



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dunkin' Anchored Strip Center
1701 N Hewitt Drive
Waco, TX 76712

EXCLUSIVELY MARKETED BY:



MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com



ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com



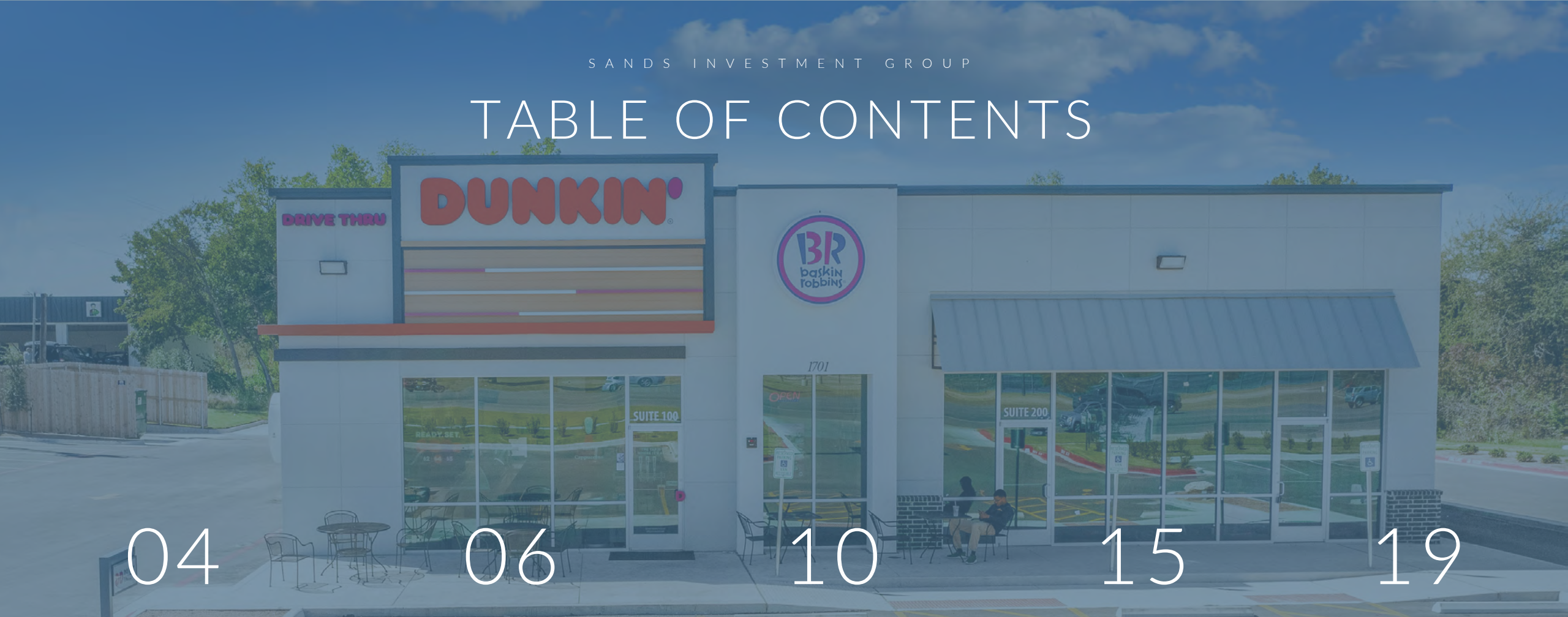
CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com

2101 South IH 35, Suite 402
Austin, TX 78741
844.4.SIG.NNN
www.SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,649 SF Dunkin' Anchored Strip Center Located at 1701 N Hewitt Drive in Waco, Texas. This Opportunity Includes a Strip Center With 3 High Quality Tenants and 1 Vacant Space, Providing For a Great Investment With a Value-Add Opportunity.

