



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Jack in the Box
6734 FM 1488 Road
Magnolia, TX 77354

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,857 SF Jack in the Box at 6734 FM 1488 Road in Magnolia, Texas. This Opportunity Includes a Triple Net Lease With 10 Years Remaining on a High Quality Tenant Located on a Major Retail Corridor Containing Multiple National Credit Tenants, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,200,000
CAP	5.00%
NOI	\$159,346
PRICE PER SF	\$1,120.06
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	6734 FM 1488 Road Magnolia, TX 77354
COUNTY	Montgomery
BUILDING AREA	2,857 SF
LAND AREA	0.83 AC
BUILT	2001



JACK IN THE BOX

HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Lease Investment Opportunity
- Rent Remains Fixed From September 1, 2019 Through August 31, 2029 and Each 5 Year Option Period Shall Be at 10% Increase Fixed For 5 Years
- BB- Credit Tenant
- Close Proximity to Major Retail Corridor Containing Multiple National Credit Tenants
- Rapidly Growing Area With an Estimated 14% Increase Over the Next Five Years
- Excellent Visibility on FM 1488 Road With High Traffic Counts With Over 45,700 VPD
- Located Within the Extremely Affluent Magnolia Submarket - Average Household Income is Approximately \$160,000 Within a 3-Mile Radius
- Located Along the Main Retail Corridor of Magnolia
- Growing Population With Over 98,300 Residents Within a 5-Mile Radius
- Magnolia School District is One of the Fastest Growing Districts in the State of Texas
- Nearby Tenants Include: Raising Cane's, Kroger, Starbucks, ALDI, McDonald's, Target, PetSmart, Ross, Home Depot, Taco Bell, Panda Express and More

