

AT&T/RITA'S DONUTS

2625 50TH STREET, LUBBOCK, TX 79414



\$1,030,000 | 6.5 CAP

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An aerial photograph of a commercial property. In the foreground, a single-story building features an AT&T logo and a blue awning. To its right is a Rita's Donuts storefront with signage for 'BORRITOS', 'COLACHE', and 'CROISSANT'. A white pickup truck is parked in a designated space next to the donut shop, and a silver sedan is parked in the adjacent space. The background shows a larger shopping center with stores like 'BEALLS' and 'DOLLAR TREE'. A semi-transparent dark blue rectangle is overlaid on the center of the image, containing the text 'PROPERTY INFORMATION'.

PROPERTY INFORMATION

AT&T / RITA'S DONUTS

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AT&T / RITA'S DONUTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,030,000
CAP RATE:	6.5%
NOI:	\$66,946
PRICE/SF:	\$340.50
LEASE TYPE:	NNN
BUILDING SIZE:	3,025 SF
LOT SIZE:	0.357 Acres
NUMBER OF TENANTS:	2
FREESTANDING:	Outparcel to Home Depot
DRIVE THRU:	Part of Rita's Donuts space

PROPERTY OVERVIEW

TREK Investment Group is pleased to present for sale the AT&T / Rita's Donuts Center in Lubbock, Texas. This two tenant **NNN** Investment has **excellent visibility** as a **pad site to Home Depot**, and an **outparcel** to the Caprock Shopping Center which includes dominant national retailers such as Beall's, Ross, Dollar Tree and more. The asset is located on a **major retail corridor** at a **signalized intersection**, with traffic counts of **29,500+VPD**. It is surrounded by **densely populated neighborhoods**, across the street from 5A-Monterey High School with 2,100+ students and 2 miles from Texas Tech University with 40,000+ students. This **strategically located** asset offers an investor a **passive income stream** with a **hedge against inflation**, having rent **increases throughout**.

PROPERTY HIGHLIGHTS

- NNN Leases with Minimal Landlord Responsibility
- Hedge against inflation with rent increases every 2 years
- Pad Site to Home Depot and Outparcel to Regional Power Center (Caprock Shopping Center) | Signalized Intersection
- High visibility on major retail corridor and University Avenue leading to Texas Tech University | 29,500+VPD
- Surrounded by dense neighborhoods and 5A-Monterey High School with 2,100+ students
- 2 miles from Texas Tech University with 40,000+ students.



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RETAILER MAP



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AREA MAP



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SITE PLAN



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AT&T

LEASE ABSTRACT

TENANT:	Prime Communications, L.P., a Texas limited partnership
GUARANTOR:	NA
LEASE TYPE:	NNN
LEASE TERM REMAINING:	5 years 2+ primary term remaining
RENT COMMENCEMENT:	January 1, 2018
LEASE EXPIRATION:	January 31, 2023
RENT INCREASES:	14.58% increase at beginning of Option period.
OPTIONS:	One - (5) year Option
GLA:	1,700 SF
TAXES:	Tenant shall reimburse Landlord its pro rata share.
INSURANCE:	Tenant shall reimburse Landlord its pro rata share.
UTILITIES:	Tenant responsible.
CAM:	Tenant reimburses Landlord its pro rata share + Administrative charge equal to 5% of CAM expenses.
EXPENSE CAP:	The increase in controllable CAM expenses is capped at 5% per year over previous year expenses.
LANDLORD MAINTENANCE:	Roof and Structure



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AT&T

AT&T PROFILE



AT&T AWARDS & HIGHLIGHTS

- AT&T 5G now covers more than 160 M people in the U.S.
- 5G Network is now live for consumers in 137 additional markets
- #1 in Telecom - Fortune's Most Admired Companies 5 yrs in a row
- #5 Top 100 Digital Companies - Forbes 2019
- #6 Top 50 U.S. Companies - Forbes Global 2000
- #1 Best and Fastest Wireless Network in the U.S. - GWS OneScore 2019
- #1 Largest Communications Company in the World (by revenues)
- #11 World's Most Valuable Brands - Forbes 2019

