

JACK IN THE BOX

3459 Altamesa Boulevard

Fort Worth, TX 76133



ON MARKET:

JACK IN THE BOX IN FORT WORTH, TEXAS



Actual Property

INVESTMENT HIGHLIGHTS

- ▶ **Recently Extended Jack in the Box in Fort Worth**
5TH FASTEST GROWING MSA IN THE US | INCOME TAX FREE STATE
- ▶ **Corporate Guaranty | NASDAQ: JACK**
2,420 UNITS IN THE UNITED STATES
- ▶ **12 Years Remaining on a Triple Net (NNN)**
LEASE WITH ZERO LANDLORD RESPONSIBILITIES
- ▶ **Ideally Located Nearby the Altamesa Boulevard and McCart Avenue Intersection**
52,000 VEHICLES PER DAY (VPD)
- ▶ **Kroger and LA Fitness Anchored Shopping Center Across the Street**
170,000 SQUARE FEET OF RETAIL, DRIVING HIGHER TRAFFIC COUNTS
- ▶ **Strong Demographics**
MORE THAN 132,000 RESIDENTS WITHIN 3 MILES | 9% GROWTH FROM 2010
- ▶ **Southwest and South Hills High School Nearby**
MORE THAN 3,300 STUDENTS COMBINED
- ▶ **Equipped with a Drive Thru**
- ▶ **Additional Tenants in the Immediate Vicinity Include:**
MCDONALD'S, ARBY'S, IHOP, AUTOZONE, CHICK-FIL-A, DAIRY QUEEN, WALGREENS, BANK OF AMERICA, AND MANY MORE.

FINANCIAL OVERVIEW

3459 ALTAMESA BOULEVARD
FORT WORTH, TEXAS

PRICE	\$2,076,163
CAP RATE	5.00%
NOI	\$103,808
PRICE PER SQUARE FOOT	\$528.82
RENT PER SQUARE FOOT	\$26.44
YEAR BUILT	1985
APPROXIMATE LOT SIZE	0.9 Acre
GROSS LEASEABLE AREA	3,926 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Jack in the Box Inc.
LEASE TYPE	Triple-Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



Actual Property

ANNUALIZED OPERATING DATA			
BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	8/31/2031	\$103,808.16	\$8,650.68
OPTIONS		ANNUAL RENT	MONTHLY RENT
9/1/2031	8/31/2036	CPIW*	CPIW/12
9/1/2036	8/31/2041	CPIW	CPIW/12
9/1/2041	8/31/2046	CPIW	CPIW/12
9/1/2046	8/31/2051	CPIW	CPIW/12
9/1/2051	8/31/2056	CPIW	CPIW/12

*Consumer Price Index of the United States City Average for Urban Wage Earners and Clerical Workers

JACK IN THE BOX - Fort Worth, Texas



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WOODWAY DR

MACCART AVE

WESTCREEK DR

ALTAMESA BLVD

SOUTHWEST
HIGH SCHOOL

SOUTH HILLS
HIGH SCHOOL

ALTAMESA MCCART CENTER

SUBJECT PROPERTY

LEASE SUMMARY

LEASE COMMENCEMENT DATE	8/28/2003
LEASE EXPIRATION DATE	8/31/2031
LEASE TERM	12 Years
TERM REMAINING	12 Years
INCREASES	CPIW In Options
OPTIONS TO RENEW	4, 5-Year
FIRST RIGHT OF REFUSAL	Yes



TENANT OVERVIEW

Jack in the Box is an American fast-food restaurant chain founded February 21, 1951, by Robert O. Peterson in San Diego, California, where it is headquartered. The chain has 2,420 locations, primarily serving the West Coast of the United States. Restaurants are also found in selected large urban areas outside the West Coast, including Phoenix, Denver, Albuquerque, El Paso, Dallas-Fort Worth, Houston, Austin, San Antonio, Baton Rouge, Nashville, Charlotte, St. Louis, Pittsburgh, Indianapolis, and Cincinnati. The company also formerly operated the Qdoba Mexican Grill chain until Apollo Global Management bought the chain in December 2017.



OVERVIEW

TENANT TRADE NAME Jack in the Box

OWNERSHIP Public

TENANT Jack in the Box

LEASE GUARANTOR Jack in the Box, Incorporated (Inc.)

NUMBER OF LOCATIONS 2,420 Locations

BOARD NASDAQ

STOCK TICKER JACK

SALES VOLUME \$869 Million (2018)

