



*ACTUAL SITE PHOTO



OFFERING MEMORANDUM

BURGER KING

ABSOLUTE NNN LEASED OFFERING

211 S WACO HILLSBORO, TX

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT SALES

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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 or its affiliates 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 anytime 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.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The subject property is a 3,200 square foot Burger King located in the heart of Hillsboro, TX. The brand new construction site is operating on a new 20 year lease with 7.5% increases every 5 years. This is an absolute NNN lease with zero landlord responsibilities. The site is ideally positioned and sees over 17,000 combined vehicles per day, surrounding major retailers include: Autozone, O'Reilly, Brookshires, Dollar General, Family Dollar and many more.

INVESTMENT HIGHLIGHTS

NEW 20 YEAR ABSOLUTE NNN LEASED OFFERING

BRAND NEW HIGH QUALITY 2019 CONSTRUCTION

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT AT OPTIONS

STRONG OPERATOR

LOCATED IN A MAJOR RETAIL TRADE AREA

INCOME TAX FREE STATE

OFFERING SPECIFICATIONS

PRICE \$2,166,667

CAP RATE 5.10%

NET OPERATING INCOME \$110,500

SQUARE FOOTAGE 3,200

YEAR BUILT 2019

PRICE/SF \$493

FINANCIAL SUMMARY

BURGER KING • ABSOLUTE NNN LEASED OFFERING

211 S WACO HILLSBORO, TX

\$2,166,667 • 5.10%

SUMMARY

TENANT NAME	AMPLER
SQUARE FOOTAGE	3,200
LEASE START	6/15/2019
LEASE END	6/15/2039
ANNUAL RENT	\$110,500
OPTIONS	Four, 5-Year
INCREASES	7.5% Every 5 Years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$110,500.00	5.10%
YEARS 6-10	\$118,787.50	5.48%
YEARS 11-15	\$127,696.56	5.89%
YEARS 16-20	\$137,273.80	6.34%
OPTION 1	\$147,569.34	6.81%
OPTION 2	\$158,637.04	7.32%
OPTION 3	\$170,534.82	7.87%
OPTION 4	\$183,324.93	8.46%

LEASE ABSTRACT

BASIC TERMS

TENANT	Burger King
BUILDING SIZE	3,200 SF
YEAR BUILT	2019
ADDRESS	211 S Waco Hillsboro, TX
LEASE START	June 1, 2019
LEASE END	May 31, 2039
RENEWAL OPTIONS	Four, 5-Year
INCREASES	7.5% Every 5 years

RENT SCHEDULE

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT	RENT/SF
CURRENT	\$9,208.33	\$110,500.00	\$34.53
YEARS 6-10	\$9,898.96	\$118,787.50	\$37.12
YEARS 11-15	\$10,641.38	\$127,696.56	\$39.91
YEARS 16-20	\$11,439.48	\$137,273.80	\$42.90
OPTION 1	\$12,297.45	\$147,569.34	\$46.12
OPTION 2	\$13,219.75	\$158,637.04	\$49.57
OPTION 3	\$14,211.23	\$170,534.82	\$53.29
OPTION 4	\$15,277.08	\$183,324.93	\$57.29

OBLIGATIONS

LANDLORD OBLIGATIONS	NO LANDLORD OBLIGATIONS
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TENANT OVERVIEW

The logo for Ampler, featuring the word "AMPLER" in a bold, green, sans-serif font. The letter 'A' is stylized with a green outline and a small green triangle pointing upwards.

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. He was responsible for 1,300+ restaurants that delivered \$80mm in EBITDA annually.

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.

The logo for Agman, featuring the word "Agman" in a blue, sans-serif font. The letter 'A' is stylized with a blue outline and a small blue triangle pointing upwards.

