



723 E Quinlan Parkway | Quinlan, TX 75474

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- Recently extended lease – Snap Fitness renewed for two years, showing great commitment to the location
- 100% Leased to two national retailers – Domino's and Snap Fitness
- E-Commerce resistant tenants – Restaurant and gym retailers are not affected by the rise in e-commerce
- Low price-point strip center with replaceable rents
- Texas is an income tax-free state
- Situated in the main retail area among national tenants such as Walmart Supercenter, Whataburger, AutoZone, and O'Reilly Auto Parts, to name a few

FINANCIAL OVERVIEW



\$533,333
LIST PRICE



7.50%
CAP RATE

TENANT INFO

TENANT	GLA	PERCENTAGE
Snap Fitness	3,000	75.00%
Domino's	1,000	25.00%
Total	4,000	100.00%

RENT ROLL

Tenant	Lease Start	Lease End	GLA	% of GLA	Rental Rate		Rent PSF		Rent Increases	Recovery Structure	Options
					Month	Year	Month	Year			
Snap Fitness	11/1/18	10/31/22	3,000	75.00%	\$2,250.00	\$27,000.00	\$0.75	\$9.00	None	NNN	None
Domino's	11/1/17	10/31/22	1,000	25.00%	\$1,083.34	\$13,000.08	\$1.08	\$13.00	10% in options	NNN	Two, 5-year
TOTALS			4,000	100.00%	\$3,333.34	\$40,000.08	\$0.83	\$10.00			

LEASE ABSTRACTS



Tenant:	Laverkin LLC dba Snap Fitness
Guarantor:	John Beatty
Tenant Address:	5505 Grissom Rd Suite 114 San Antonio, TX 78238
Date of Lease:	11/01/2018
Lease Commencement:	11/01/2018
Lease Expiration:	10/31/2022
Lease Term:	2 Years
Lease Type:	NNN
Square Footage	3,000 SF
Pro Rata Share	75%
Annual Rent:	\$27,000
Rental Increases	None
Renewal Options:	None
Real Estate Taxes:	Tenant
Insurance:	Tenant
Repairs and Maintenance:	Tenant responsible for CAM Landlord responsible for roof/structure/parking lot work & HVAC repairs/replacements
Security Deposit	\$2,250.00

Tenant:	Debics LLC dba Domino's Pizza
Guarantor:	RPC Pizza, Debics LLC, Richard Cunningham
Tenant Address:	723 E Quinlan Parkway Suite B Quinlan, TX 75474
Date of Lease:	11/01/2017
Lease Commencement:	11/01/2017
Lease Expiration:	10/31/2022
Lease Term:	Five Years
Lease Type:	NNN
Square Footage:	1,000 SF
Pro Rata Share	25%
Annual Rent:	\$13,000
Rental Increases:	10% in Options
Renewal Options:	Two (2) Five (5) Year Option
Real Estate Taxes:	Tenant
Insurance:	Tenant
Repairs and Maintenance:	Tenant responsible for CAM Landlord responsible for roof/structure/parking lot work & HVAC repairs/replacements
Security Deposit	Yes

REPRESENTATIVE PHOTO

TENANT OVERVIEW



SNAP FITNESS

» Company Name	» Year Founded	» Website
Snap Fitness	2005	www.snapfitness.com
» Ownership	» Industry	
Public	Fitness	

Starting from humble origins, Snap Fitness has grown over these past 15 years to become a well-respected international brand, boasting over one million members around the world. But we couldn't have done it alone. Our franchise owners and gym members have inspired and supported us through hard work and a steadfast commitment to improving their lives. As we look into the future, we remain committed to growing our business and continuing to evolve as a leader in the fitness industry.

