



*ACTUAL SITE PHOTOS



OFFERING
MEMORANDUM

RAISING CANE'S ABSOLUTE NNN LEASED OFFERING

7345 GASTON AVE DALLAS, TX 75214

OFFERING MEMORANDUM
PRESENTED BY:

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

TX LICENSE **#708586**

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE **415.269.2474**

EMAIL **jacob@thekasegroup.com**

BRE **#01385529**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	PROPERTY PHOTOS
08	LOCATION AERIALS
10	REGIONAL OVERVIEW
11	DEMOGRAPHICS
12	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject offering is an absolute NNN leased Raising Cane's in Dallas, TX with a corporate guaranty. The 15 year absolute NNN lease provides for zero landlord obligations and commenced in December of 2017. The lease calls for scheduled increases of 5% every 5 years during the initial term and at each of the options to renew.

The Property benefits from its densely populated, infill and high barrier-to-entry market. Lakewood's shopping landscape has changed dramatically and has benefited from a wave of new national and trendy retailers relocating to this affluent area.

The property is grocery-anchored by Tom Thumb and surrounded by national retailers including Starbucks, PetSmart, Sprint, and the UPS Store.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

EASY ACCESS AND EXCELLENT VISIBILITY

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

TROPHY ASSET IN DALLAS' LAKEWOOD AREA

HIGH INCOME DEMOGRAPHICS - \$122,000 AVERAGE INCOME WITHIN A 1-MILE RADIUS

OFFERING SPECIFICATIONS

PRICE \$5,389,048

CAP RATE 5.25%

LEASE TYPE NNN

NET OPERATING INCOME \$282,925

SQUARE FOOTAGE 2,876

LOT SIZE 1.08 AC

YEAR BUILT 2017

FINANCIAL SUMMARY

RAISING CANE'S • ABSOLUTE NNN LEASE OFFERING

7345 GASTON AVE DALLAS, TX 75214

\$5,389,048 • 5.25%

SUMMARY

TENANT NAME	RAISING CANE'S
SQUARE FOOTAGE	2,876
PRIMARY TERM BEGINS	12/5/2017
PRIMARY TERM ENDS	12/31/2032
ANNUAL RENT	\$282,925
INCREASES	5% Every 5 Years
OPTIONS	Five, 5-Year

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$282,925	5.25%
YEARS 6-10	\$297,291	5.52%
YEARS 11-15	\$313,094	5.81%
OPTION 1	\$344,403	6.39%
OPTION 2	\$378,844	7.03%
OPTION 3	\$416,728	7.73%
OPTION 4	\$458,400	8.51%
OPTION 5	\$504,241	9.36%

TENANT OVERVIEW



RAISING CANE'S CHICKEN FINGERS

Raising Cane's Chicken Fingers (commonly known as Cane's) is a fast-food restaurant chain specializing in chicken fingers, that was founded in Baton Rouge, Louisiana, by Todd Graves and Craig Silvey on August 26, 1996. While company headquarters remain in Louisiana, a second restaurant support office was opened in Plano, Texas in 2009.

Raising Cane's offers a limited menu consisting of four main combos: "The Box Combo," "The 3-Finger Combo," "The Caniac Combo" and "The Sandwich Combo." It also includes a Kid's Meal and several sizes of bulk chicken items called Tailgates.

Most of its restaurants use Coca-Cola as their primary soft drink supplier, but some, like Richmond, Virginia, use Pepsi. All of the restaurants do serve lemonade as well as iced tea.

Cane's Sauce is provided with all chicken finger meals and is the signature sauce of the restaurant; customers may opt for Louisiana hot sauce and/or honey mustard sauce for free. Only managers at Cane's have access to the recipe.



