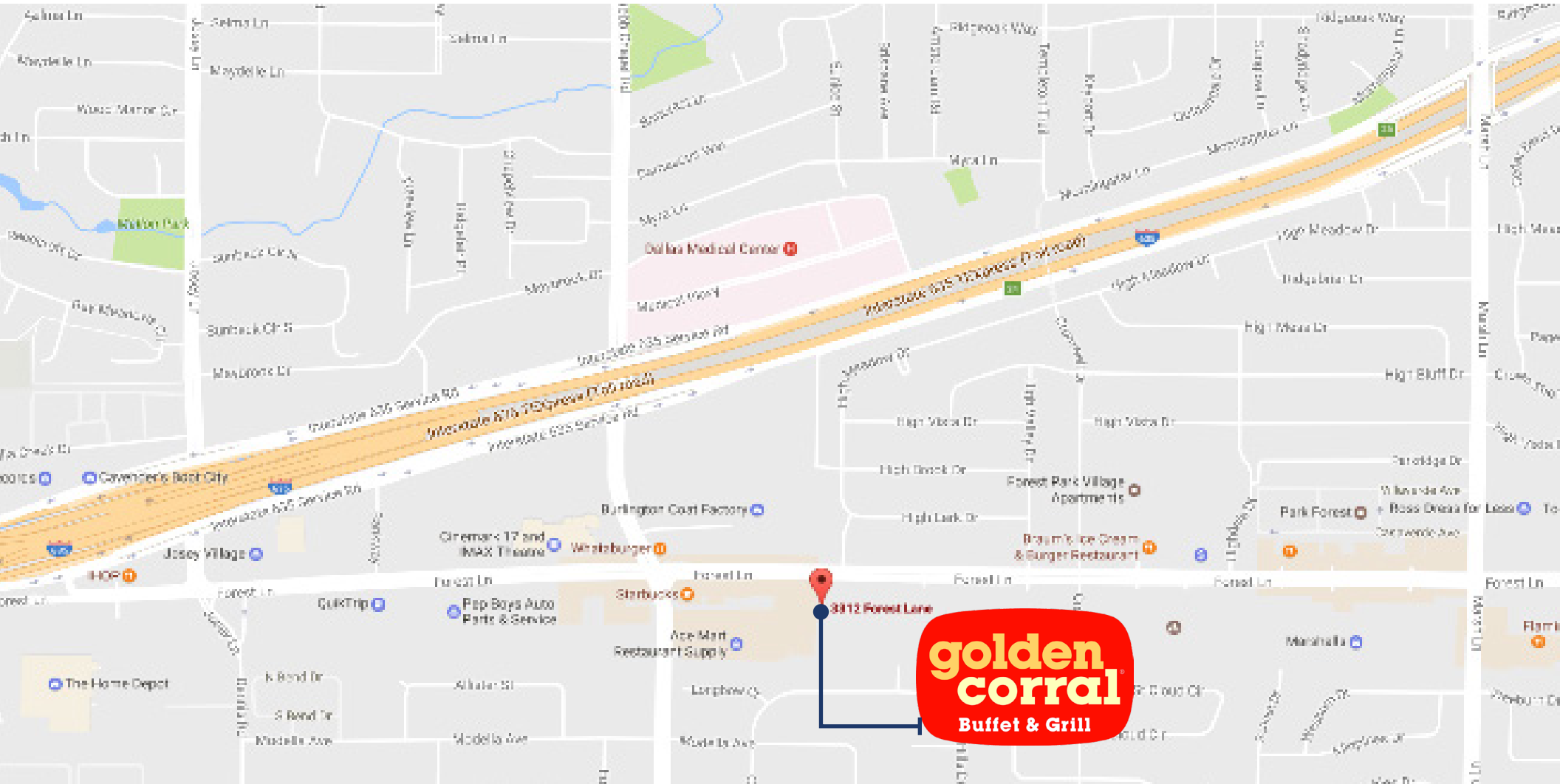
LOCATION AERIAL



Approximately 12 miles to downtown

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,448	111,715	249,897
TOTAL NUMBER OF HOUSEHOLDS	5,443	38,079	93,767
AVERAGE HOUSEHOLD INCOME	\$65,728	\$77,791	\$83,885
MEDIAN AGE	37.3	34.8	34.1



AREA OVERVIEW

DALLAS, TEXAS

Dallas is a major city in Texas and is the largest urban center of the fourth most populous metropolitan area in the United States. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. According to the 2010 United States Census, the city had a population of 1,197,816. The United States Census Bureau's estimate for the city's population increased to 1,257,676, as of 2013.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,448	111,715	249,897
TOTAL NUMBER HOUSEHOLDS	5,443	38,079	93,767
TOTAL NO. PERSONS PER HOUSEHOLD	2.8	2.9	2.7
AVERAGE HOUSE VALUE	\$141,333	\$243,290	\$272,398
AVERAGE HOUSEHOLD INCOME	\$65,728	\$77,791	\$83,885
MEDIAN AGE	37.3	34.8	34.1
MEDIAN AGE - MALE	37.3	33.6	33.4
MEDIAN AGE - FEMALE	37.3	35.7	34.5
TOTAL POPULATION - WHITE	10,088	72,248	155,124
TOTAL POPULATION - BLACK	793	4,128	16,765
TOTAL POPULATION - HISPANIC	8,136	61,216	122,583
TOTAL POPULATION - ASIAN	242	2,439	10,103
TOTAL POPULATION - PACIFIC ISLANDER	0	166	199
TOTAL POPULATION - AMERICAN INDIAN	41	588	1,154
TOTAL POPULATION - OTHER	4,049	30,528	62,619



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
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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



DALLAS | TEXAS



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