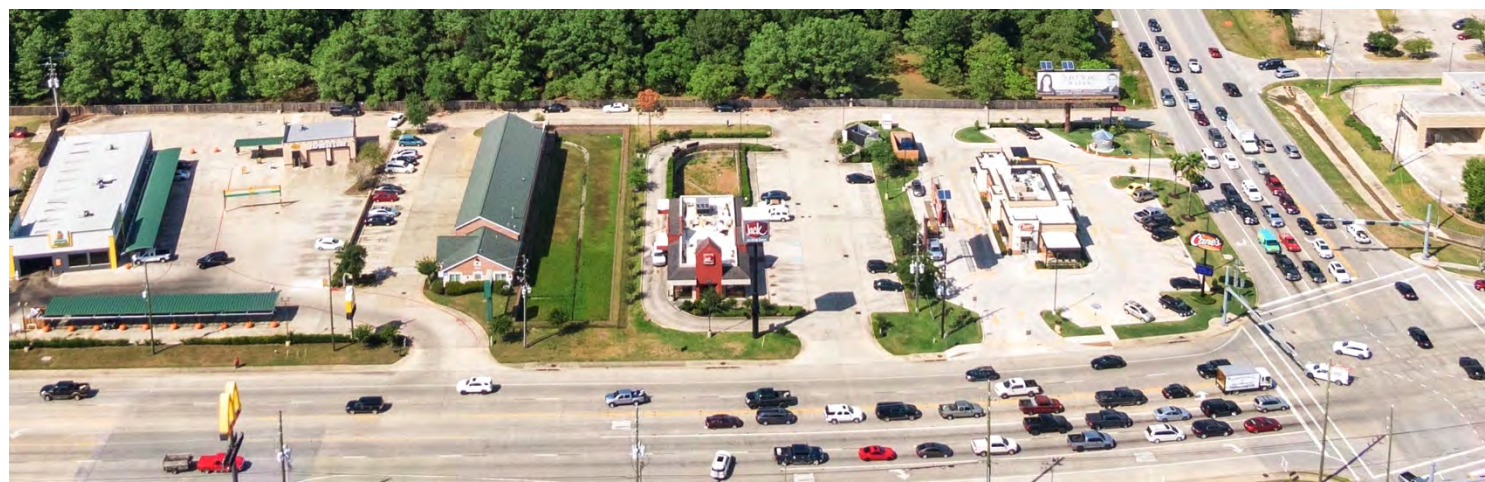


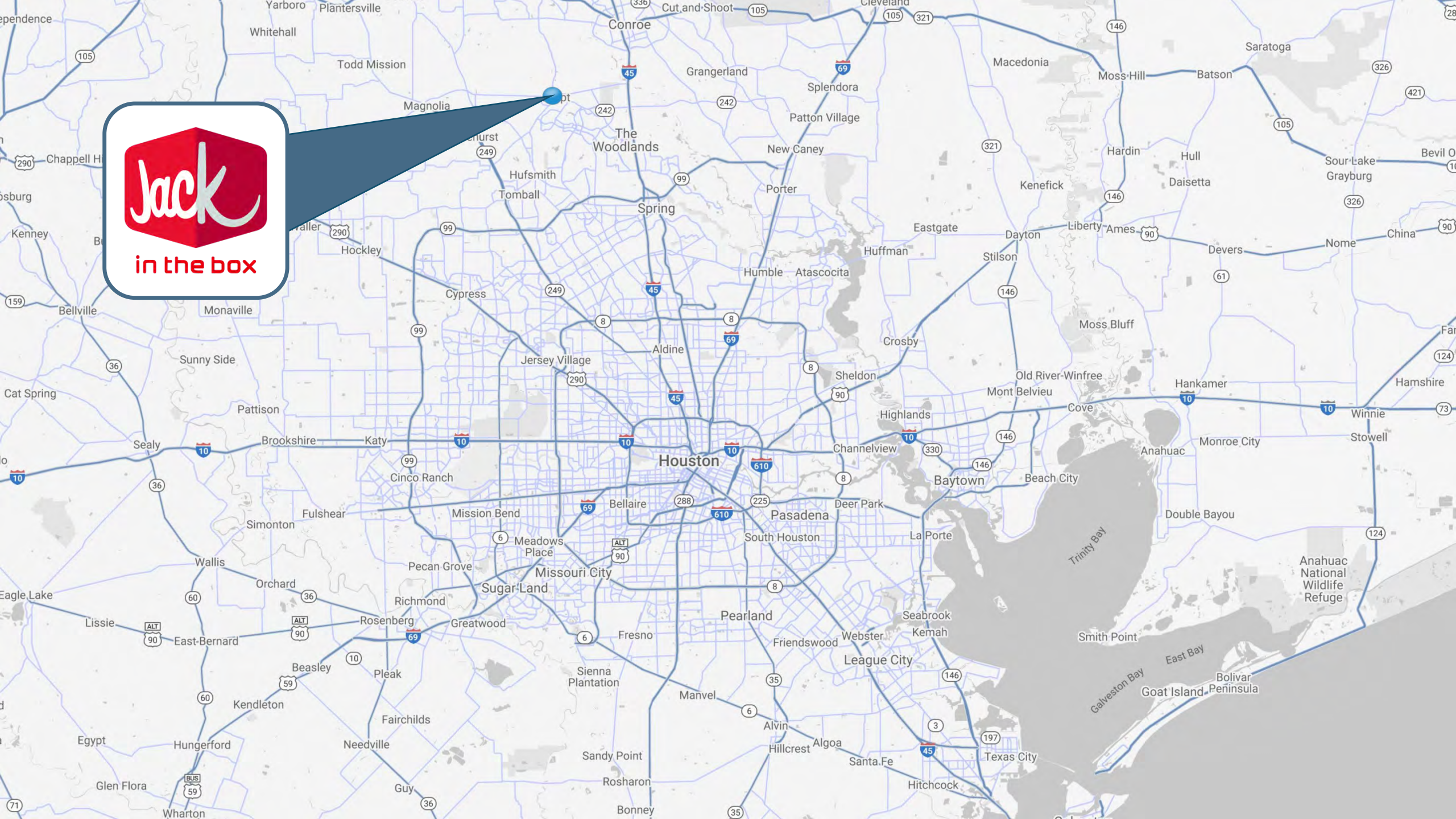
LEASE SUMMARY

TENANT	Jack in the Box
PREMISES	A Building of Approximately 2,857 SF
LEASE COMMENCEMENT	September 1, 2001
LEASE EXPIRATION	August 31, 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Fixed Rent For Years 1-10 With 10% Increases At Each Option Period
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Quick Service Restaurant
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