OFFERING SUMMARY

PRICE	\$2,895,000
CAP	6.40%
NOI	\$185,273
PRICE PER SF	\$622.71
GUARANTOR	Various

PROPERTY SUMMARY

ADDRESS	1701 N Hewitt Drive Waco, TX 76712
COUNTY	McLennan
BUILDING AREA	<i>Dunkin'/Baskin Robbins:</i> 2,444 SF <i>Rush Bowls:</i> 1,102 SF <i>Vacant:</i> 1,103 SF Total SF: 4,649 SF
LAND AREA	2.28 AC
BUILT	2019



HIGHLIGHTS

- Strip Center Tenants Include: Dunkin', Baskin Robbins and Rush Bowls
- Brand New Long-Term 10 Year Lease on the Dunkin'/Baskin Robbins
- Excellent Visibility Along Hewitt Drive With Traffic Counts Exceeding 28,239 VPD
- Situated on a High Retail Corridor and Across the Street From the Panther Stadium and Baseball Fields, the Rice Field, Midway Middle and High School - Providing Ample Foot Traffic
- Excellent Demographics - Over 35,940 Residents Making an Average Household Income of \$84,570 Within a 3-Mile Radius
- Just Blocks From the Coca Cola Refreshments and Mars Wrigley Confectionery Distribution Centers; Mars Wrigley Expanded Their Center Last Year By 65,000 SF and Currently Employs Over 600 Associates; Recently Adding Over 50 New Jobs
- Located a Quick 15 Minute Drive to Baylor University (Containing Over 16,000 Students) and the Chip and Joanna Gaines Magnolia Market Silos - a Large Tourist Destination in Waco
- Income Tax Free State
- Surrounding Tenants Include: HEB Plus!, Walmart Supercenter, Chase Bank, McDonald's, Taco Bell, Goodwill, Bush's Chicken, Freddy's Frozen Custard & Steakburgers, Whataburger, AutoZone, Family Dollar, Anytime Fitness and O'Reilly Auto Parts

YEAR 1 PRO FORMA

PROFIT AND LOSS BREAKDOWN

Annual Rental Income	\$191,003
NNN Reimbursements	\$34,931
GROSS OPERATING INCOME	\$225,934
Operating Expenses	(\$40,661)
NET OPERATING INCOME	\$185,273

OPERATING EXPENSES SUMMARY

Taxes	(\$16,301)
Insurance	(\$2,329)
CAM	(\$16,301)
Vacancy Reserve	(\$5,730)
TOTAL OPERATING EXPENSES	(\$40,661)





LEASE SUMMARY

TENANT	OSO Coffee Company, LLC dba Dunkin'/Baskin Robbins
PREMISES	A Premise of Approximately 2,444 SF
LEASE COMMENCEMENT	TBD
LEASE EXPIRATION	10 Years From Rent Commencement
LEASE TERM	10 Years
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Year 6 and Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Dunkin'/Baskin Robbins
PROPERTY TAXES	Tenant Reimburses Pro-Rata Share
INSURANCE	Tenant Pays Liability; Tenant Reimburses Pro-Rata Share of Property Insurance
COMMON AREA	Tenant Reimburses Pro-Rata Share
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



LEASE SUMMARY

TENANT	REJ Ventures, Inc. dba Rush Bowls
PREMISES	A Premise of Approximately 1,102 SF
LEASE COMMENCEMENT	TBD
LEASE EXPIRATION	5 Years 2 Months From Rent Commencement
LEASE TERM	5 Years and 2 Months
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant Reimburses Pro-Rata Share
INSURANCE	Tenant Pays Own Liability; Tenant Reimburses Pro-Rata Share
COMMON AREA	Tenant Reimburses Pro-Rata Share
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant Interior; Landlord Exterior and Structure
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

RENT ROLL

Tenant Name	Square Footage	% of Total	Annual Base Rent	Rent per SF	Rental Increase	Increase Dates	Lease Begin	Lease End	Options
Dunkin’/ Baskin Robbins	2,444 SF	52.57%	\$115,375	\$47.21	10%	Year 6 and Options	TBD	10 Years From Rent Commencement	2 x 5 Years
Rush Bowls	1,102 SF	23.70%	\$41,435	\$37.60	10%	Every 5 Years and Options	TBD	5 Years & 2 Months From Rent Commencement	2 x 5 Years
Vacant*	1,103 SF	23.73%	\$34,193	\$31.00	TBD	TBD	TBD	TBD	TBD
Occupied SF	3,546 SF	76.27%	\$156,810						
Vacant SF	1,103 SF	23.73%	\$34,193						
TOTAL	4,649 SF	100%	\$191,003						

*Vacant: Seller to Guarantee Rent of \$31.00/SF For the 1,103 SF Vacancy For the Lesser of 12 Months or Upon Rent Commencement of a New Tenant

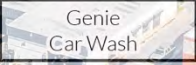


ACTUAL PROPERTY IMAGES

DUNKIN' ANCHORED STRIP CENTER



DUNKIN' ANCHORED STRIP CENTER

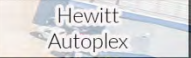


Midway High School



Midway Middle School

N Hewitt Dr





MOTEC
SERVICES
254.447.3906

Mental
get committed

STURDI
STEEL

Irrigation Supply

SWIRLEY
FOODS

Hewitt EYES

O'Reilly
AUTO PARTS

ROCKET FEDERAL
CREDIT UNION

US PEOPLE'S
BANK

KFC

HGS
SELF
STORAGE

WOW'S
FACTORY

National United

CARE

BROOKSIDE
APARTMENTS

ANYTIME
FITNESS
Get to a healthier place.

