



Net Lease Retail Investment

5313 West Loop
250 North
Midland, Texas



**AVISON
YOUNG**

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5313 WEST LOOP 250 NORTH

Midland, Texas

- Investment Highlights
- Tenant Summary
- Location Overview
- Property Photos
- Demographics & Market Statistics

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*Sample Photo - Not Actual Store

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Midland, Texas

INVESTMENT HIGHLIGHTS



Asking Price
\$2,905,660



Cap Rate
5.3%



NOI
\$154,000



Lease Type
Absolute Net



Term Remaining
11 Years

Offering Summary

Avison Young is pleased to present the exclusive listing for Carl's Jr located at 5313 West Loop 250 North, Midland, Texas. The tenant entered into a 15-year lease on December 1, 2016. The lease is personally guaranteed. The property consists of a 1.31 Acres and is surrounded by abundant retail and forthcoming development.

Abstract

	Tenant	Landlord
Rent	✓	
Insurance	✓	
Taxes	✓	
Roof & Structure	✓	
Maintenance	✓	
Operating Expenses	✓	

Asset Summary

NOI	\$154,000
Cap Rate - Current	5.3%
Average CAP during Lease Term	5.57%
Rent / SF	\$52.65
Lease Type	N/A
Gross Leasable Area	2,925 RSF
Year Built	2016
Lot Size	1.31 Acres
Lease Term	December 1, 2016 to December 1, 2030
Increases	10% every 5 years

Rent Schedule

Year		Annual Rental Rate PSF	Monthly Rental Rate	Annual Rental Rate	Cap Rate
12-1-16	12-31-21	\$47.86	\$11,666.67	\$140,000	N/A
12-1-21	11-31-25	\$52.65	\$12,833.37	\$154,000	5.3%
12-1-26	11-31-31	\$57.91	\$14,116.67	\$169,400	5.83%
Option 1 12-1-31	11-31-36	\$63.71	\$15,528.33	\$186,340	6.41%
12-1-36	11-31-41	\$70.08	\$17,081.00	\$204,974	7.05%
12-1-41	11-31-46	\$77.08	\$18,789.25	\$225,471	7.76%
12-1-46	11-31-51	\$84.79	\$20,668.21	\$248,019	8.54%



Offering Summary

Avison Young is pleased to present a 2016 Carl's Jr. restaurant located in the city of Midland, Texas. A Wienerschnitzel restaurant just open on the adjacent parcel. The lease features an internal term of 15 years with four, five year option to extend. The lease rate increases 10 percent every five years during the initial lease-term, and during each option period.

This oversized lot with 1.31 acres has frontage along the Texas State Highway West Loop 250 North. Major retailers in the area include: Holiday Inn, Verizon, Kohl's, Buffalo Wild Wings, Jack in the Box, Lazyboy, Regal Cinemas and Walmart.

Highlights:

Long -Term Lease | 11 years left | 15-Year Initial Term with Four Five-Year Options to Extend

Frontage Along State Highway West Loop 250 North

Fee Simple Absolute Triple-Net Lease

Average Household Income within 5 Miles - \$116,066



Bigger, Better Burgers

Eat Like You Mean It

CKE Restaurants Holdings, Inc (CKE) is a privately held company based in Franklin, Tennessee, runs and operates Carl's Jr. and Hardee's, two beloved regional brands, known for one-of-a-kind premium and innovative menu items such as 100 percent Black Angus Thickburgers, Made from Scratch Biscuits and Hand-Breaded Chicken Tenders. With both US and International footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,800 franchised or company - operated restaurants in 44 States and 43 foreign countries and U.S. Territories.