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,857 SF	\$159,346	\$55.77
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THE HOME DEPOT Castle Dental NTC TIRE & SERVICE CENTERS Denny's enterprise Forest Shadows F PET RESORT S WHATABURGER ALDI HODGES COLLISION CENTERS SERVICE FIRST AUTOMOTIVE CENTERS A CALIBER COMPANY GOODYEAR

PROSPERITY BANK

Edward Jones MAKING SENSE OF INVESTING

TUNE UP THE MANLY SALON

1/2 Price Boxes

PIZZA PAPA JOHN'S

SUBWAY

Public Storage

KURK★HOMES Custom Builders

ELLISOR Elementary

AT&T

GOLD'S GYM

Chick-fil-A

PET SMART

OfficeMax

FAMOUS footwear

TJ-maxx

GameStop POWER TO THE PLAYERS

ROSS DRESS FOR LESS

Kroger

Little Caesars

ups

FORESTAR TPO

TAKE 5

Kroger FUEL Center

BANK OF AMERICA

chili's

FIVE GUYS

WELLS FARGO

PANDA EXPRESS CHINESE KITCHEN

BLUEWAVE

Freddy's STEAKBURGERS

Jack in the box

Raising Cane's CHICKEN FINGERS

FARM 2978 ROAD

Valvoline Instant Oil Change

Walgreens

FARM 1488 ROAD

McDonald's

KURK★HOMES
Custom Builders





Research Forest Dr

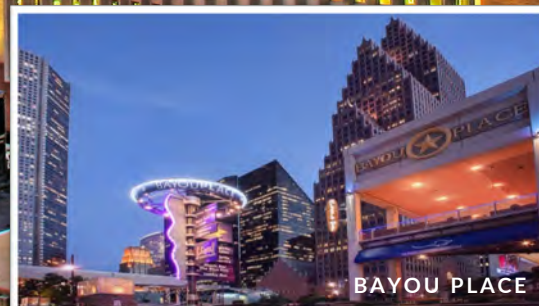


MAGNOLIA | MONTGOMERY COUNTY | TEXAS

Magnolia is a city in southwestern Montgomery County in the state of Texas. The city's 2018 estimate population is about 2,105 residents. The city is named for the magnolia trees that grew in the area. Magnolia was awarded Recognized Scenic City Certification by Scenic Texas in 2015. The city is within the Houston-The Woodlands-Sugar Land metropolitan area, which has about 6,490,180 people living in that area. Magnolia is located about 45 miles to downtown Houston. Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the U.S. with an estimated population of 2.326 million in 2018.