FAMILY DOLLAR

Auto
Zone

SHADES
SUNSHINE

SEDONA STAFFING

Hewitt
Autoplex

Cafe Cappuccino

PAPA JOHN'S

Genie
Car Wash

ROYALTON
VILLAGE

PEACE
LUTHERAN CHURCH
LCMS

CIMMARON
HUNNINGTON
MISTY SQUARE
APARTMENTS

Royal Manor
Health Center

Canyon Springs
Apartment Homes

UniFirst
U1st

TRI STAR
Self Storage

Allen Glass
Company

TACO
A CASA

Panther
Stadium

MIDWAY

Midway
Middle School

Rice Field

DUNKIN'
ANCHORED STRIP
CENTER

Schlotzsky's
AUSTIN EATERY

Elegant
Nails & Spa

SENIOR CARE
HEWITT

Walgreens
BBVA Compass

marco's
Pizza

CVS pharmacy
SHERWIN-WILLIAMS

Bank of America
H-E-B
Sprint
Jack
in the box

Starbucks
WELLS FARGO
SHIPLEY
DO-NUTS
9ROUND
30 MIN KICKBOX FITNESS
SUBWAY

Walmart
Supercenter
JIMMY JOHN'S
SANDWICHES
MURPHY
USA
ROSATI'S
CHICAGO PIZZA
CHASE
First
Community Bank
Great Clips

84

McDonald's
CEFCO

TACO
BELL

goodwill
WHATABURGER
DOMINO'S
SONIC
ACE

Curves
SportClips
WINGSTOP
CEFCO

Freddy's
STEAKBURGERS
Cane's
CHICKEN FINGERS
FUZZY'S
TACO SHOP
Jersey
Mike's
SUBS
AT&T
McALISTER'S
DELI
SUPERCUTS