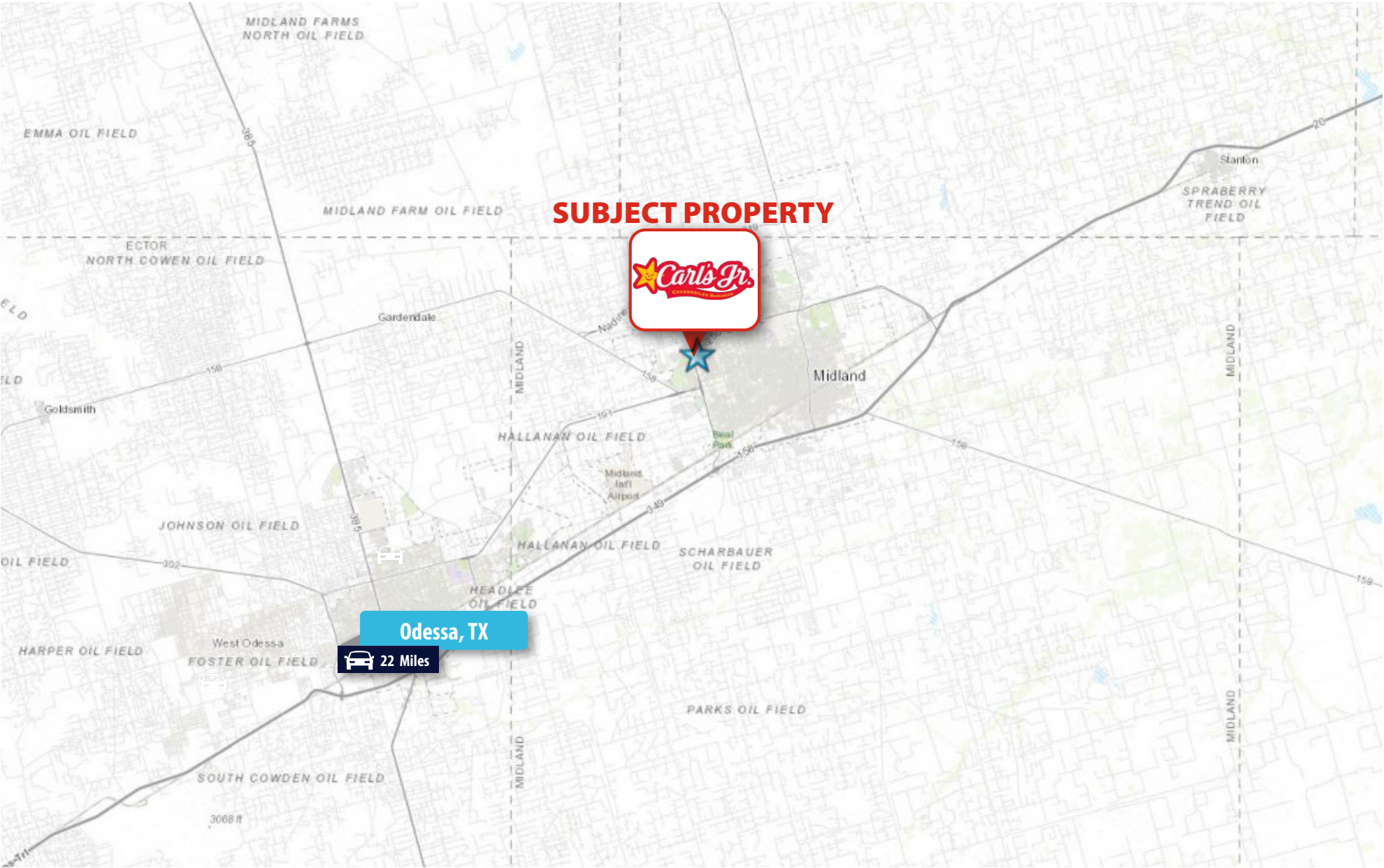
Tenant

TX250, LLC is a working entity of Tahir Salin. Tahir and his sons operate several Carl's Jr's and Wienerschnitzel in California and Texas. Lease is personally guaranteed by Tahir Salim. Mr Salim owns and operates several companies in California and Texas. .



