



Freddy's

Frozen Custard & Steakburgers

930 North Earl Rudder Freeway
Bryan, Texas 77808

Near Texas A&M University
The Largest Student Body in the USA
64,000+ Student Enrollment

Strong Retail Location
Located in Colony Park
Shopping Mall

Strong Franchisee Guaranty
Wildcat Steakburgers, LLC
35 Unit Guaranty

Marcus & Millichap
THE DELTONDO GROUP





Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✓ **Long Term Passive Income:** 10-years remaining on the 15-year absolute-net lease with zero landlord responsibilities
- ✓ **Strong Franchisee Guaranty:** Leased by Wildcat Steakburgers, LLC an experienced 35-Unit Operator
- ✓ **Near Texas A&M University:** Just 6 miles from the University with an enrollment of over 64,000+ Students
- ✓ **Other Nearby Schools:** James Earl Rudder High School (1.5 Miles / 1,649 Students) / Sam Rayburn Intermediate School (1 Mile / 1,123 Students) / Bryan High School (2 Miles / 2,374 Students)

- ✓ **Excellent Access / Visibility:** Located just off of North Earl Rudder Freeway, overseen by 60,000+ vehicles per day
- ✓ **Dominant Retail Corridor:** Freddy's is out-parcel to Premier / IMAX Cinemas a 15 screen movie theater in the Colony Park shopping mall
- ✓ **Substantial Built-In Customer Base:** Freddy's is surrounded by many national retailers including: Kroger, Lowes, Walmart, Cotton Patch Cafe, Hooters, Chase, Walgreens, Twin Peaks, IHop and more
- ✓ **Bryan / College Station MSA:** Named America's #1 College Town & ranks among the 15 top growing metros in the country



INVESTMENT SUMMARY

ADDRESS: 930 North Earl Rudder Freeway
Bryan, Texas 77808

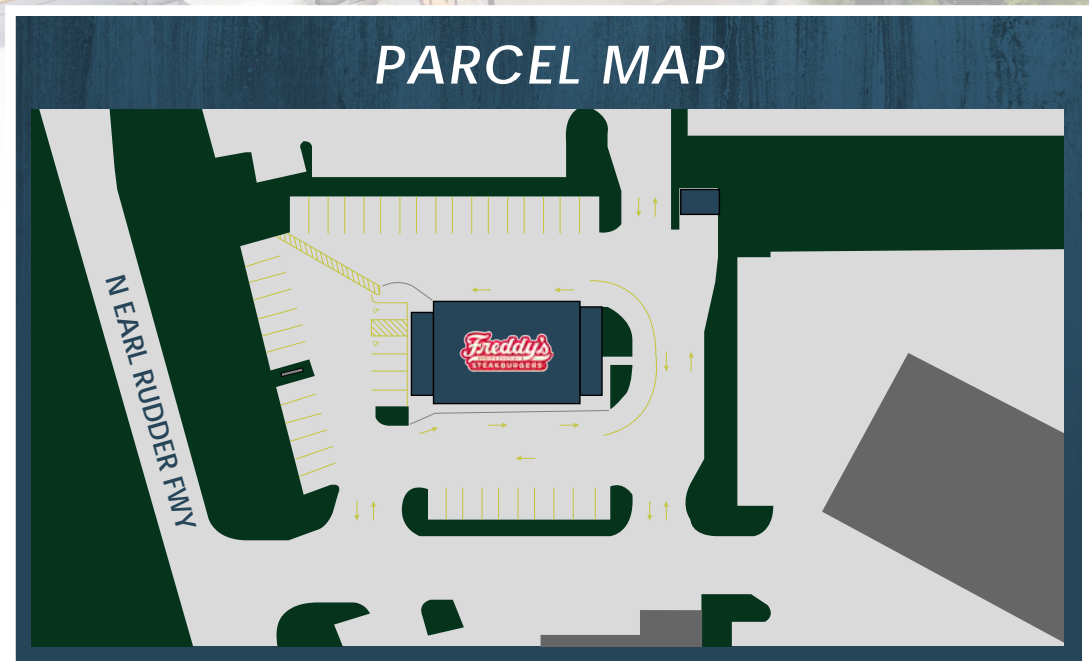
PRICE: \$2,640,000

CAP: 6.00%

NOI: \$158,400

DEMOGRAPHICS

	3-MILE	5-MILE
POPULATION:	56,158	139,558
HOUSEHOLDS:	22,539	52,475
HH INCOME:	\$67,874	\$55,503



PROPERTY DESCRIPTION

✓ PROPERTY ADDRESS: 930 North Earl Rudder Freeway Bryan, Texas 77808	✓ LEASE TYPE: Absolute-Net
✓ BUILDING SIZE: 3,814 SF	✓ YEAR BUILT: 2012
✓ LOT SIZE: 1.03 Acres	✓ FRONTAGE & ACCESS: Earl Rudder Fwy (60,000+ VPD)

