



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

510 Indian Trail | Harker Heights, TX 76548

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,706 SF Subway Located at 510 Indian Trail in Harker Heights, Texas. With Approximately 9 Years on this Recently Extended Triple Net (NNN) Lease, this Opportunity Provides For a Secure Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$600,000
CAP	6.50%
NOI	\$39,000
PRICE PER SF	\$352
YEARS REMAINING	~9 Years
GUARANTOR	Personal

PROPERTY SUMMARY

ADDRESS	510 Indian Trail Harker Heights, TX 76548
COUNTY	Bell
BUILDING AREA	1,706 SF
LAND AREA	0.40 AC
BUILT	1994

HIGHLIGHTS



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



Store Is Operating At a Below Industry Standard Rent-to-Sales Ratio



Strategically Located Across the Street From a HEB and Walking Distance of the HH Fire and Police Departments - Providing Ample Foot Traffic



Subway Occupies a Corner Lot With Close Proximity to Hwy 190, Which Runs Through Killeen, TX



Harker Heights Economy Is Linked To Fort Hood Army Base (13 Minutes Away). Founded in 1942, It's 340 Square Miles and is the Largest Active Duty Armored Post in the US Serving Over 40,000 Soldiers and 9,000 Civilian Employees



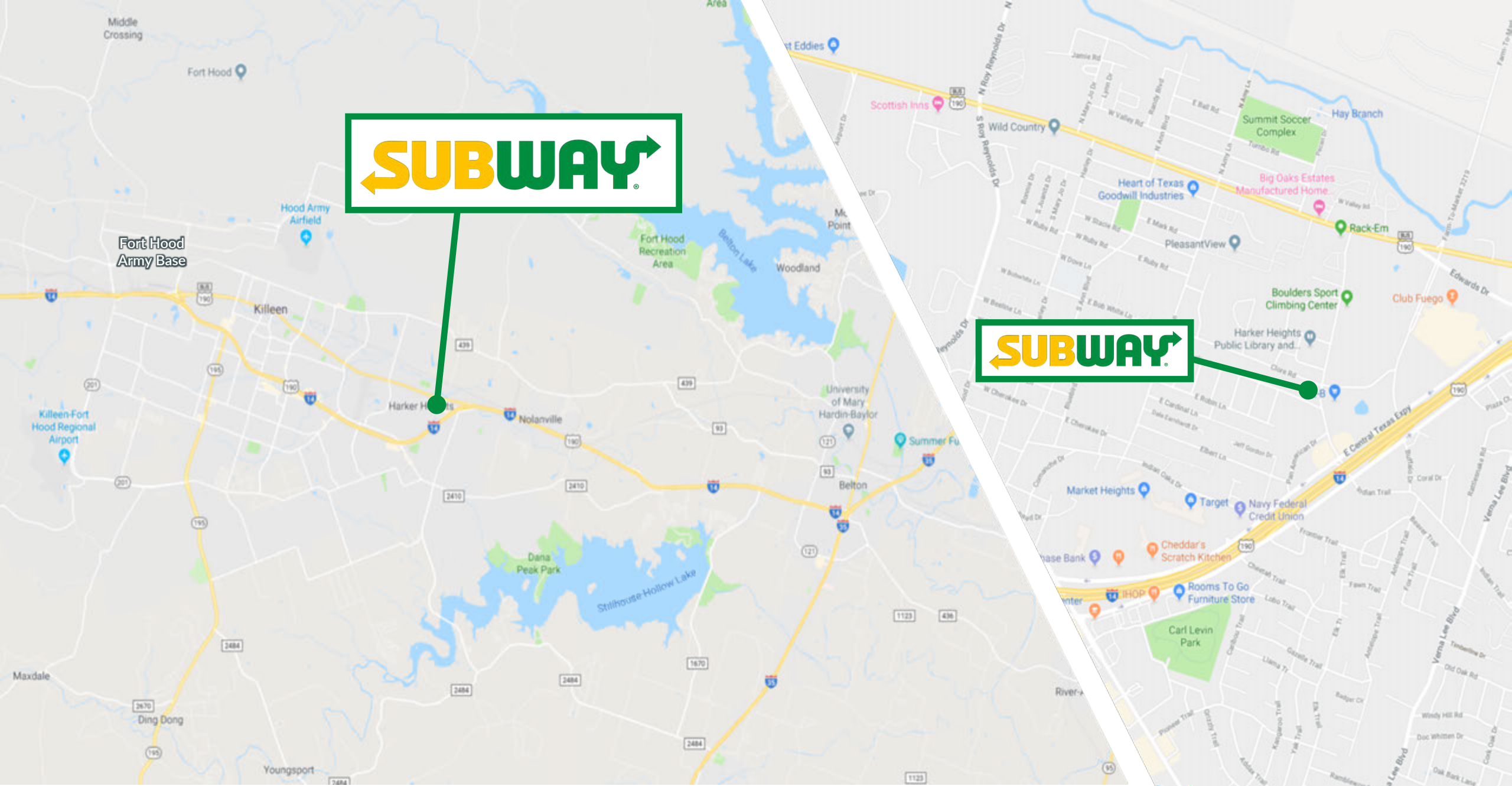
Just 5 Minutes From the Market Heights Shopping Center, Walmart Supercenter and Walgreens