PRIVATELY HELD



370+ LOCATIONS



10,000+ EMPLOYEES

PROPERTY PHOTOS



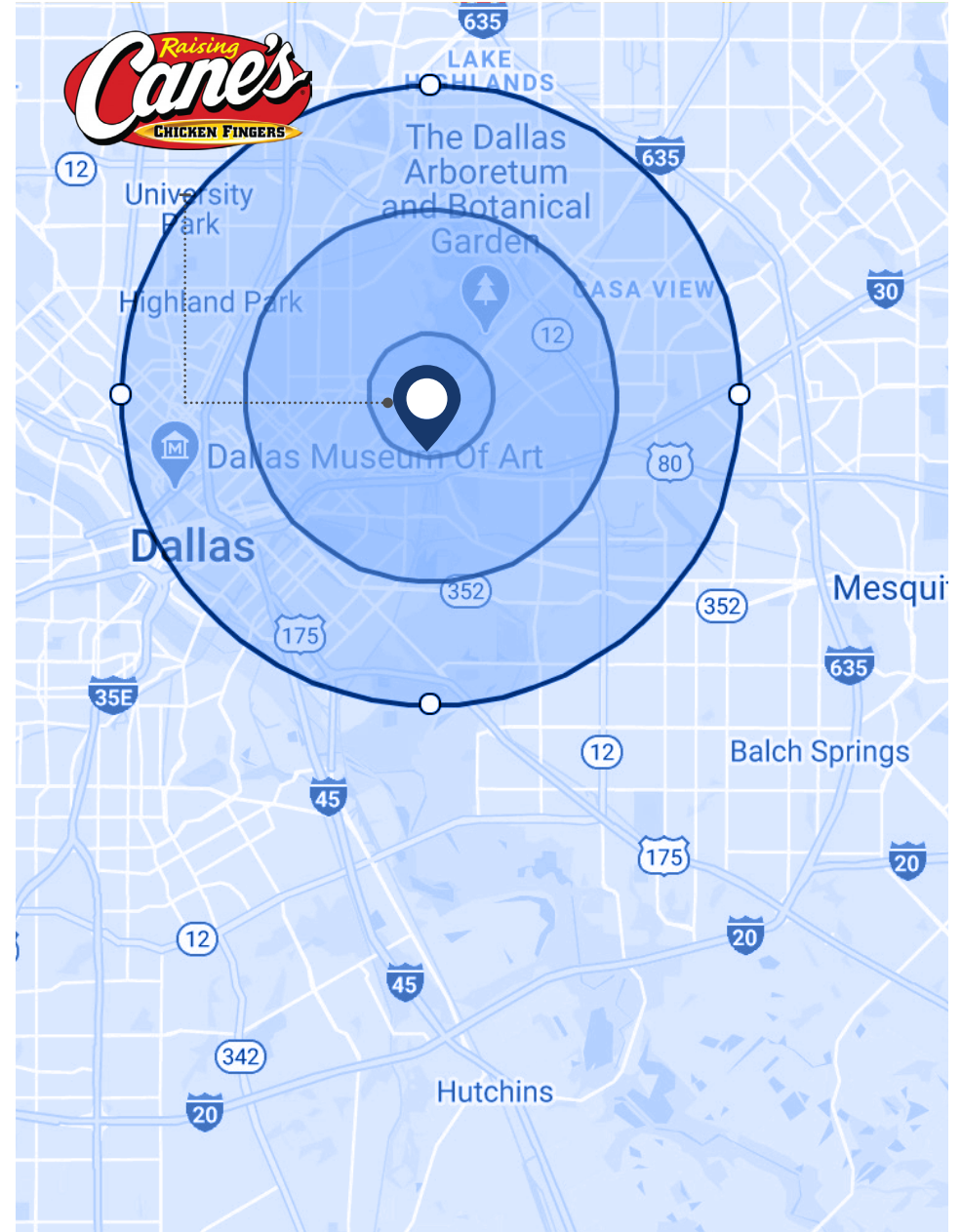
LOCATION AERIAL



LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,258	164,292	417,504
TOTAL HOUSEHOLDS	8,608	76,855	181,836
AVERAGE HOUSEHOLD INCOME	\$122,963	\$110,778	\$105,173
AVERAGE AGE	35.80	35.30	35.70

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,258	164,292	417,504
TOTAL HOUSEHOLDS	8,608	76,855	181,836
PERSONS PER HOUSEHOLD	2.20	2.00	2.20
AVERAGE HOUSEHOLD INCOME	\$122,963	\$110,778	\$105,173
AVERAGE HOUSE VALUE	\$487,900	\$443,971	\$387,919
AVERAGE AGE	35.80	35.30	35.70
WHITE	16,947	129,379	307,939
BLACK	1,094	22,147	78,165
AM. INDIAN & ALASKAN	228	1,461	3,852
ASIAN	547	7,977	19,702
HAWAIIAN & PACIFIC ISLAND	14	125	320
OTHER	429	3,204	7,526

DALLAS, TEXAS

Dallas is a city in the State of Texas and the largest city and seat of Dallas County, with portions extending into Collin, Denton, Kaufman and Rockwall counties. With an estimated 2019 population of 1,343,573, it is the ninth most-populous city in the U.S. and third in Texas after Houston and San Antonio. Located in North Texas, the city of Dallas is the main core of the largest metropolitan area in the Southern United States and the largest inland metropolitan area in the U.S. that lacks any navigable link to the sea. It is the most populous city in the Dallas–Fort Worth metroplex, the fourth-largest metropolitan area in the country at 7.5 million people.

LAKEWOOD NEIGHBORHOOD

Lakewood is a highly desired area of East Dallas known for its beautiful scenery, natural attractions, high quality of life, affluent demographics and proximity to downtown. The area is home to White Rock Lake, Lakewood Country Club, The Dallas Arboretum and Botanical Gardens, the Santa Fe Trail, The Veloway Trail, The White Rock Creek Trail and more.

Over the past decade, Lakewood has experienced amplified interest by DFW residents to relocate to the area, causing housing values to sky rocket and household incomes to rapidly rise. Since 2000 Income Growth has risen 24% and Housing Value Growth has increased to 90%. The area also boasts high income demographics of over \$122,900 within a one-mile radius.



DALLAS, TEXAS



The Kase Group

OFFERING
MEMORANDUM

RAISING CANE'S
ABSOLUTE NNN LEASED OFFERING

7345 GASTON AVE DALLAS, TX 75214

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

TX LIC #708586

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

DRE #01385529