NATION'S BEST AND FASTEST WIRELESS NETWORK

COMPANY:	AT&T
NYSE:	T: \$29.38
CREDIT RATING:	S&P: BBB Stable
LOCATIONS:	5,300+
EMPLOYEES:	247,000+
2019 REVENUE:	\$181.2 Billion - 2019 Consolidated Revenues
2019 NET INCOME:	\$14.98 Billion
REACH:	2 Billion People in over 200 Countries and Territories
HEADQUARTERS:	Dallas, TX
WEBSITE:	www.att.com

AT&T RANKS #1 IN TELECOM - FORTUNE'S MOST ADMIRABLE COMPANIES



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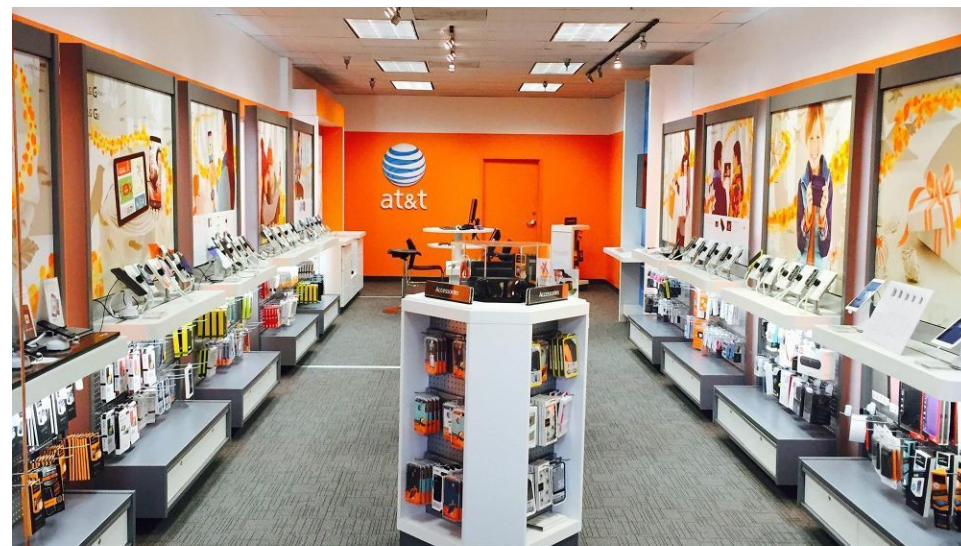
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PRIME COMMUNICATIONS - NUMBERS

- ~2,000 Locations in US from coast to coast
- 8,000+ Employees
- ~40M Customers visited our stores in 2019
- ~3.5M Devices sold in 2019
- ~3.5M Accessories sold in 2019

"A rich entrepreneurial spirit permeates everything we do. We strive for an environment where creativity, leadership and teamwork are rewarded, and where individuals and stores can see and feel the fruits of their success."



PRIME COMM - OVERVIEW

Type:	Privately Held
Founded:	1999
Industry:	Telecom, Wireless
Headquarters:	Sugar Land, Texas
Locations:	~2,000 across the US
Employees:	5,001 - 10,000 employees
Website:	http://primecomms.com

AT&T'S LARGEST AUTHORIZED RETAILER

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RITA'S DONUTS

LEASE ABSTRACT

TENANT:	Rita's Donuts, LLC
GUARANTOR:	Nget Chren, Owner
LEASE TYPE:	NNN
LEASE TERM REMAINING:	10 year term 9+ years remaining
RENT COMMENCEMENT:	November 1, 2019
LEASE EXPIRATION:	October 31, 2029
RENT INCREASES:	6% every 2 years
OPTIONS:	One - (5) year Renewal Option
GLA:	1,325 SF
TAXES:	Tenant reimburses Landlord pro rata share + 15% admin fee.
INSURANCE:	Tenant reimburses Landlord pro rata share + 15% admin fee.
UTILITIES:	Tenant pays all
CAM:	Tenant reimburses Landlord pro rata share + 15% admin fee.
MANAGEMENT FEE:	Included as part of CAM
LANDLORD RESPONSIBILITY:	Roof and Structure
FINANCIAL REPORTING:	Tenant and guarantor shall provide to Landlord with 10 days' notice -financial statements, tax returns, and gross sales.