Harker Heights Offers Easy Access to Stillhouse Hollow Lake and Lake Belton Which Has Some of the Best Fishing, Camping and Boating in Central Texas



Nearby Tenants Include: HEB, McDonald's, Pizza Hut, Golden Chick, Jiffy Lube, Little Caesars Pizza, Circle K, AutoZone, Verizon, Sonic Drive-In and Smoothie King



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SUBWAY

WELL'S
laundry

Harker Heights Pet
Adoption Center



Little Caesars

Black Heart
Tattoo

Grandma's
Thai Cuisine

Floyd's Cleaners

Ms. Denise's i-
CANDY Boutique

Snuff Puff
and More



Best
Western

GOLDEN
CHICK

H-E-B

Indian Trail

Pan American Dr.

ADAMO
DENTAL IMPLANTS & PERIODONTICS

Palacino Skin
and Advanced
Bodywork

jiffylube

Knight
Rider Car
Wash



CENTRAL TEXAS
CTHBA
HOME BUILDERS ASSOCIATION

John Reider
PROPERTIES

RENT-A-WHEEL
RENT-A-TIRE



CIRCLE K

VALERO

McDonald's Chevron First Community Bank

DQ Arby's Shell Exxon

Little Caesars geodun

Chevron SUBWAY

DICK'S SPORTING GOODS ROSS DRESS FOR LESS Chick-fil'de
THE CHILDREN'S PLACE Jack in the box PAPA JOHN'S
DQ CHASE maurices Chevron
First Community Bank FIVE BEL'W Firestone

Sam's Club

Walmart Supercenter McDonald's
MURPHY USA Domino's MIDAS
First Community Bank

BARNES & NOBLE Cheddar's
FIVE GUYS LANE BRYANT
CATHERINES WHICH WICH? SUPERIOR SANDWICHES

Target petco BED BATH & BEYOND
OLD NAVY carter's
KIRKLAND'S ULTA
CINEMARK
DOLLAR TREE Sprint Great Clips
SALLY BEAUTY CVS pharmacy

Little Caesars

jiffy lube McDonald's
BW Best Western Hotels & Resorts

H-E-B VALERO
First Community Bank CIRCLE K

ihop sleep + number
MATTRESS FIRM ROOMS TO GO

Starbucks WHATABURGER Popeye's
Walgreens NTE

O'Reilly AUTO PARTS TACO BELL

SUBWAY

SHIPLEY DO-WUTS Freddy's STEAKBURGERS

Exxon BURGER KING
DOLLAR TREE

CVS pharmacy

Walmart Neighborhood Market
Great Clips

SUBWAY

Rosewood Dr.

Knights Way

Indian Trail

CITY OVERVIEW

Harker Heights | Bell County | Texas

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Harker Heights, TX

Harker Heights is a city in Bell County in the state of Texas. The city's 2017 estimate population was 31,075 residents. Harker Heights is the third-largest city in Bell County, after Killeen and Temple. The city is part of the Killeen-Temple-Fort Hood metropolitan area, which has an estimated population of about 450,051 residents. The city's residents usually refer to the town as just "Heights". The city is bordered by Killeen to the west and Nolanville to the east. Fort Hood a major United States Army Base, is also located just 13 minutes from the city.



Economy

The city is less than 10 miles from Killeen, which is the home of Fort Hood, so Harker Heights' 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, and the Central Texas College with 1,360 employees.



Contemporary Life

The city is nearby the Stillhouse Hollow Lake and the Lake Belton, which are both great places to go in the hot summer weather. Both lakes allow fishing, boating, and tubing, and both have recreation areas for families to enjoy camping and picnicking. The city is close to the Fort Hood military base, which includes the 1st Cavalry Museum, featuring an outdoor exhibition of historic military vehicles. The city is also nearby the Central Texas College campus, which is home to the Mayborn Science Theater that hosts planetarium shows.

DEMOGRAPHICS

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Subway | 510 Indian Trail | Harker Heights, TX 76548



Population

1-MILE

8,367

3-MILE

52,871

5-MILE

112,781



Average Household Income

1-MILE

\$61,753

3-MILE

\$75,171

5-MILE

\$67,084



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 1,706 SF
LEASE COMMENCEMENT	February 1, 2018
LEASE EXPIRATION	January 31, 2028
LEASE TERM	~9 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	\$4,200 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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TENANT NAME	SIZE		ANNUAL RENT				LEASE TERM		
	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Subway	1,706 SF	100%	\$39,000	\$23.00	\$4,200	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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