TENANT PROFILE



Freddy's Frozen Custard & Steakburgers is a leading fast casual restaurant franchise concept with more than 370 locations across 32 states. Co-founded in 2002 by Scott Redler and Freddy Simon, Freddy's opened its first location in Wichita, Kansas, offering a unique combination of cooked-to-order steakburgers seasoned with Freddy's Famous Steakburger & Fry Seasoning, Vienna Beef Hot Dogs, Shoestring fries paired with Freddy's Famous Fry Sauce and frozen custard that is freshly churned throughout the day in each restaurant.

HCI HOSPITALITY (WILDCAT STEAKBURGERS, LLC)

HCI Hospitality opened its first Freddy's Frozen Custard and Steakburgers restaurant in Junction City, Kansas on July 14, 2010. Less than 1 week later, its second location opened in Lawrence, KS. Ever since, HCI has been expanding the Freddy's brand, with locations in Nebraska, Iowa, Texas, North Carolina, South Carolina, and Virginia. HCI embraces the Freddy's brand because of the values and timelessness associated with Freddy's – a homegrown Kansas brand, by the way! The hard work and dedication that goes into creating the perfect smashed Steakburger or smooth and creamy custard perfectly reflects HCI's goals and vision.

www.hcihospitality.com/copy-of-who-we-are

FREDDY'S FRANCHISEE ACHIEVEMENTS

- ✓ #1 Forbes' Best Franchises to Buy (High Investment Category)
- ✓ #1 HubSpot's Best Franchises to Open and Own
- ✓ #51 Entrepreneur Magazine's Franchisee 500

TENANT SUMMARY

TENANT TRADE NAME:	Freddy's Frozen Custard & Steakburgers
OPERATOR:	Wildcat Steakburgers, LLC
GUARANTY:	35 Units
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute-Net
ROOF & STRUCTURE:	Tenant Responsible
ORIGINAL LEASE TERM:	15 Years
LEASE COMMENCEMENT:	July 14th, 2015
LEASE EXPIRATION:	December 31st, 2030
TERM REMAINING:	10 Years
INCREASES:	10% Every 5 Years
OPTIONS:	Three, 5 Year Options

ANNUALIZED OPERATING DATA

	CURRENT RENT	MONTHLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Jul 14, 2015 - Dec 31, 2019	\$144,000	\$12,000	\$3.15	\$37.76
Jan 1, 2020 - Dec 31, 2025 (Current)	\$158,400	\$13,200	\$3.46	\$41.53
Jan 1, 2026 - Dec 31, 2030	\$174,240	\$14,520	\$3.81	\$45.68
Jan 1, 2031 - Dec 31, 2035 (Option 1)	\$191,644	\$15,972	\$4.19	\$50.25
Jan 1, 2036 - Dec 31, 2040 (Option 2)	\$210,830	\$17,569	\$4.61	\$55.28
Jan 1, 2041 - Dec 31, 2045 (Option 3)	\$231,913	\$19,326	\$5.07	\$60.81