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RITA'S DONUTS

RITA'S DONUTS PROFILE



COVID-19 RESISTANT

- Surrounded by "Essential" Businesses
- Offering Drive-thru Service

"DONUT LOVING" LOCATION

- Home Depot's early morning Contractors / Customer base love donuts and breakfast burritos!
- Shadowed by Caprock Shopping Center - Regional Power Center with 257,616 sf leaseable area attracting retail Consumers and donut lovers.
- Most dense area of Lubbock | Major thoroughfare | Traffic Counts 29,000+
- Monterey High School with 2,100+ students
- Texas Tech University with 40,000+ students 2 miles away
- Easy access to Medical District and Downtown

RITA'S FAST FACTS

COMPANY:	Rita's Donuts, LLC
OWNER/ GUARANTOR:	Nget Chren
BUSINESS:	Retail and QSR
LOCATIONS:	Single Location
HOURS:	Drive-thru open daily 5:00 am - 1:00 pm
FACEBOOK PAGE:	Rita's Donuts

RITA'S DONUTS

A brand new local donut shop opened in Lubbock, Texas in November 2019, serving freshly made donuts to the community seven days a week. Along with a large assortment of donuts, Rita's menu also includes Breakfast Burritos, Sandwiches, and Real Fruit Smoothies.



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PAD SITE TO HOME DEPOT



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FINANCIAL ANALYSIS

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AT&T / RITA'S DONUTS

RENT ROLL

TENANT NAME	UNIT SIZE (SF)	% OF GLA	PRICE PER SF/YR	TERM	YEARS	RENT START	RENT END	MONTH RENT	ANNUAL RENT	RENT INCREASES
Rita's Donuts	1,325	43.8	\$20.50	PRIMARY:	1-2	11/01/2019	10/31/2021	\$2,264	\$27,163	
			\$21.73		3-4	11/01/2021	10/31/2023	\$2,399	\$28,792	6%
			\$23.03		5-6	11/01/2023	10/31/2025	\$2,543	\$30,515	6%
			\$24.42		7-8	11/01/2025	10/31/2027	\$2,696	\$32,357	6%
			\$25.88		9-10	11/01/2027	10/31/2029	\$2,858	\$34,291	6%
			\$28.47	OPTION:	11-15	11/01/2029	10/31/2034	\$3,144	\$37,723	10%
AT&T	1,700	56.2	\$24.00	PRIMARY:	1-5	1/01/2018	1/31/2023	\$3,400	\$40,800	
			\$27.50	OPTION:	6-10	2/01/2023	1/31/2028	\$3,896	\$46,750	14.58%
Totals/Averages	3,025				-					



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$1,030,000
Price per SF	\$340.50
CAP Rate	6.5%
Cash-on-Cash Return (yr 1)	6.1%
Total Return (yr 1)	\$34,827
Debt Coverage Ratio	1.39

OPERATING DATA

Gross Scheduled Income	\$67,963
Other Income	\$6,833
Total Scheduled Income	\$74,796
Gross Income	\$74,796
Operating Expenses	\$7,850
Net Operating Income	\$66,946
Pre-Tax Cash Flow	\$18,855

FINANCING DATA

Down Payment (30%)	\$309,000
Loan Amount (70%)	\$721,000
Interest Rate	4.5%
Amortization Schedule	25 Years
Debt Service	\$48,091
Debt Service Monthly	\$4,007
Principal Reduction (yr 1)	\$15,972



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INCOME & EXPENSES

INCOME SUMMARY

PER SF

Gross Potential Rent	\$67,963	\$22.47
Operating Cost Recoveries	\$6,833	\$2.26
Gross Income	\$74,796	\$24.73

