

Long John Silver's
5540 Rufe Snow Drive
North Richland Hills, TX 76180



EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,344 SF Long John Silver's at 5540 Rufe Snow Drive in North Richland Hills, TX. This Opportunity Includes a Long Term Absolute Triple Net Lease Located in a Growing Suburban Market, 10 Minutes From Downtown Fort Worth, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$924,714
CAP	7.00%
NOI	\$64,730
PRICE PER SF	\$394.50
GUARANTOR	Barracuda Restaurant Holdings, LLC (44 Units)

PROPERTY SUMMARY

ADDRESS	5540 Rufe Snow Drive North Richland Hills, TX 76180
COUNTY	Tarrant
BUILDING AREA	2,344 SF
LAND AREA	0.53 AC
BUILT	1988



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Long Term Absolute Triple Net (NNN) Lease
- Barracuda's Parent Company, Falcon Holdings Management LLC, Operates Over 150 Stores
- Prime Location in Rapidly Growing Suburban Market of North Richland Hills - 10 Minutes From Fort Worth
- Ideally Situated Along a Strong Retail Corridor With Over 45,000 VPD Along Rufe Snow Drive
- North Richland Hills is a Mid-to-High End Suburb of the Dallas-Fort Worth Metroplex and Has a Population of Over 283,000 Within a 5-Mile Radius With an Average Household Income of \$87,348
- North Richland Hills Was Named "Top 100 Places to Live" in America According to Money Magazine
- Situated 25 Minutes to Texas Motor Speedway; 20 Minutes to Fort Worth Stockyards, the Dallas/Fort Worth International Airport, and Arlington (Home of AT&T Stadium and Six Flags Over Texas)
- Property is Conveniently Located in a Dense Residential Area With Access to Nearby Retail, Schools, and Restaurants; The Nearby Santander Consumer USA Offices - a Full Service Finance Company With Over 6,000 Employees Provides For Ample Foot Traffic
- Texas is a State Income Tax Free State
- Neighboring Tenants Include: Walmart Supercenter, Home Depot, Sam's Club, Hobby Lobby, MetroPCS, Whataburger, Supercuts, U-Haul, Dairy Queen, Public Storage, Chipotle, Wendy's, Wingstop, Firestone, Wells Fargo and More



LEASE SUMMARY

TENANT	Barracuda Restaurant Holdings, LLC
PREMISES	A Building of Approximately 2,344 SF
LEASE COMMENCEMENT	August 2014
LEASE EXPIRATION	August 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	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
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,344 SF	\$64,730	\$27.62







Iron Horse Rd



American
Detector
Distributors



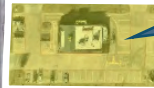
Browning Dr



Rufe Snow Dr



Shadow Creek



Texas
Health Care



Meadow Crest Dr



Grace E Hardeman
Elementary School

Watauga
Middle School

Fort Worth
Christian School

Birdville
High School

Watauga Rd

Rufe Snow Dr

Watauga
Elementary School



THE
FORMULA FOR
FAMILY FUN!



Iron Horse Rd



Richland
High School

Texas 183 TEXpress



Iron Horse
Golf Club



North Richland
Middle School

Tarrant
County
College



Northeast
Campus

Watauga Rd

Rufe Snow Dr

jiffy lube

SONIC

Kentucky Fried Chicken

LONG JOHN
SILVER'S™

Iron Horse Rd

Walmart Supercenter

Burlington

24 FITNESS

THE HOME DEPOT

HOBBY LOBBY

Sam's Club

Chick-fil-A

DICKY'S BARBECUE PIT

Don Pablos

Applebee's

Starbucks

First Community Bank

WHATABURGER

WHATABURGER

Taco Bueno

DQ

Smile Brands Group

McDonald's

WINGSTOP

INTERSTATE
TEXAS
820

QT
QuikTrip

THE ORIGINAL
TACO CABANA
MEXICAN PASTO CAFE

Albertsons

BIG LOTS!

