



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

JACK IN THE BOX (WITH HAMBURGER DEPOT SUBLET) ABSOLUTE NNN LEASED OFFERING

2395 TEXAS AVENUE BRIDGE CITY, TX 77611

OFFERING MEMORANDUM
PRESENTED BY:

DAVE OLSEN

VICE PRESIDENT

PHONE **310.339.2467**

EMAIL **dave@thekasegroup.com**

BRE **#01975883**

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

TX BRE **#708586**



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INVESTMENT OVERVIEW



The subject property consists of a 2100 SF building on a 0.88-acre lot, leased to Jack In The Box (sublet to Hamburger Depot). It is situated at a hard-cornered, signalized intersection along Texas Avenue (State Highway 73) which boasts nearly 30,000 cars per day. The local demographics are healthy with household incomes 50% + greater than the national average. The property features a drive-thru, multiple points of ingress/egress and prominent pylon signage. It is enveloped by schools and national retailers include Walgreens, Dollar Tree, Church's Chicken, Verizon Wireless and others.

INVESTMENT HIGHLIGHTS

JACK IN THE BOX CORPORATE GUARANTY

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

CPI OR 8% RENTAL INCREASES EVERY FIVE YEARS

IDEAL 1031 EXCHANGE PROPERTY

OFFERING SPECIFICATIONS

PRICE \$1,807,920

CAP RATE 7.50%

NOI \$135,594*

SQUARE FOOTAGE 2,100

LOT SIZE 0.88

YEAR BUILT 2007

** ASSUMED ESCALATION AS OF 07/01/2020*

FINANCIAL SUMMARY

JACK IN THE BOX • ABSOLUTE NNN LEASED OFFERING

2395 TEXAS AVENUE BRIDGE CITY, TX 77611

\$1,807,920 • 7.50%

SUMMARY

TENANT NAME	JACK IN THE BOX
GAURANTOR	JACK IN THE BOX, INC.
SQUARE FOOTAGE	2,100
LEASE START	7/7/10
LEASE END	7/6/30
TOTAL RENT	\$135,594*
OPTIONS*	Four, 5 Year

* ASSUMED ESCALATION AS OF 07/01/2020

OPERATING SUMMARY

	NET OPERATING INCOME*	CAP RATE
YEARS 1-5	\$116,250	6.43%
YEARS 6-10	\$121,500	6.72%
YEAR 11-15	\$135,594	7.50%
YEARS 16-20	\$149,153	8.25%
OPTION 1	\$164,069	9.08%
OPTION 2	\$180,476	9.98%
OPTION 3	\$198,523	10.98%
OPTION 4	\$218,375	12.08%

ALL THE NUMBERS FROM YEAR 11-15 ON ARE ESTIMATES/ASSUMPTIONS THAT 8% IS THE DEFAULT INCREASE EVERY 5 YEARS

TENANT OVERVIEW



PUBLICALLY TRADED



2,200+ LOCATIONS



22,000+ EMPLOYEES

JACK IN THE BOX

Founded in 1951, Jack in the Box Inc. (NASDAQ: JACK), based in San Diego, is a restaurant company that operates and franchises Jack in the Box® restaurants.

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 2,200 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 as well as one in Guam. The company also formerly operated the Qdoba Mexican Grill chain until Apollo Global Management bought the chain in December 2017.