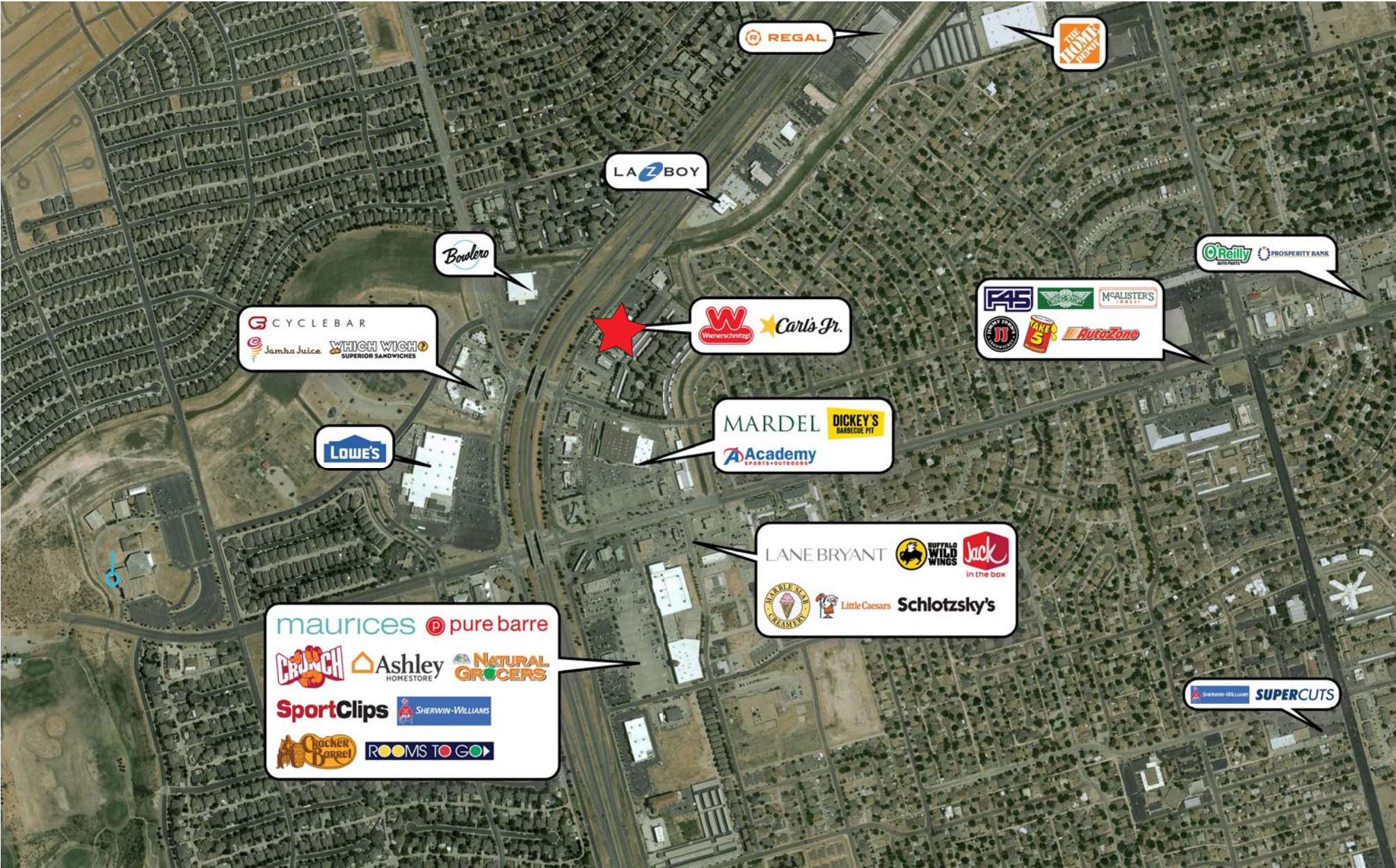
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GEOGRAPHIC LOCATION 

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Projection	18,439	74,235	125,628
2020 Estimate	17,000	69,526	116,924

2020 POPULATION BY RACE

White	74.5%	76.7%	74.0%
Black	4.9%	4.8%	5.8%
Am. Indian & Alaskan	0.8%	0.7%	0.8%
Asian	5.5%	4.1%	2.9%
Hawaiian & Pacific Island	0%	0.1%	0.1%
Other	11%	10.4%	13.1%

HOUSEHOLD INCOME

2020 Med Household Income	\$87,364	\$93,025	\$87,770
2025 Med Household Income	\$91,966	\$98,369	\$91,765
2020 Avg Household Income	\$109,735	\$120,042	\$116,066
2025 Avg Household Income	\$120,402	\$131,546	\$126,160





*Sample Photo - Not Actual Store



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