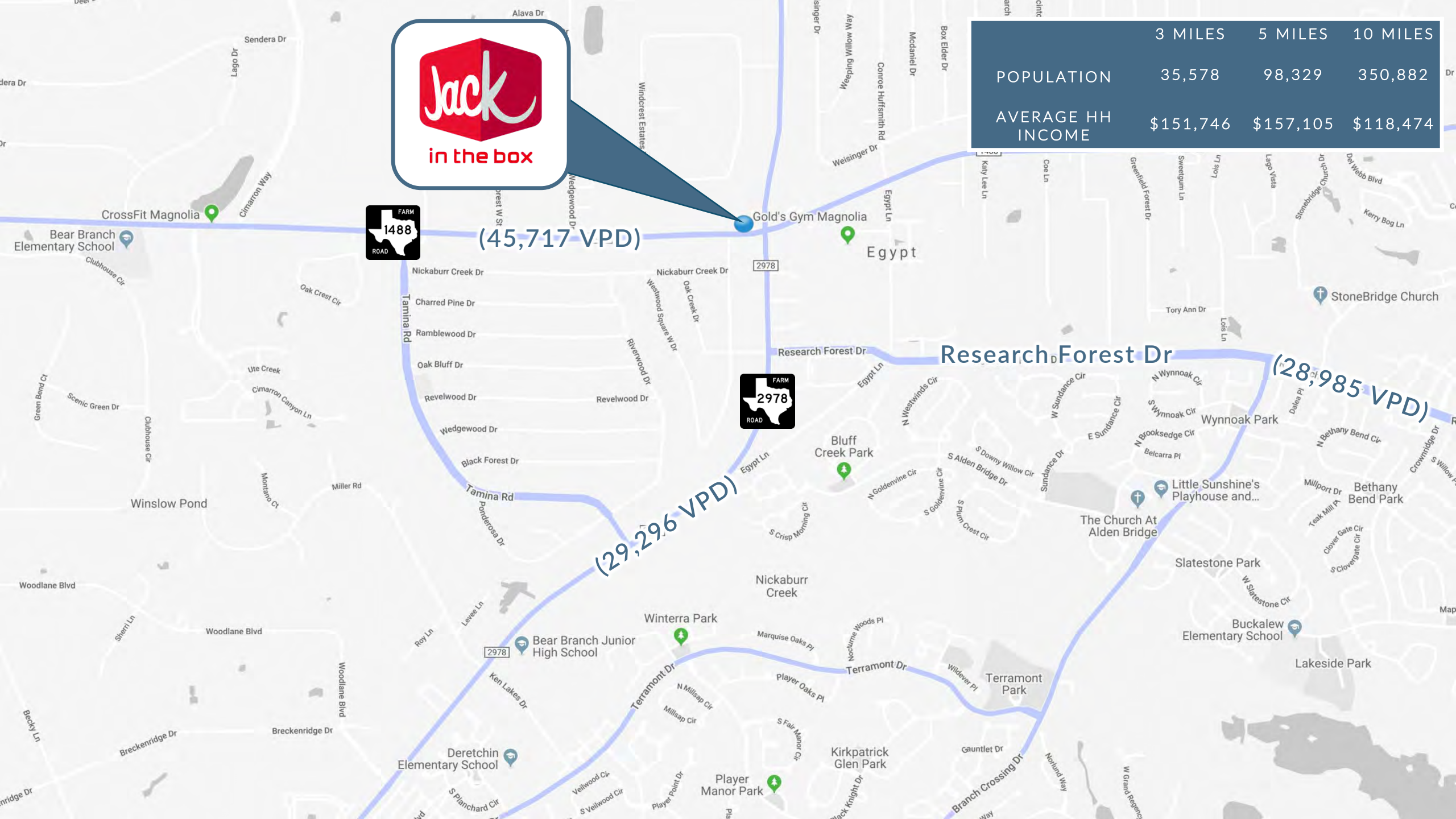
Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research.

Since Houston is less than an hour drive from Magnolia, it is the perfect place to spend the day. Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park.





	3 MILES	5 MILES	10 MILES
POPULATION	35,578	98,329	350,882
AVERAGE HH INCOME	\$151,746	\$157,105	\$118,474



JACK IN THE BOX

TENANT PROFILE

Jack in the Box is an American fast-food restaurant chain founded in February 21, 1951, by Robert O. Peterson in San Diego, California, where it is headquartered. The chain has over 2,300 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, Indianapolis, and Cincinnati.

Jack in the Box is among the nation's leading fast-food hamburger chains, with more than 2,300 quick-serve restaurants in 21 states and Guam. As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 85 percent of the half-billion guests served annually buying food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day.



COMPANY TYPE
NASDAQ: JACK



FOUNDED
1951



OF LOCATIONS
2,300+



HEADQUARTERS
San Diego, CA



WEBSITE
jackinthebox.com

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 sub agency 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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