Schlotzsky's

PIZZA
PAPA JOHN'S

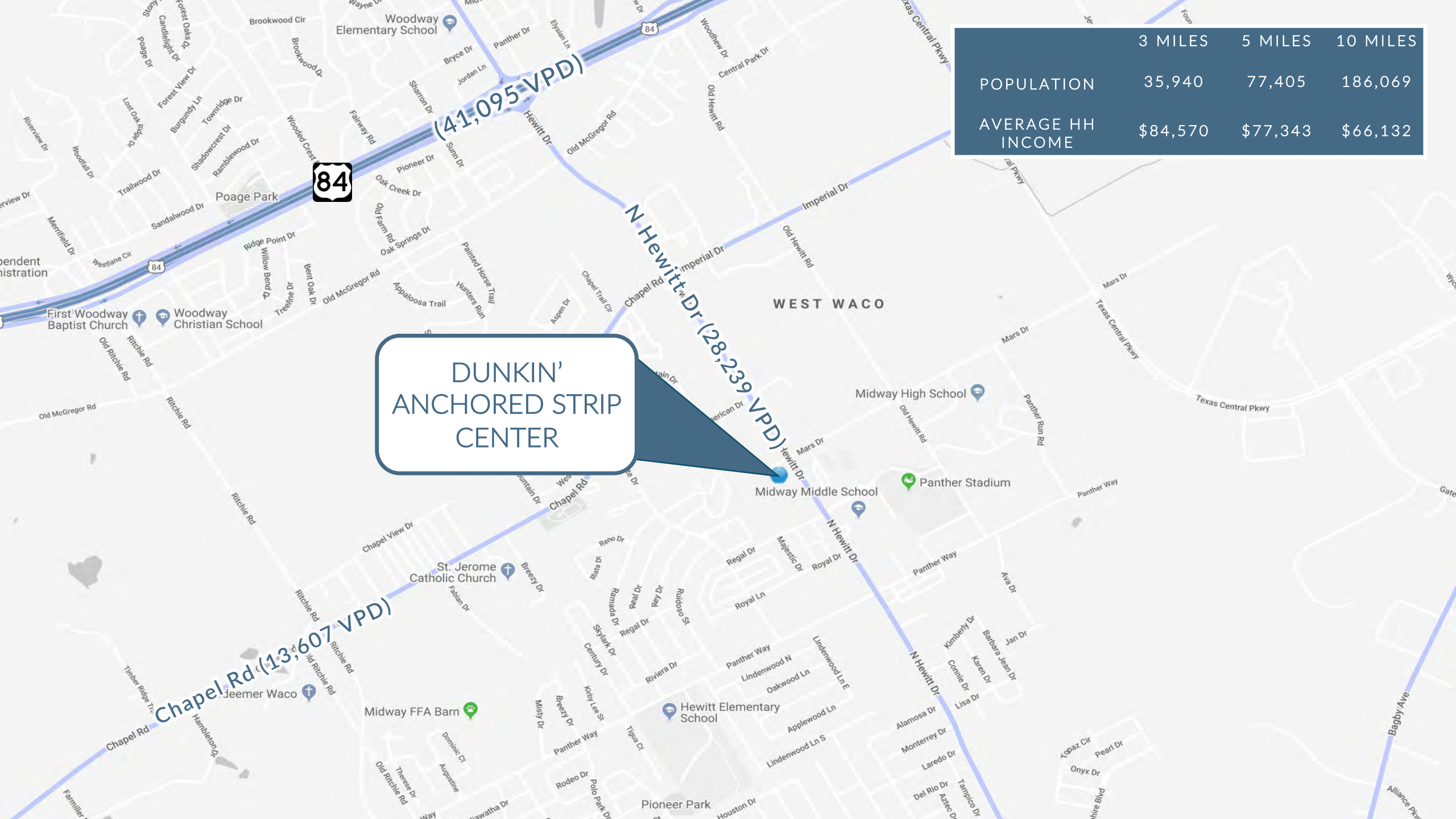
DUNKIN'
ANCHORED STRIP
CENTER

N Hewitt Dr

FAMILY DOLLAR
AutoZone
TEXACO

O'Reilly
AUTO PARTS
ANYTIME
FITNESS

DOLLAR GENERAL



	3 MILES	5 MILES	10 MILES
POPULATION	35,940	77,405	186,069
AVERAGE HH INCOME	\$84,570	\$77,343	\$66,132

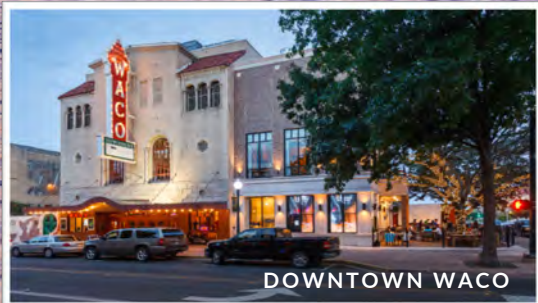
DUNKIN'
ANCHORED STRIP
CENTER

WACO | MCLENNAN COUNTY | TEXAS

Waco is the county seat of McLennan County, Texas. It is situated along the Brazos River and I-35. The city is also located right in the middle of Dallas and Austin, being 90 miles from each. The city's 2018 estimate population is about 138,183 residents. The Waco Metropolitan Statistical Area consists of McLennan and Falls Counties, which had a 2018 estimate population of 268,696 residents. Waco is famous for being the birthplace of Dr. Pepper, the Texas Ranger Hall of Fame & Museum, and the Texas Sports Hall of Fame. The city is also very popular due to being the home of 3 major colleges. Waco is brimming with Texas history, economic opportunity, and a rich variety of cultural experiences.

The economy of Waco employs about 56,275 people and is specialized in Educational Services, Manufacturing, and Accommodation and Food Service. Waco is the home to three major colleges in its city limits including: Baylor University with 14,316 students, Texas State Technical College with 4,114 students, and McLennan Community College with 8,764 students. The city boasts one of the of the biggest and best municipal parks in Texas, Cameron Park, which brings numerous of visitors to the city. The 416-acre park is located in the heart of Waco, next to downtown, situated on the Brazos and Bosque Rivers. It hosts numerous races, triathlons, boat races and more.