EXPENSE SUMMARY

PER SF

Management Fee	\$2,271	\$0.75
CAM	\$2,371	\$0.78
Property Taxes	\$1,902	\$0.63
Property Insurance	\$1,003	\$0.33
Capital Expense Reserves	\$303	\$0.10
Gross Expenses	\$7,850	\$2.60
Net Operating Income	\$66,946	\$22.13



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LOCATION & DEMOGRAPHICS

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SURROUNDING AREA



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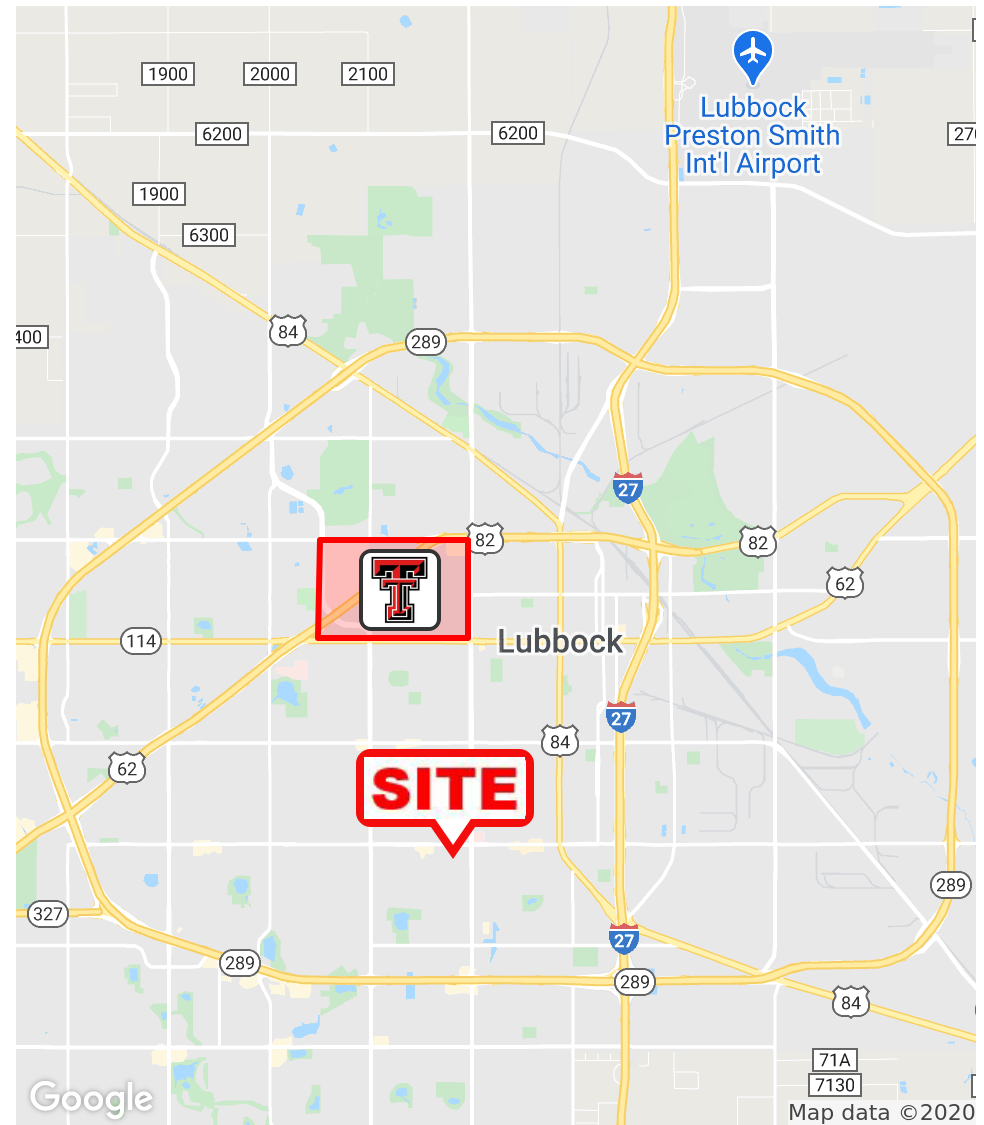
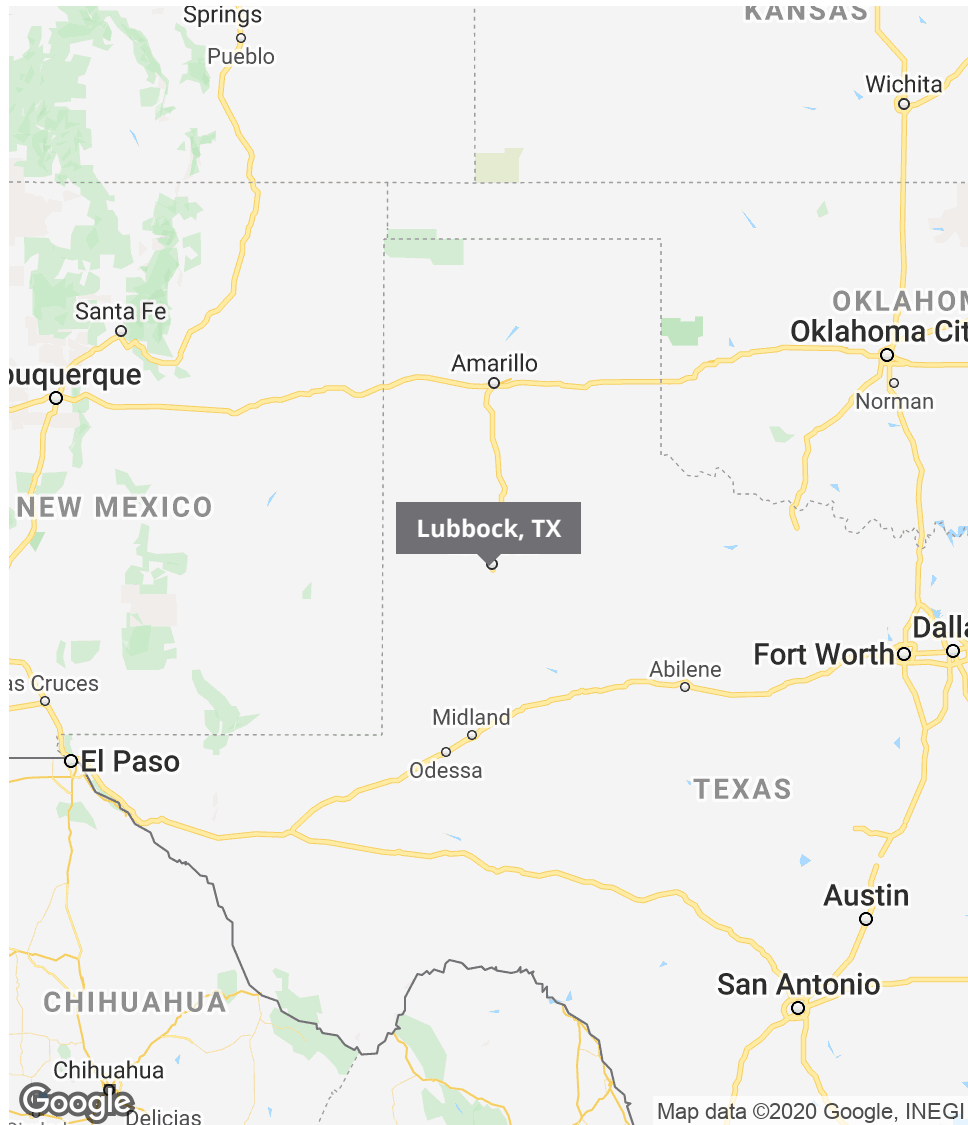
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REGIONAL MAP