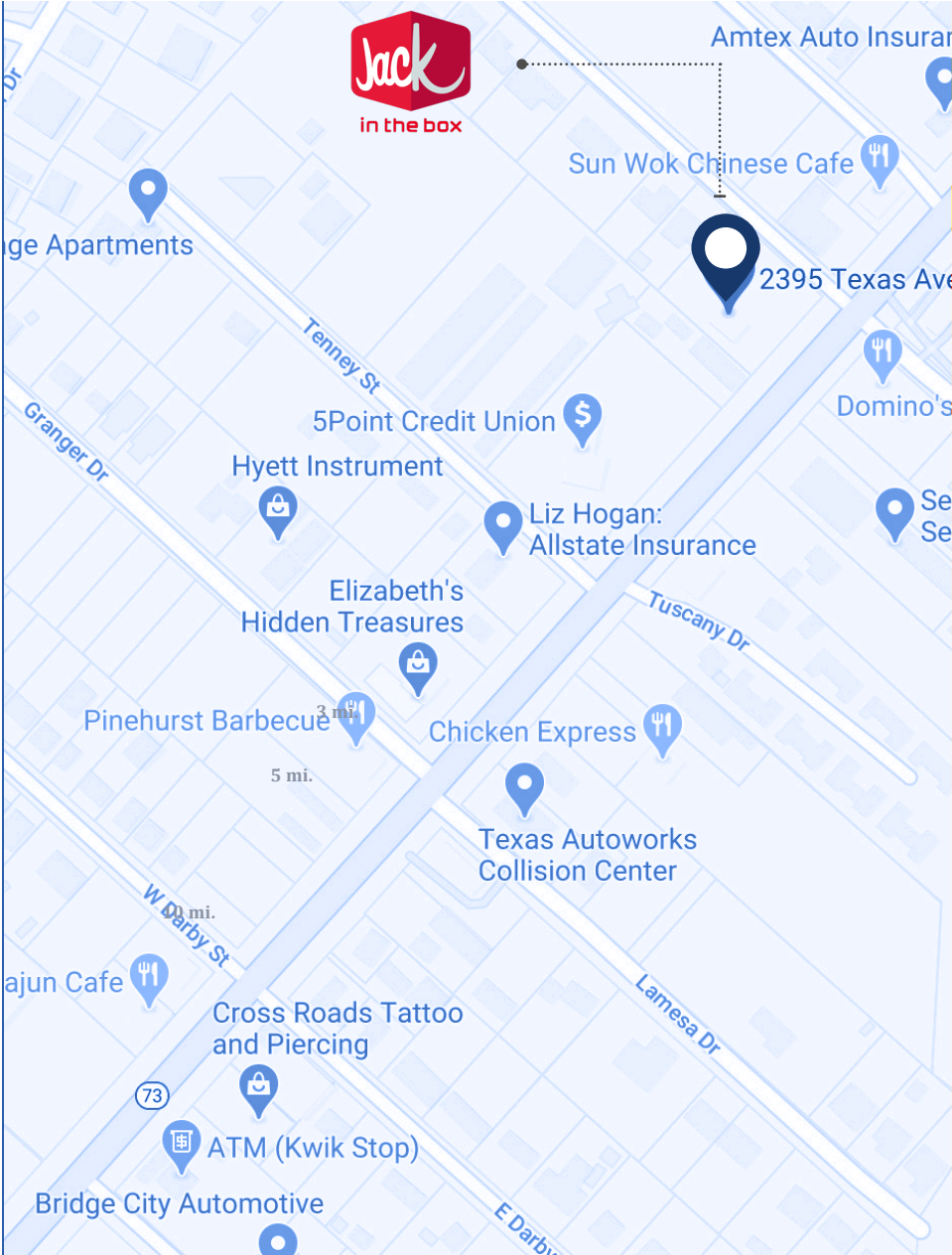
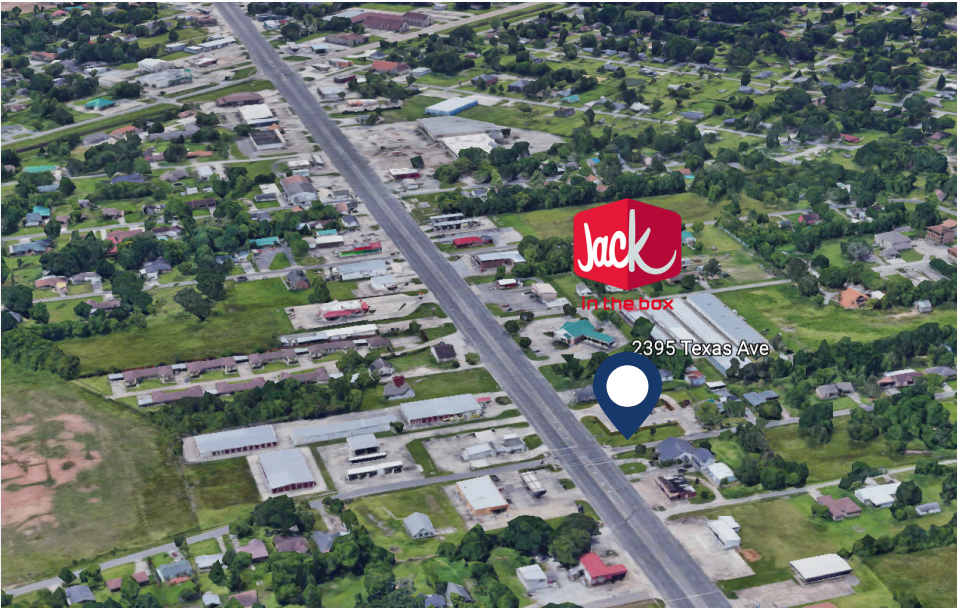
Food items include a variety of chicken tenders and french fries along with hamburger and cheeseburger sandwiches and selections of internationally themed foods such as tacos and egg rolls.

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.