PROPERTY PHOTOS



PROPERTY PHOTOS



**Representative photos of Garden Grill concept*

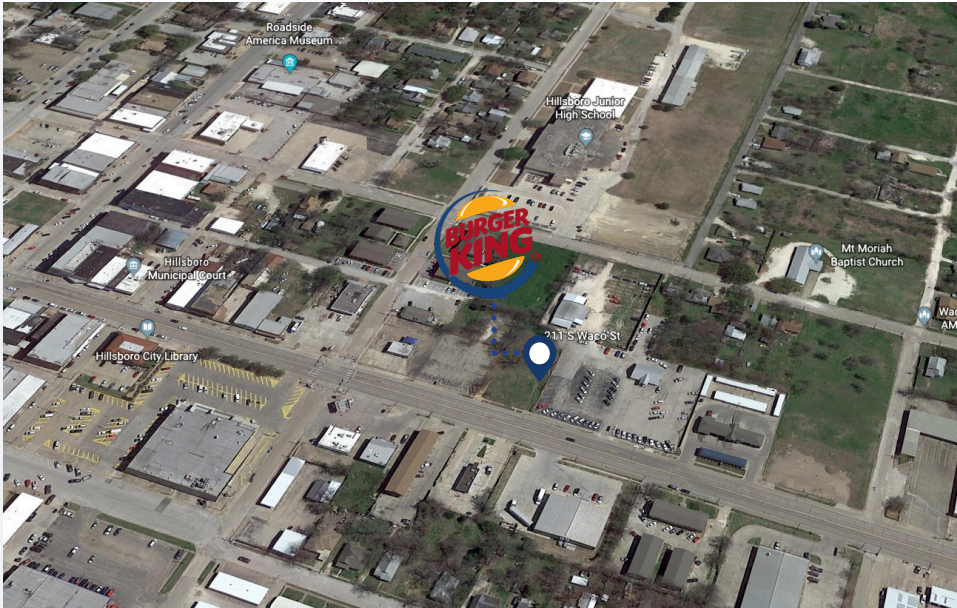
LOCATION AERIAL



LOCATION AERIAL



An aerial photograph of a commercial property at 111 S Waco St. The property features a large, light-colored building with a flat roof, a paved parking lot filled with numerous cars, and a smaller structure with a dark roof. A blue location pin with the text "111 S Waco St" is placed on the map. A large, semi-transparent Burger King logo is overlaid on the image, positioned near the top center. The surrounding area includes other commercial buildings, parking lots, and some greenery.



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,821	10,039	13,733
TOTAL HOUSEHOLDS	3,383	3,466	4,776
AVERAGE HOUSEHOLD INCOME	\$56,864	\$56,945	\$58,402
AVERAGE AGE	36.50	36.60	37.40

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	9,821	10,039	13,733
TOTAL HOUSEHOLDS	3,383	3,466	4,776
PERSONS PER HOUSEHOLD	2.80	2.80	2.80
AVERAGE HOUSEHOLD INCOME	\$56,864	\$56,945	\$58,402
AVERAGE HOUSE VALUE	\$89,824	\$90,228	\$91,866
AVERAGE AGE	36.50	36.60	37.40
WHITE	8,065	8,269	11,505
BLACK	1,384	1,391	1,728
AM. INDIAN & ALASKAN	99	102	142
ASIAN	78	79	95
HAWAIIAN & PACIFIC ISLAND	5	5	10
OTHER	190	192	253

HILLSBORO, TX

Located on Interstate 35 where I-35E and I-35W split south of the Dallas–Fort Worth metroplex, Hillsboro is the primary center for trade and commerce in Hill County. It is close to midway between the Metroplex and Waco, and is the gateway to Lake Whitney. There are many antique stores located downtown, and an outlet mall is located along the Interstate, surrounded by numerous hotels and motels.

Interstate 35 runs through the eastern side of the city, with access from Exits 364 through 370. The I-35E/I-35W split is just north of the city limits. Hillsboro is 56 miles south of Fort Worth, 62 miles (100 km) southwest of Dallas, and 34 miles north of Waco.



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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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

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HILLSBORO, TEXAS



The Kase Group

OFFERING
MEMORANDUM

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