



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dunkin' & Baskin Robbins
12061 FM 2154
College Station, TX 77845

EXCLUSIVELY MARKETED BY:



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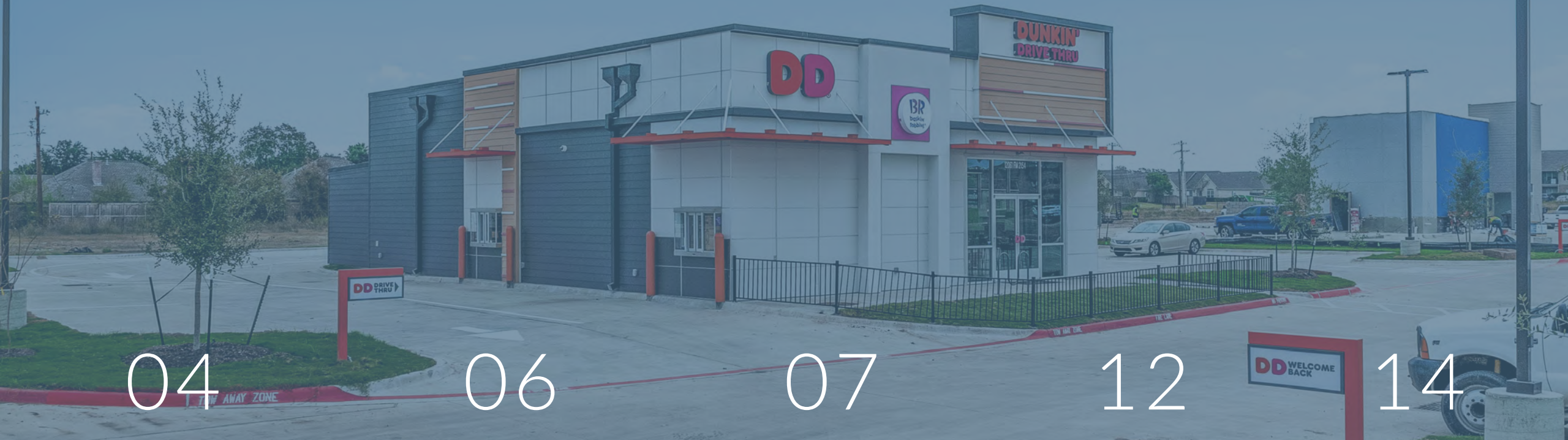
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INVESTMENT SUMMARY