DISCOUNT
TIRE

BR
Baskin Robbins

BOSTON
MARKET

CHASE

99c only

DOLLAR TREE

Jack
in the box

Tuesday Morning

TACO BELL

CVS pharmacy

PAPA JOHN'S

DOLLAR GENERAL

GNC
LIVE WELL

SUBWAY

Schlottsky's

Bank of America

SUBWAY

Chevron

TEXACO

Firestone

RaceTrac

WELLS
FARGO

Pep Boys

Shell

WinCo
FOODS

SUPERCUTS

CHIPOTLE
MEXICAN GRILL

cicis

SUBWAY

T-Mobile

VALERO

DOLLAR GENERAL

Chicken
EXPRESS

WHATABURGER

Texas 183 TExpress

Academy
SPORTS+OUTDOORS

golden
corral
Buffet & Grill

HOOTERS

WAFLE
HOUSE

T-Mobile



Rufe Snow Dr (45,067 VPD)

Grapevine Hwy (32,377 VPD)

Interstate 820 TExpress (Toll road) (183,357 VPD)

Texas 183 TExpress

	1 MILE	3 MILES	5 MILES
POPULATION	13,868	124,245	283,281
AVERAGE HH INCOME	\$76,343	\$75,532	\$87,348

NORTH RICHLAND HILLS | TARRANT COUNTY | TX

North Richland Hills, Texas is a dynamic, growing city with a population of 70,836 people in 2018. North Richland Hills is centrally located within the Dallas-Fort Worth Metroplex, which is the economic and cultural hub of the region commonly called North Texas or North Central Texas and the largest inland metropolitan area in the United States. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics. As of 2018, Dallas-Fort Worth Metroplex is home to 22 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the nation.

North Richland Hills has 69,798 residents, 1,200 businesses, 30 major employers and is the third largest city in Tarrant County. In 2016, North Richland Hills was recognized by the Dallas Morning News as one of the 10 best neighborhoods in DFW. The newspaper scored more than 300 communities in Collin, Dallas, Denton, Rockwall and Tarrant counties on several factors including safety from crime, affordability of homes, good schools, well maintained and quiet neighborhoods, rising home values, pet-friendliness, places to shop and things to do, commute, walkability, trees and landscaping, and parks and greenspaces. NRH notably houses the headquarters of HealthMarkets, and features popular businesses and locations including the NRH20 Water Park, North Hills Hospital, its own state of the art public library and is surrounded by communities including Haltom City, Keller, Hurst and Southlake.

Residents enjoy North Richland Hills welcoming and neighborly atmosphere along with family-friendly amenities including a new public library and recreation center, more than 800 acres of parkland, 30 miles of hike and bike trails, the award winning Iron Horse Golf Course and NRH20 Family Water Park. Superior schools, a wide range of housing options and convenient access to all the DFW region has to offer, make North Richland Hills an outstanding community in which to live, work and play. North Richland Hills is only a 10 minute drive to Fort Worth, which has the world's first and largest indoor rodeo, world class museums, a calendar of festivals and a robust local arts scene.



HEALTHMARKETS HEADQUARTERS



IRON HORSE GOLF COURSE



FORT WORTH, TX

LONG JOHN SILVER'S

TENANT PROFILE

Long John Silver's, Inc., is an United States-based fast-food restaurant. Founded in 1969 in Lexington, Kentucky, the companies headquarters are now in Louisville, Kentucky. The brand's name is derived from the novel Treasure Island by Robert Louis Stevenson, in which the pirate "Long John" Silver is one of the main characters. Formerly a division of Yum! Brands, Inc., the company was divested to a group of franchisees in September 2011, and is now 80% franchise owned.

Over the last 50 years, Long John Silver's has combined its national scale, strong consumer awareness, craveable menu, compelling proposition, and unmatched seafood knowledge and expertise to serve over one million customers per week. Today, Long John Silver's owns, operates and franchises the largest seafood QSR system in the world, with over 960 restaurants (80% franchised) located across 40 U.S. states, Puerto Rico, Singapore and the Philippines generating annual system wide sales of approximately \$500 million. Long John Silver's is the largest seafood QSR operator in the world, and the only operator in the U.S. with a national presence. Craveable seafood, like that offered by Long John Silver's, has grown in popularity as a healthier alternative to typical QSR offerings.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
960+



HEADQUARTERS
Louisville, KY



WEBSITE
ljsilvers.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.



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.

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SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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



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North Richland Hills, TX 76180