TENANT OVERVIEW

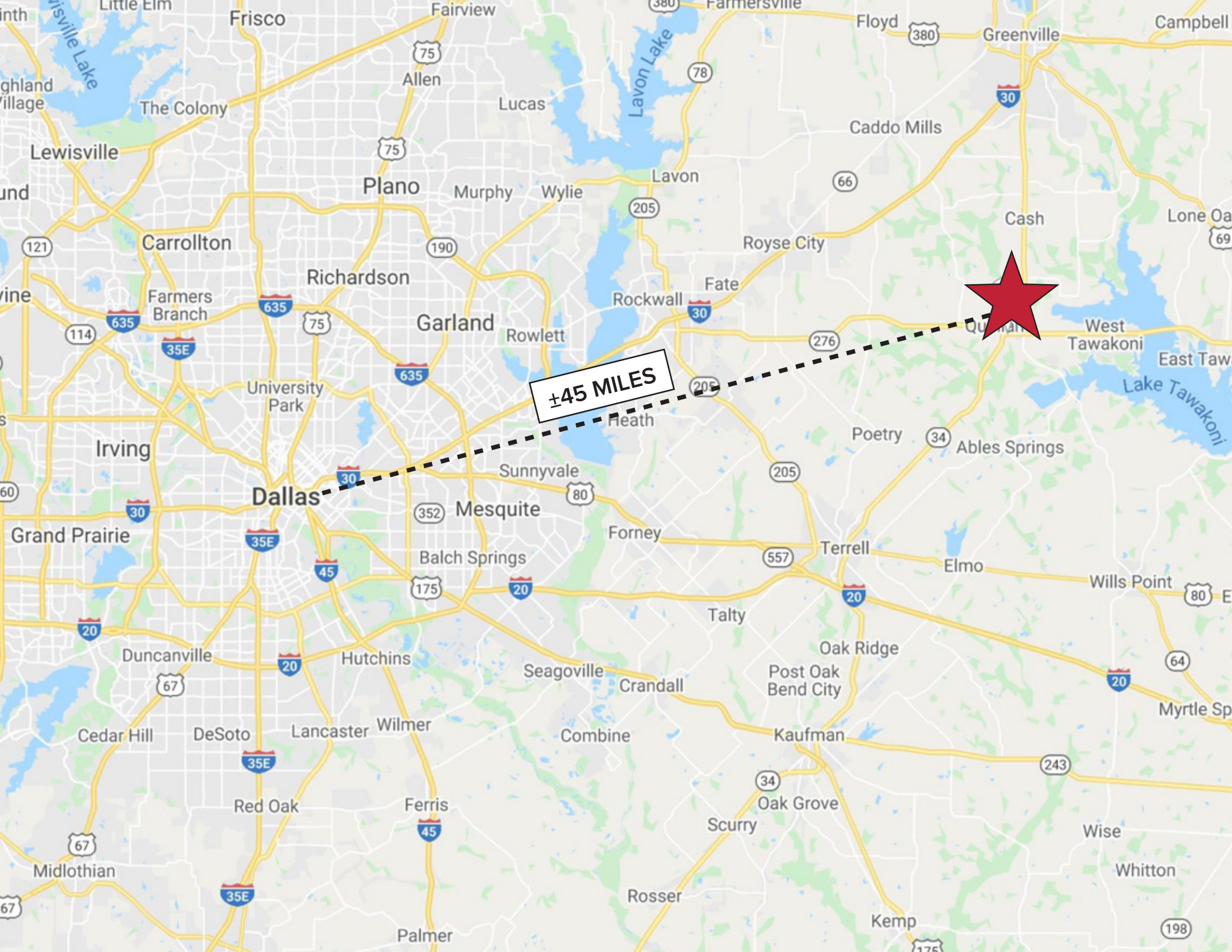
REPRESENTATIVE PHOTO



DOMINO'S

» Company Name Domino's	» Year Founded 1960	» Headquarters Arbor, Michigan
» Ownership Public	» Industry QSR	» Website www.dominos.com

Domino's Pizza, Inc., branded as Domino's, is an American pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan, and incorporated in Delaware. In February 2018, the chain became the largest pizza seller worldwide in terms of sales. The current Domino's menu in the United States features a variety of Italian-American main and side dishes. Pizza is the primary focus, with traditional, specialty, and custom pizzas available in a variety of crust styles and toppings. Domino's Pizza, as of September 2018, has locations in 84 countries, including unincorporated territories such as Puerto Rico and Guam, overseas territories such as the Cayman Islands and states with limited recognition such as Kosovo and Northern Cyprus. It has its stores in 5,701 cities worldwide (2,900 international and 2,800 in the U.S.) In 2016, Domino's opened its 1,000th store in India. As of the first quarter of 2018, Domino's had approximately 15,000 stores, with 5,649 in the U.S., 1,127 in India, and 1,094 in the U.K.





**SUBJECT
PROPERTY**

FAMILY DOLLAR

E. QUINLAN PKWY
± 17,130 VPD

Brookshire's

SUBWAY

DOLLAR GENERAL

SHELL
DOLLAR GENERAL
POPEYES
TACO BELL
SNAP FITNESS 24-7
SONIC
DOMINO'S

FAMILY DOLLAR

DOLLAR GENERAL

AREA OVERVIEW

QUINLAN, TEXAS

The community of Quinlan was established in 1892 as a depot stop along the Texas Central Railroad. The new community took its name from George Austin Quinlan, vice president and general manager of the Houston and Texas Central Railway. By 1925 Quinlan had established itself as a retail trade center for southern Hunt, northern Kaufman, and Van Zandt counties. Today, Quinlan is very developed for a community of its size and is one of the smallest cities that has a full-sized Walmart Supercenter and a full-sized Brookshire's grocery store.

| DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	7-MILE
2025 Projection	4,999	12,229	18,514
2020 Estimate	4,809	11,726	17,688
2010 Census	4,630	11,153	16,659
Growth 2020-2025	3.95%	4.29%	4.67%
Growth 2010-2020	3.87%	5.14%	6.18%

HOUSEHOLDS	3-MILE	5-MILE	7-MILE
2010 Census	1,838	4,341	6,463
2020 Estimate	1,923	4,584	6,891
2025 Projection	2,004	4,788	7,224
Growth 2010-2020	4.63%	5.60%	6.62%
Growth 2020-2025	4.21%	4.45%	4.83%

INCOME	3-MILE	5-MILE	7-MILE
2020 Avg Household Income	\$55,073	\$64,453	\$68,073

DALLAS, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others. In 2015, Forbes reported that Dallas is “the best place for business and careers” in Texas. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: “Big Things Happen Here.”





DALLAS-FORT WORTH MSA

The Dallas-Fort Worth Metroplex is the largest metropolitan area in the South, and fourth largest in the United States. It is a center for sporting events, tourism, and manufacturing. Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. Dallas is a center for corporate America. Because of its central location relative to the rest of the United States, Dallas is a popular convention site and site for many corporate headquarters and home to 21 Fortune 500 companies. Business management and operations is a major part of the economy. The Metroplex also contains the largest Information Technology industry base in the state. On the other end of the business spectrum, and on the other side of the Metroplex, the Texas farming and ranching industry is based in Fort Worth.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Snap Fitness & Domino's** located at **723 E Quinlan Parkway, Quinlan, TX 75474** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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Broker of Record

Kyle Matthews
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ACTUAL PROPERTY



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date