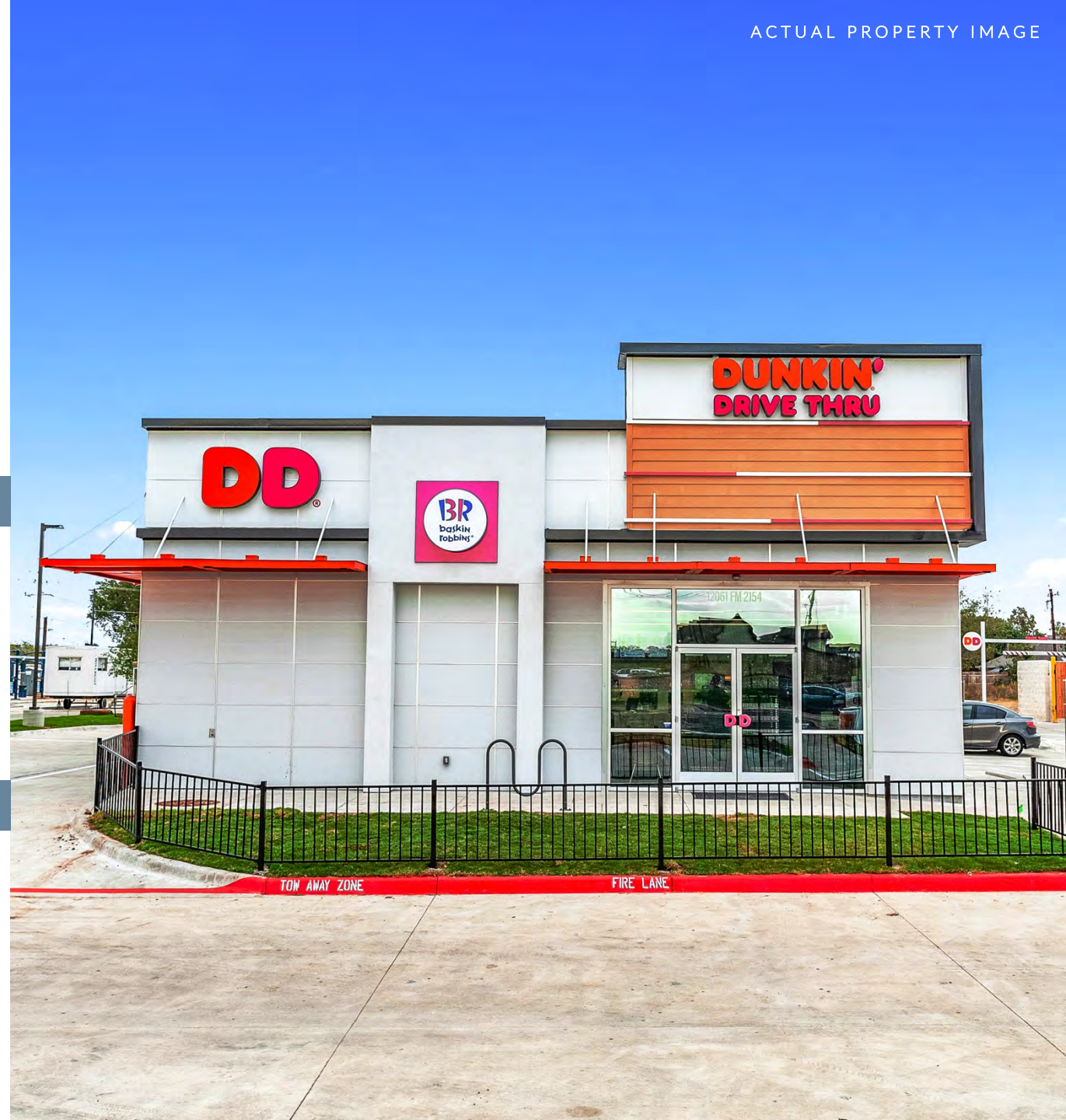
Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,455 SF Dunkin' & Baskin Robbins at 12061 FM 2154 in College Station, Texas. This Opportunity Includes a Brand New 2020 Construction That is Set to Open in November 2020, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$2,272,727
CAP	5.50%
NOI	\$125,000
PRICE PER SF	\$925.75
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	12061 FM 2154
	College Station, TX 77845
COUNTY	Brazos
BUILDING AREA	2,455 SF
LAND AREA	0.77 AC
BUILT	2020



HIGHLIGHTS

- Brand New 2020 Construction Investment Opportunity Set to Open November 2020
- Long Term Triple Net (NNN) 10 Year Lease With Zero Landlord Responsibilities
- Experienced and Growing Regional Dunkin Donuts Operator With Proven Success In the Local Market
- Dunkin' U.S. 2020 Q3 Report Shows Comparable Store Sales Growth of 1.50%, Which Improved Sequentially For Each Month of the Quarter
- Strategically Located Along Wellborn Rd (FM 2154) - a Main North/South Corridor Which Sees Traffic Counts of 49,526 Vehicles Per Day
- Texas Monthly Recently Reported on the Viral Video Showing More Than 50 Cars Waiting to Get into This New Location; ([See Article and Video Here](#))
- Excellent Demographics With a Population of 144,249 Residents Making Average Household Income of \$69,127 Within 5-Mile Radius
- Less Than 5 Minutes From the College Station ISD Education Foundation and Technology Department; A&M Consolidated High School
- Profitably Placed Between Texas A&M University (68,603 Students), Baylor Scott & White Medical Center (98 Acre Complex), EasterWood Executive Airport and Numerous Multifamily Development Projects
- College Station is Home to Texas A&M University Which Has the Largest Student Body and Campus (Over 5,200 Acres) in the U.S.; It is Also Home to the George Bush Presidential Library
- The City is Located 83-Miles NW of Houston and 87-Miles ENE of Austin
- Texas is an Income Tax Free State
- Surrounding Tenants Include: Walmart Supercenter, HEB, Twin Liquors, Chick-fil-A, Whataburger, Shell, Chase, Goodwill, AutoZone, NAPA Auto, USPS, Murphy USA, Schlotzsky's and Church's Chicken