TARGET

Highland Villas
180 Units



Bryan
High School
2,374 Students

ATM Texas A&M
University
64,000+ Students



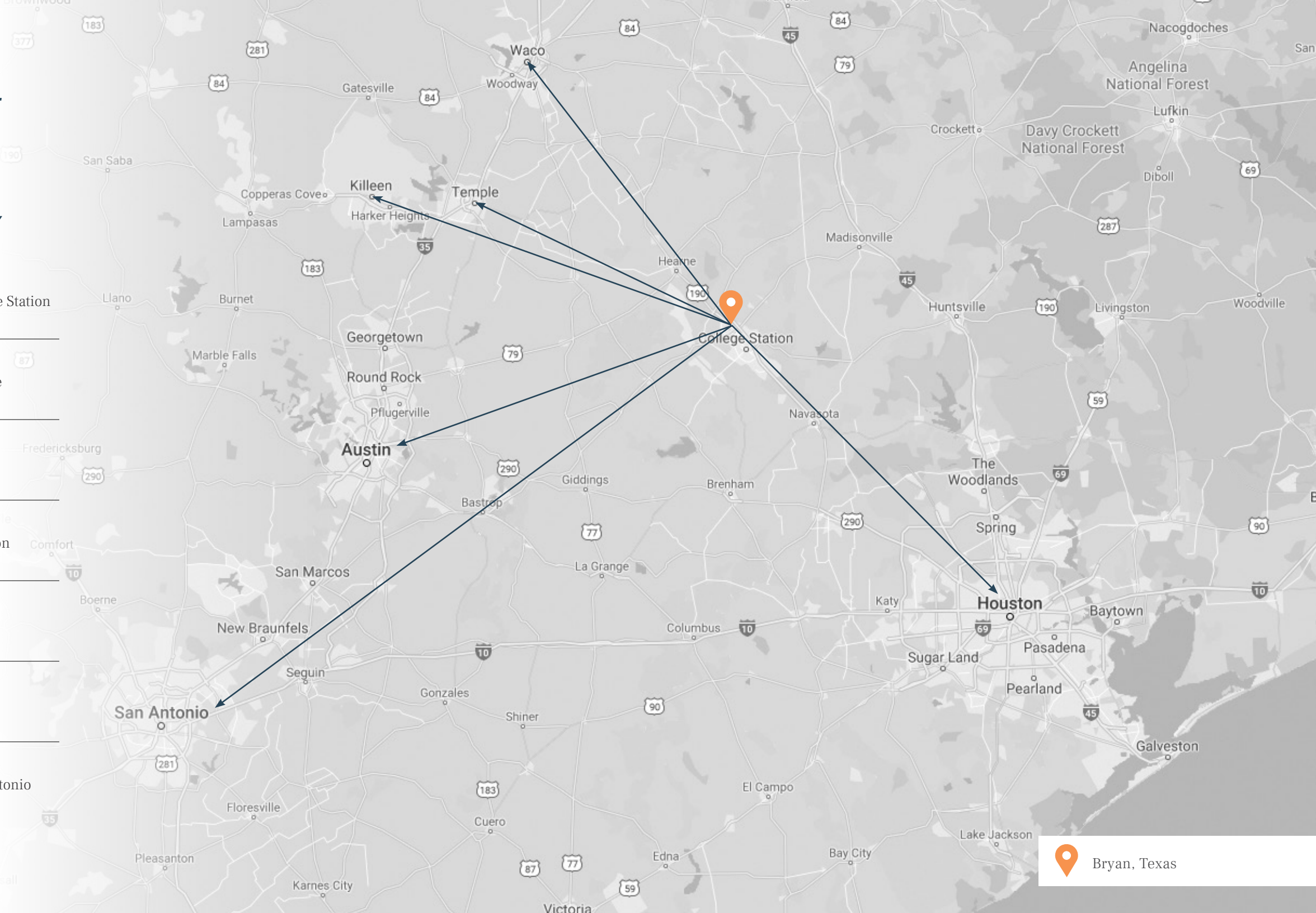
PREMIERE IMAX

BOONVILLE RD (16,500+ VPD)

N EARL RUDDER FWY (60,000+ VPD)

DISTANCE FROM SUBJECT PROPERTY

5 - MILES	College Station
76 - MILES	Temple
85 - MILES	Waco
98 - MILES	Houston
102 - MILES	Austin
106 - MILES	Killeen
166 - MILES	San Antonio



Bryan, Texas

BRYAN, TEXAS

Bryan, Texas is located in the heart of the Houston-Dallas-Austin triangle, within a two-hour drive of 26 million of the state’s 28 million residents. The region has been named Americas No. 1 college town and ranks among the 15 fastest growing metros in the country.

Freddy’s Frozen Custard & Steakburgers is located just 6 miles from Texas A&M University, the university has over 64,000+ students enrolled.

The metropolis is the only city in the country with nationally accredited departments, which include parks, public works, water, fire, police, and public safety communications. For recreation, the city’s 55 public parks provide several amenities such as tennis and basketball courts, swimming pools, hiking trails, and more than 60 miles of bike trials.

MAJOR AREA EMPLOYERS

- Texas A&M University
- Bryan Independent School District
- Sanderson Farms
- St. Joseph Regional Health Center
- City of Bryan
- Alenco

Texas A&M University - Bryan, Texas



EMPLOYMENT GROWTH

Bryan has seen the job market increase by 3.6% over the last year. Future job growth over the next ten years is predicted to be 40.4% which is higher than the U.S. average of 33.5%



HOUSING IN BRYAN

The median age of Bryan real estate is 30 years old. Renters make up 46.6% of the Bryan population. 2.9% of houses and apartments in Bryan are available to rent



COST OF LIVING

Cost of living indices are based on a U.S. average of 100. An amount below 100 means Bryan, which cost of living is 83.6, is cheaper than the U.S. average

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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