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LUBBOCK, TEXAS



LUBBOCK, TEXAS

Lubbock, Texas is a thriving city in northwest Texas with a Metro population of over 324,000+ residents. It is the 11th largest city in Texas and the 84th largest city in the United States with a population increase of 13.61% since the 2010 census. The city has a strong, diverse economy that is based on agriculture, health care, manufacturing, wholesale and retail trade, and education. The Lubbock area is the largest contiguous cotton-growing region in the world. It is home to 4 institutions of higher learning including Texas Tech University, Lubbock Christian University, Wayland Baptist (Lubbock campus) and South Plains College. Texas Tech has the distinction of being the largest comprehensive higher education institution in the western two-thirds of the state of Texas with a student enrollment of over 40,000 annually. Lubbock serves as a medical center for 77 counties with 4 major medical centers offering the most comprehensive health care services between Dallas/Ft. Worth and Phoenix. Lubbock Preston Smith International Airport, an official U.S. Customs Port of Entry, offers four major air carriers and four air freight companies. As the "Hub" of the 26-county region of West Texas and Eastern New Mexico, over 596,000 people look to Lubbock for their shopping, dining, entertainment, transportation and medical needs.



"3 Major Business Expansions Create 400+ Jobs and \$103.1 M in Capital Investment"

June 17, 2020 Announcement by Lubbock's Economic Development Alliance

LUBBOCK HIGHLIGHTS

- "HUB" of 26-County Region of West Texas and Eastern New Mexico
- Texas Tech University - 40,000+ Students
- 11th Largest City in Texas | 84th Largest City in U.S.
- #15 "Best Place to Launch a New Business" – by WalletHub 2016
- #27 "Best Large US Cities to Start a New Business" - by WalletHub 2018



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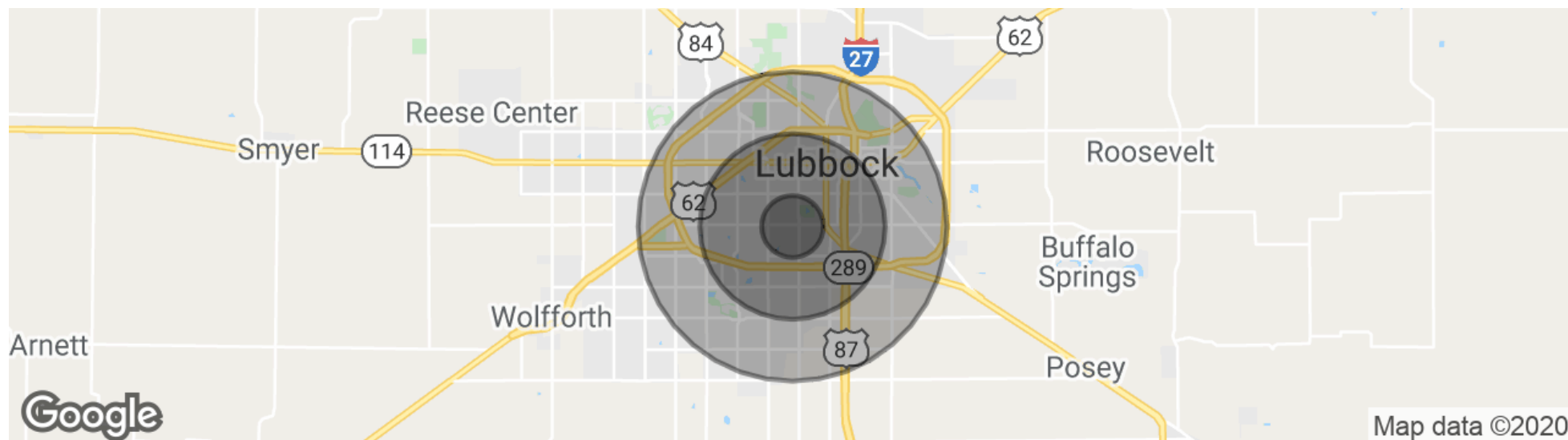
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,190	121,514	227,111
Average age	30.2	31.3	31.9
Average age (Male)	28.9	30.1	30.8
Average age (Female)	31.8	32.8	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,268	46,063	87,105
# of persons per HH	2.5	2.6	2.5
Average HH income	\$62,790	\$59,637	\$64,956
Average house value	\$165,058	\$162,888	\$192,340

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Parker is the CEO and Principal Broker for TREK Investment Group, a real estate investment brokerage company specializing in all aspects of leased investments and shopping center brokerage. In addition to maintaining one of the highest levels of production in the industry, he is also responsible for day to day operations, strategic planning, business development, recruiting and employee development for his team.