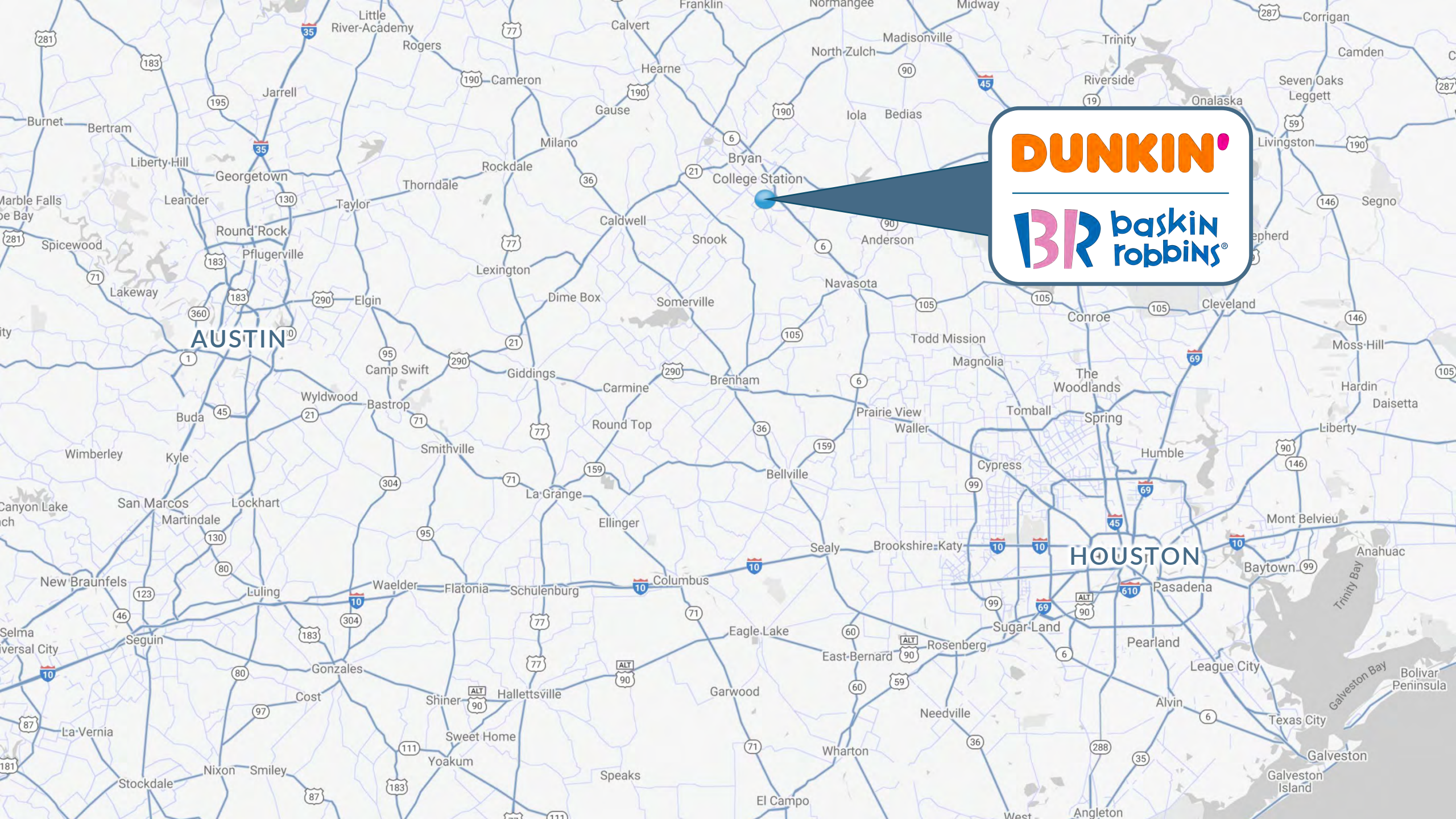
LEASE SUMMARY

TENANT	Oso Coffee Company LLC
PREMISES	A Building of Approximately 2,455 SF
LEASE COMMENCEMENT	November 21, 2020
LEASE EXPIRATION	November 1, 2030
LEASE TERM	10 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,455 SF	\$125,000	\$50.92
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DUNKIN'