HEADQUARTERED San Diego, CA

WEB SITE www.jackinthebox.com



ABOUT FORT WORTH

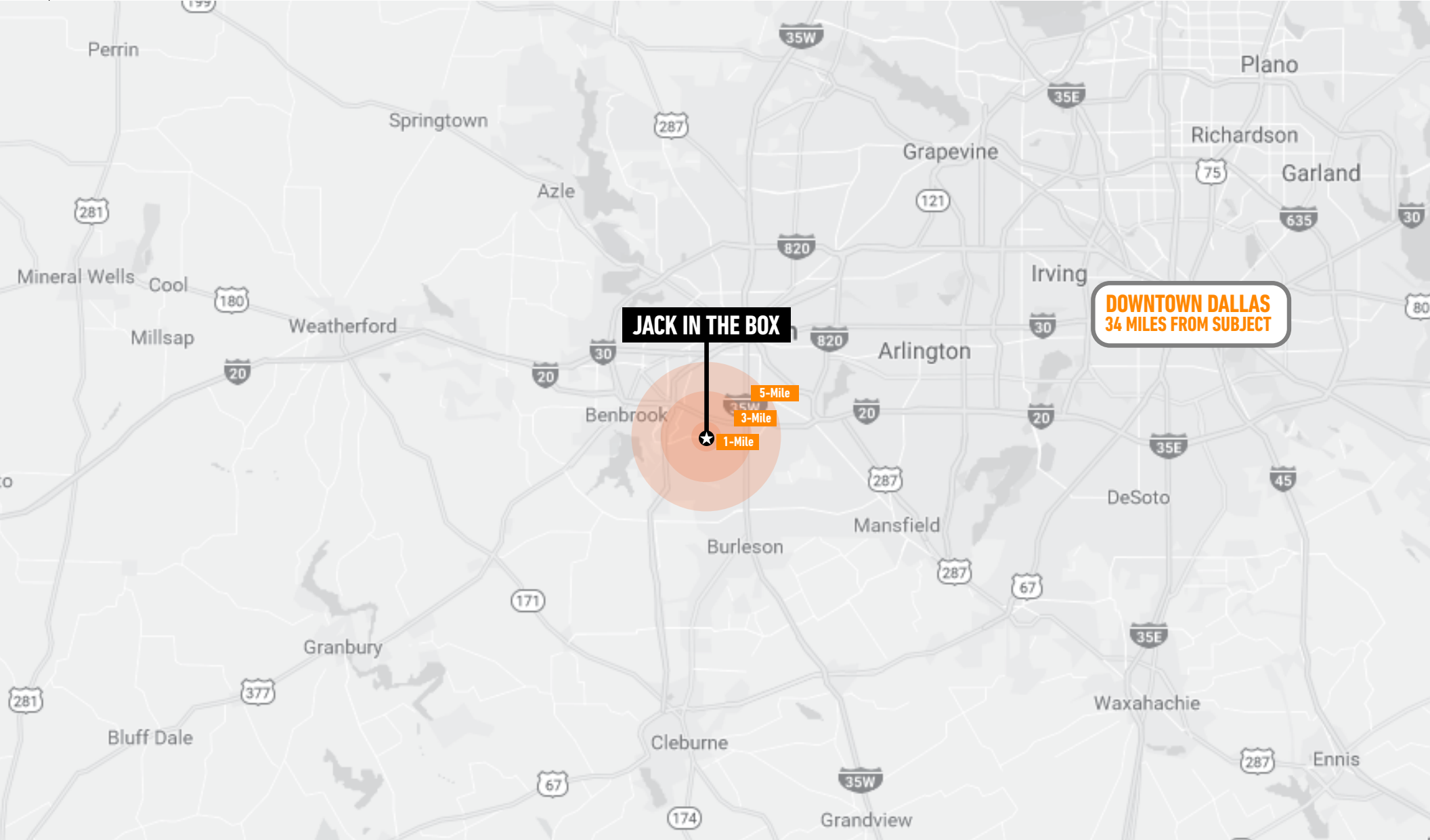
Fort Worth is the 15th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming more than 9.1 million visitors annually. Comprised of eight primary entertainment districts each offering distinct dining, shopping, entertainment and cultural amenities. In only a few days you can enjoy a range of experiences: from NASCAR racing to rodeos, world-class museums to cowboy cuisine, boutique shopping to a Top 5 zoo, biking to horseback riding.

Since the late 20th century several major companies have been headquartered in Fort Worth. These include the John Peter Smith Hospital, Pier 1 Imports, RadioShack, Cash America International, GM Financial, XTO Energy, and the BNSF Railway. Companies with significant presence in the city are Bank of America, Wells Fargo, Lockheed Martin, GE Transportation, and Dallas-based telecommunications company AT&T.

In 2013, Fort Worth-Arlington ranked 15th on Forbes' list of the Best Places for Business and Careers. In 2018, Fortune named Fort Worth the 18th best city for Hispanic entrepreneurs. In 2018 Dallas-Fort Worth ranked 18th on U.S. News & World Report's list of 125 Best Places to Live in the USA.

Today, Fort Worth boasts a strong and diverse economy not dependent on any one industry. Companies headquartered in Fort Worth include Burlington Northern Santa Fe, Radio Shack and American Airlines.





	1-Mile	3-Mile	5-Mile
2000 Population	18,234	99,244	186,820
2010 Population	18,936	124,628	226,819
2019 Population	21,222	132,381	246,879
2024 Population	22,770	140,929	263,493

	1-Mile	3-Mile	5-Mile
2000 Households	7,058	37,191	69,696
2010 Households	7,042	44,972	82,540
2019 Households	7,663	46,932	88,737
2024 Households	8,181	49,788	94,563

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$62,433	\$72,959	\$78,742
2019 Median HH Income	\$50,645	\$58,590	\$57,977
2019 Per Capita Income	\$22,544	\$25,866	\$28,303

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