



ACTUAL SITE PHOTO

# The Kase Group

BURGER KING | ABSOLUTE NNN LEASED OFFERING

2901 S, TX-256 LOOP, PALESTINE, TX 75801

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 the Burger King located at 2901 S, TX-256 Loop in Palestine, 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 in Palestine with excellent visibility to over 20,000 cars per day. The site benefits from major surrounding retailers including: Walmart Supercenter, Lowe's Home Improvement, Hobby Lobby and many more. The site also benefits from its close proximity to Palestine High School (approx. 1,000 students).



## INVESTMENT HIGHLIGHTS

NEW 20 YEAR ABSOLUTE NNN LEASE  
BRAND NEW HIGH QUALITY CONSTRUCTION  
ZERO LANDLORD OBLIGATIONS  
SCHEDULED INCREASES IN RENT  
LOCATED IN A MAJOR RETAIL TRADE AREA  
INCOME TAX FREE STATE  
VERY HIGH SALES VOLUME

## OFFERING SPECIFICATIONS

PRICE	\$2,941,176
CAP RATE	5.10%
NET OPERATING INCOME	\$150,000
SQUARE-FOOTAGE	3,200
YEAR BUILT	2018

# FINANCIAL SUMMARY

## BURGER KING | ABSOLUTE NNN LEASED OFFERING

2901 S, TX-256 LOOP, PALESTINE, TX 75801

\$2,941,176  
5.10% CAP  
FEE SIMPLE OWNERSHIP

### SUMMARY

TENANT NAME	AMPLER
SQUARE FOOTAGE	3,200
LEASE BEGINS	12/30/18
LEASE ENDS	12/31/38
ANNUAL RENT	\$150,000
OPTIONS	FOUR, 5 YEAR
INCREASES	7.5% EVERY FIVE YEARS

### OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$150,000	5.10%
YEARS 6-10	\$161,250	5.48%
YEARS 11-15	\$173,344	5.89%
YEARS 16-20	\$186,345	6.34%
OPTION 1	\$200,320	6.81%
OPTION 2	\$215,344	7.32%
OPTION 3	\$231,495	7.87%
OPTION 4	\$248,857	8.46%

# 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

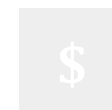


EXCELLENT  
DEMOGRAPHICS

## 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



\*Actual Site Photos



# LOCATION AERIAL





# DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,890	23,396	33,407
TOTAL NUMBER OF HOUSEHOLDS	6,060	8,729	12,251
AVERAGE HOUSEHOLD INCOME	\$55,566	\$56,532	\$57,952
AVERAGE AGE	36.10	37.00	38.20





# AREA OVERVIEW

## PALESTINE, TX

Palestine is a city in and the county seat of Anderson County in Texas. As of the 2010 census, the city population was 18,712. Palestine was named for Palestine, Illinois, by preacher Daniel Parker. Another source says that it was named by migrant Micham Main for the same hometown.

Palestine is a relatively small town located in the Piney Woods, equidistant from the major cities of Dallas, and Houston, Texas, and Shreveport, Louisiana. It is notable for its natural environment, including the dogwood floral blooming season, for having 23 historical sites on the National Register of Historic Places, and as the western terminus of the Texas State Railroad. This steam-and-diesel railroad museum operates tourist trains between Palestine and Rusk.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	15,890	23,396	33,407
TOTAL NUMBER HOUSEHOLDS	6,060	8,729	12,251
TOTAL NO. PERSONS PER HOUSEHOLD	2.60	2.60	2.60
MEDIAN HOME VALUE	\$86,450	\$87,777	\$89,273
AVERAGE HOUSEHOLD INCOME	\$55,566	\$56,532	\$57,952
AVERAGE AGE	36.10	37.00	38.20
WHITE	11,250	17,367	26,086
BLACK	3,842	4,942	5,902
AM. INDIAN & ALASKAN	121	187	257
ASIAN	236	299	355
HAWAIIAN & PACIFIC ISLAND	34	49	74
OTHER	409	553	734



## 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
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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





**PALESTINE | TEXAS**



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