Waco is the place to stop for scores of shops and restaurants galore. It also offers some major attractions, five historic homes, seven recreational venues, and nine arts organizations staging theatrical and musical productions, as well as art exhibitions. The city is the birthplace of Dr. Pepper, the Texas Ranger Hall of Fame and Museum and the Texas Sports Hall of Fame. Waco is also home to the Waco Mammoth National Monument, a 100-plus acre stretch of wooded parkland along the Bosque River. The site provides a glimpse into the lives of Columbian mammoth bones discovered in Waco along the Bosque River and is part of the National Parks System. The city is also home to the very popular Magnolia Market Silos which is a chic home design and garden supply center, with rotating food trucks, a craft bakery & lawn games created by Chip and Joanna Gaines, who are 2 popular Waco residents that filmed the show Fixer Upper.



DOWNTOWN WACO



MAGNOLIA MARKET SILOS

MCLANE STADIUM IN WACO, TX

SANDS INVESTMENT GROUP

WACO ACCOLADES

WACO HOTEL
OCCUPANCY RATE RANKS
1ST IN STATE

Waco Tribute

WACO NAMED THE
#2 “DESTINATION ON
THE RISE” FOR 2018

Trip Advisor

#61 IN COST OF
DOING BUSINESS

Forbes

BAYLOR UNIVERSITY
PRESENTED THE BAYLOR
FOUNDERS MEDAL TO
THE CITY OF WACO

Baylor University

FIXER UPPER STAR'S
CHIP & JOANNA GAINES
HAVE BROUGHT MORE
THAN 300,000 VISITORS

HGTV

#141 BEST PLACES FOR
BUSINESS AND
CAREERS

Forbes

SANDS INVESTMENT GROUP

WACO ECONOMY

MAIN EMPLOYERS

OF EMPLOYEES

Baylor University	2,901
Waco Independent School District	2,471
Providence Health Care	2,401
Walmart	1,564
City of Waco	1,456
Sanderson Farms, Inc	1,215

HOME TO THE
DR. PEPPER
MUSEUM, WHERE
DR. PEPPER WAS
INVENTED

HOME TO THE
NEW SHERWIN-
WILLIAMS
DISTRIBUTION
CENTER

HOME TO THE
WALMART
RETURN
DISTRIBUTION
CENTER



TENANT PROFILES

19



DUNKIN'

CANTON, MA

LOCATIONS: 12,800+ | NASDAQ: DNKN

Dunkin'® is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to their name, they offer 50+ varieties of donuts, but customers can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods. Dunkin'® is a subsidiary of Dunkin' Brands, Inc. With more than 20,000 points of distribution in more than 60 countries, Dunkin' Brands is one of the world's leading franchisors of quick service restaurants. With over 130 years of franchising experience, Dunkin' Brands is home to two of the world's most recognized, beloved franchises: Dunkin'® and Baskin-Robbins. The company has more than 12,800 Dunkin'® restaurants worldwide – that's over 8,500 restaurants in 41 states across the U.S.A. and over 3,200 international restaurants across 36 countries!

BASKIN ROBBINS

CANTON, MA

LOCATIONS: 8,041+ | SUBSIDIARY

Baskin-Robbins is an American chain of ice cream and cake specialty shop. Based in Canton, Massachusetts, it was founded in 1945 by Burt Baskin and Irv Robbins. It claims to be the world's largest chain of ice cream specialty stores, with 8,041 locations, including nearly 2,550 shops in the U.S. and over 5,491 in other countries. Baskin-Robbins sells ice cream in nearly 50 countries. The company is known for its "31 flavors" slogan, with the idea that a customer could have a different flavor every day of any month. Today, over 300 million people visit Baskin-Robbins each year - a number that continues to grow as Baskin-Robbins spreads throughout the world!



RUSH BOWLS

BOULDER, CO

LOCATIONS: 51+ | PRIVATE

Rush Bowls was launched in 2004, when founder, Andrew Pudalov, decided to leave the hustle of New York's financial scene to pursue his dream of creating a healthy, fast-dining restaurant that fueled people's lives with honest ingredients and delicious recipes. As a result, Rush Bowls was born in Boulder, Colorado, offering meals crafted from the finest fruit, topped with granola & honey, and blended with protein, vitamins and other nutritious ingredients that taste delicious while promoting a healthy lifestyle. Rush Bowls continues their national expansion by having 51 franchise units across 15 states and Canada, with over 10 new locations opening soon!

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.



ACTUAL PROPERTY IMAGE

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.



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment
Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. #644481

EXCLUSIVELY MARKETING BY:

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT

matson@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT

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