Prior to launching TREK Investment Group Parker pioneered the creation of the Net Leased Investment Group for Coldwell Banker Commercial and launched the first office in Austin, Texas before the age of 27. His extensive commercial real estate knowledge, standout marketing presence, specialized investment real estate experience coupled with his steadfast work ethic, make Parker one of the most sought after real estate professionals in the industry. Parker's mission is dedicated to the highest level of integrity, exemplary client service, innovative strategies and servant leadership.

Launched TREK Investment Group - 2016
Real Estate Forum's Emerging Leader in Retail Award - 2015
Real Estate Forum's Tomorrow's Retail Leaders Award - 2014
Number 1 Retail Broker of all Coldwell Banker Commercial Affiliates Internationally- 2014
Top 2% of all Coldwell Banker Commercial Affiliates Internationally - 2015, 2014, 2013, 2012, 2011, 2010
Top 20 Coldwell Banker Commercial Brokers in North America - 2015, 2014, 2013, 2012
Top 5 Coldwell Banker Commercial Brokers in Texas - 2015, 2014, 2013, 2012, 2011
Top Producer, Platinum Circle of Distinction, Coldwell Banker Commercial Affiliates - 2015, 2014, 2013
Top Producer, Gold Circle of Distinction, Coldwell Banker Commercial Affiliates - 2012
Top Producer, Silver Circle of Distinction, Coldwell Banker Commercial Affiliates - 2011
Top Producer, Bronze Circle of Distinction, Coldwell Banker Commercial Affiliates - 2010
Top Producer - Coldwell Banker Commercial, Capital Advisors 2011, 2010 and 2009

Parker was featured in bestselling author, Rod N. Santomassimo's new book Commercial Real Estate Teams Built to Dominate. This book outlines 10 real estate teams and describes how some of the most successful teams create their unique structures and systems to maximize their company's success.

EDUCATION

Rawls College of Business, Texas Tech University

MEMBERSHIPS & AFFILIATIONS

CCIM



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Associate Broker



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TX #729948

PROFESSIONAL BACKGROUND

As an Associate Broker at TREK Investment Group, Connally provides investment analysis and a proprietary perspective on net leased assets throughout the State of Texas. He specializes in Net Leased Investment sales and acquisitions of single tenant retail properties, as well as shopping centers, office, and industrial properties.

Prior to his career in commercial real estate, Connally, being a native Texan, is proud to have worked underneath both Texas State Senator Dawn Buckingham and Former Lt. Governor of Texas Ben Barnes, where he developed notable communication, analytical, and leadership skills. These experiences further sharpened his innate aptitude for problem solving.

Connally began his career in the commercial real estate industry working for Prominent Title. He continues his career as an Associate Broker for TREK Investment Group, acquiring ample real estate knowledge working alongside CEO & Primary Broker, Parker Carroll.

Known for his relentless work ethic, Connally strives to provide impeccable client service. He is a tireless worker constantly seeking innovative ways to assist clients in achieving their investment goals.

EDUCATION

College of Liberal Arts, Texas A&M University
Neeley School of Business, Texas Christian University

MEMBERSHIPS & AFFILIATIONS

TREC Sales License #729948
International Council of Shopping Centers (ICSC) Member



Information About Brokerage Services

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

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>TREK IG, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008265</u> License No.	<u>info@trekig.com</u> Email	<u>512.433.6999</u> Phone
<u>Parker Carroll</u> Designated Broker of Firm	<u>574702</u> License No.	<u>Parker@trekig.com</u> Email	<u>512.433.6999</u> Phone
<u>Barry Forrest</u> Sales Agent/Associate's Name	<u>421539</u> License No.	<u>Barry@trekig.com</u> Email	<u>512.433.6999</u> Phone
<u>Connally Waight</u> Sales Agent/Associate's Name	<u>729948</u> License No.	<u>Connally@trekig.com</u> Email	<u>512.433.6999</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date