BR baskin
robbins®



The Ineffable
Tattoo Experience



A&M Consolidated
High School

Navarro
Townhomes



Wellborn Rd



Aggieland Driving Range



BARRACKS

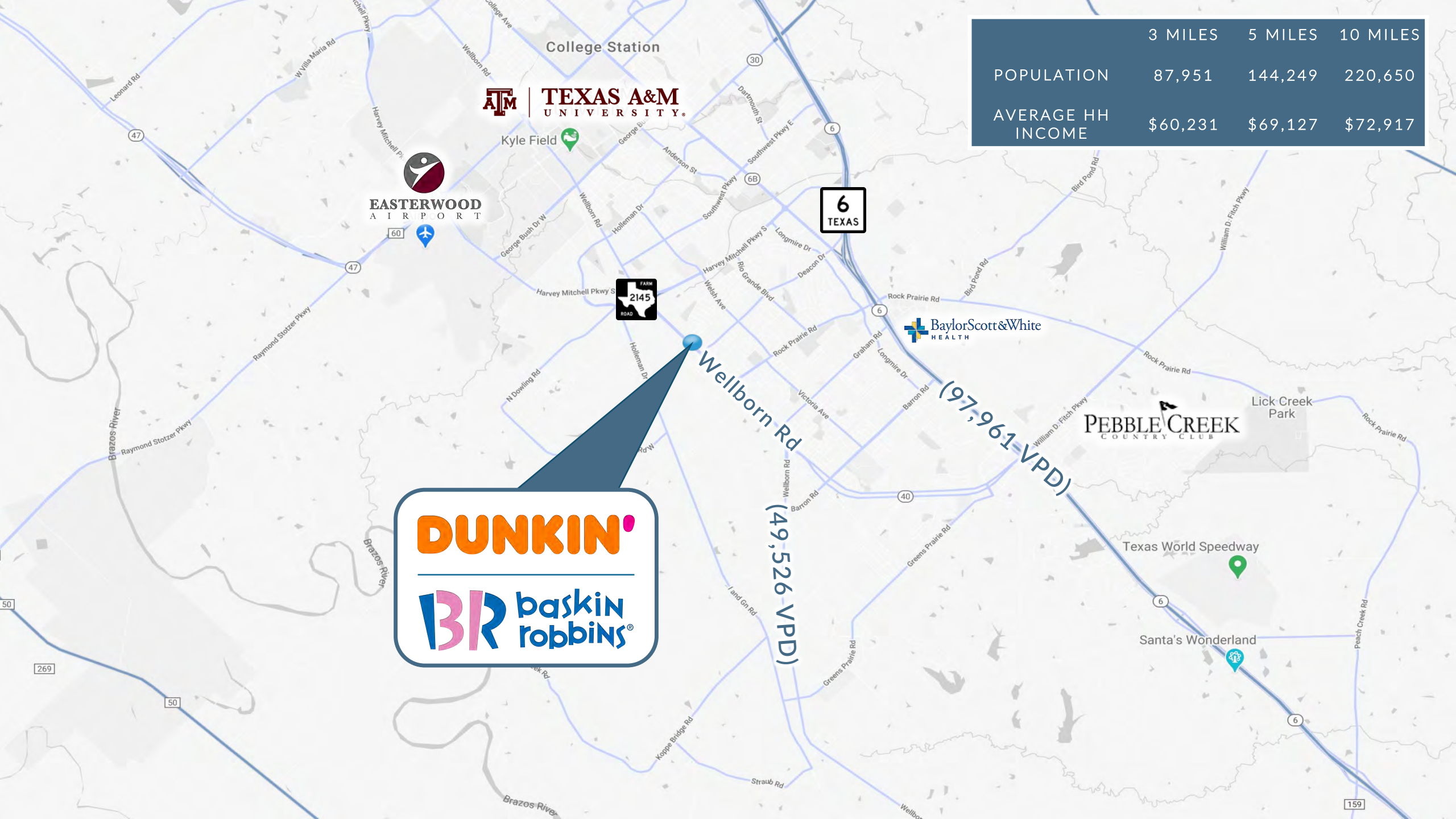
Wellborn Rd





Wellborn Rd





	3 MILES	5 MILES	10 MILES
POPULATION	87,951	144,249	220,650
AVERAGE HH INCOME	\$60,231	\$69,127	\$72,917







(97,961 VPD)