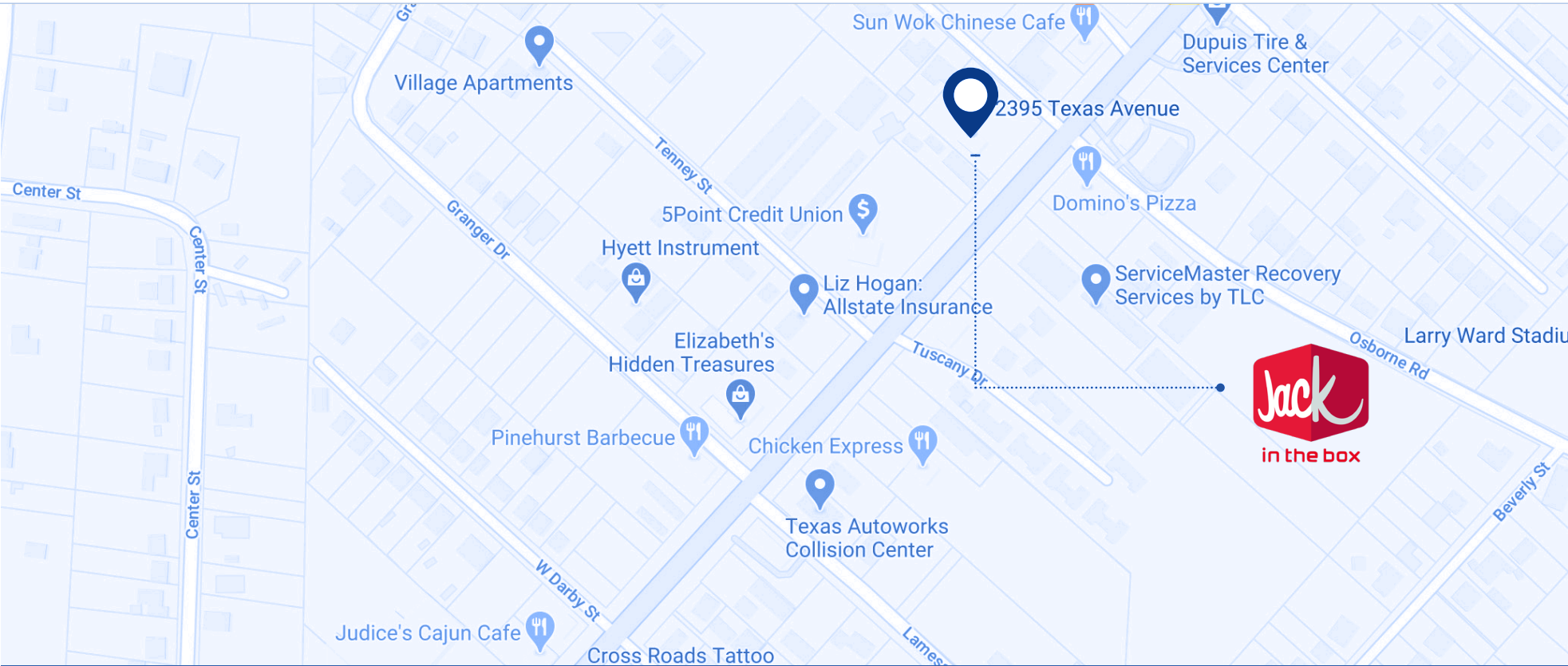
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,303	12,724	17,808
TOTAL HOUSEHOLDS	1,284	4,782	6,667
AVERAGE HOUSEHOLD INCOME	\$80,874	\$79,956	\$79,598
AVERAGE AGE	37.20	38.00	38.00

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,303	12,724	17,808
TOTAL HOUSEHOLDS	1,284	4,782	6,667
PERSONS PER HOUSEHOLD	2.60	2.70	2.70
AVERAGE HOUSEHOLD INCOME	\$80,874	\$79,956	\$79,598
AVERAGE HOUSE VALUE	\$142,068	\$157,160	\$153,740
AVERAGE AGE	37.20	38.00	38.00
POPULATION WHITE	3,111	12,091	16,673
POPULATION BLACK	31	73	367
POPULATION AM. INDIAN & ALASKAN	20	76	127
POPULATION ASIAN	88	272	347
POPULATION HAWAIIAN & PACIFIC ISLAND	0	2	5
POPULATION OTHER	53	210	289

BRIDGE CITY, TEXAS

Bridge City is a city in Orange County, Texas, United States. It is 100 miles east of Houston, near the Gulf of Mexico. The area is most known for the oil industry and is part of the Beaumont–Port Arthur Metropolitan Statistical Area.



in the box

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The Kase Group

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