(49,526 VPD)



TEXAS A&M UNIVERSITY



EASTERWOOD AIRPORT



PEBBLE CREEK COUNTRY CLUB

Lick Creek Park

Texas World Speedway

Santa's Wonderland

COLLEGE STATION | BRAZOS COUNTY | TEXAS

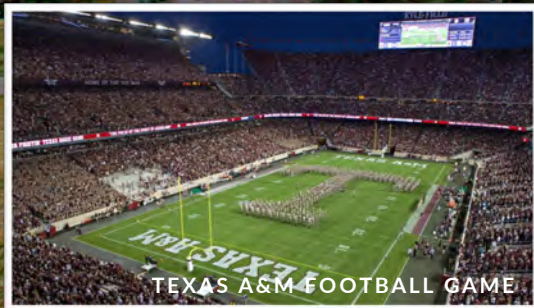
College Station is a city in Brazos County, Texas, situated in East-Central Texas in the heart of the Brazos Valley, in the center of the region known as Texas Triangle. It is 83 miles northwest of Houston and 87 miles east northeast of Austin. As of the 2019 census, College Station had a population of 117,911 residents. College Station and Bryan together make up the Bryan-College Station metropolitan area, the 13th-largest metropolitan area in Texas with 273,101 people as of 2019. College Station is home to the main campus of Texas A&M University, the flagship institution of the Texas A&M University System. The city owes both its name and existence to the university's location along a railroad.

Texas A&M's triple designation as a Land-, Sea-, and Space-Grant institution reflects the broad scope of the research endeavors it brings to the city, with ongoing projects funded by agencies such as NASA, the National Institutes of Health, the National Science Foundation, and the Office of Naval Research. Post Oak Mall was the city's first mall and is currently the largest mall in the Brazos Valley. The 82-acre mall is home to 125 stores; its opening on February 17, 1982, helped create the impetus for growing economic and commercial developments for College Station. It is currently the largest taxpayer in College Station and the second-largest in the Brazos Valley, though the anchor stores are free-standing units that are privately owned and taxed separate from the mall proper.

College Station is a city in eastern Texas. It's home to the main campus of Texas A&M University. As of 2020, Texas A&M's student body is the largest in the United States. On the campus, the George H.W. Bush Presidential Library and Museum documents the life of the 41st U.S. president. It includes a replica Oval Office and a slab of the Berlin Wall. The Sanders Corps of Cadets Center traces the history of the student military group, and exhibits medals and vintage weapons. The city is also home to the Lick Creek Park which is a large park with trails & a nature center. The city also includes the Albritton Bell Tower which is an ionic tower with a chiming bell & music. The city is also home to the Children's Museum of the Brazos Valley which is a great place for families.



DOWNTOWN COLLEGE STATION



TEXAS A&M FOOTBALL GAME

TENANT PROFILES

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DUNKIN'

CANTON, MA

LOCATIONS: 13,000+ | NASDAQ: DNKN

Dunkin'® is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day. With more than 20,000 points of distribution in more than 60 countries, Dunkin' Brands is one of the world's leading franchisors of quick service restaurants. With over 130 years of franchising experience, Dunkin' Brands is home to two of the world's most recognized, beloved franchises: Dunkin'® and Baskin-Robbins. The company has more than 12,871 Dunkin'® restaurants worldwide – that's over 8,500 restaurants in 41 states across the U.S.A. and over 3,200 international restaurants across 36 countries! **October 30, 2020: Inspire Brands acquires Dunkin' Brands for \$11.3 Billion – [Read More Here](#)**

BASKIN ROBBINS

CANTON, MA

LOCATIONS: 8,160+ | SUBSIDIARY

Baskin-Robbins is an American chain of ice cream and cake specialty shop restaurants. Based in Canton, Massachusetts, it was founded in 1945 by Burt Baskin and Irv Robbins. It claims to be the world's largest chain of ice cream specialty stores, with 8,160 locations, including 2,524 shops in the United States and over 5,636 in other countries. Baskin-Robbins sells ice cream in nearly 50 countries. The company is known for its "31 flavors" slogan, with the idea that a customer could have a different flavor every day of any month. Today, Baskin-Robbins has more than 1,300 ice creams in its flavor library, and also offers custom ice cream cakes.



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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