

Kim's C-Store & IHOP

2241 US Highway 271 N

Pittsburg, TX 75686



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



RENDERING IMAGE

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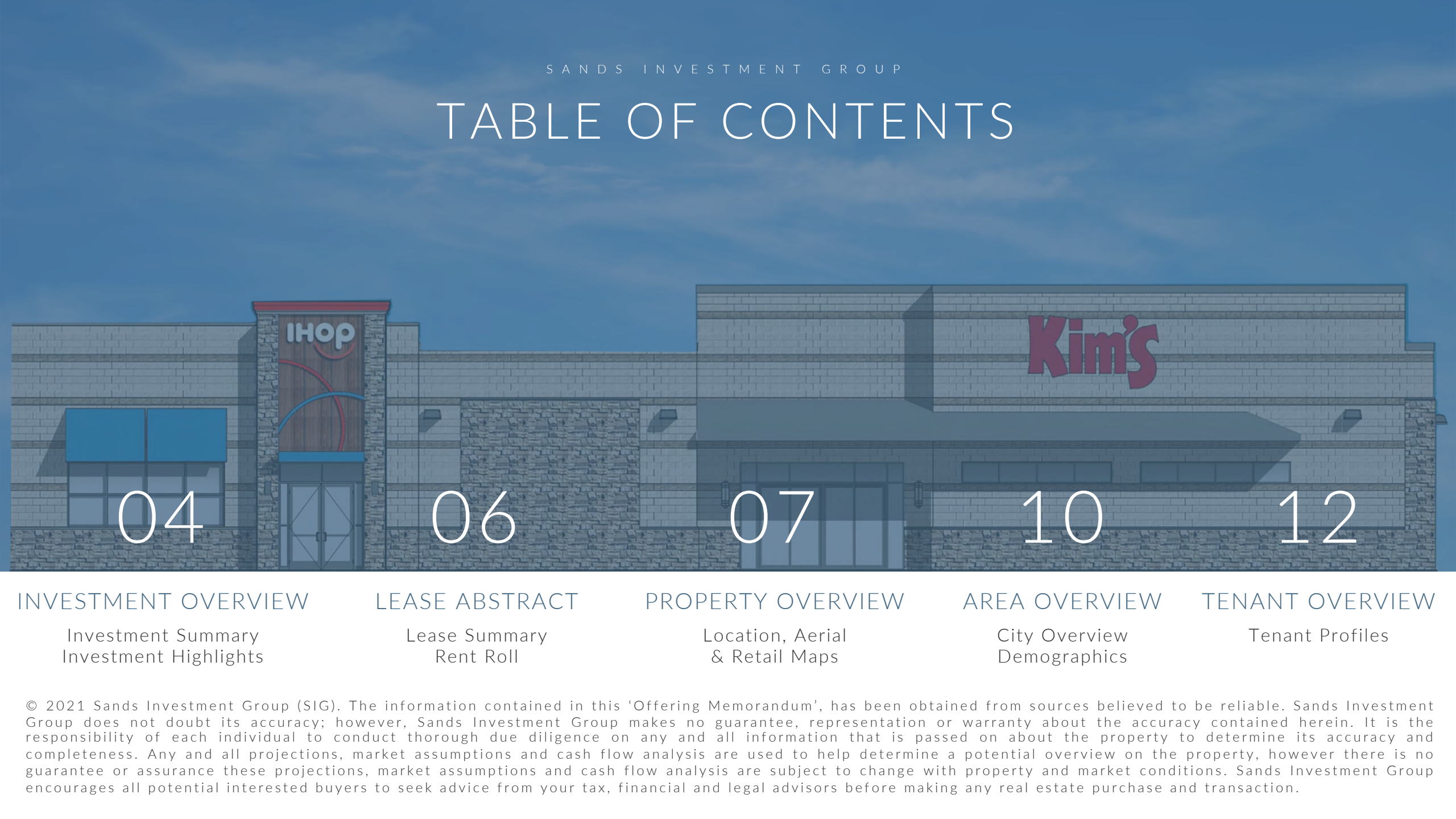
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 8,567 SF Kim's C-Store and IHOP Located at 2241 US Highway 271 N in Pittsburg, TX. This Deal Includes a Brand New Construction With a 15 Year Absolute Triple Net (NNN) Lease To Begin at Close of Escrow.

OFFERING SUMMARY

PRICE	\$6,912,000
CAP	6.25%
NOI	\$432,000
PRICE PER SF	\$806.82
GUARANTOR	Personal & Corporate

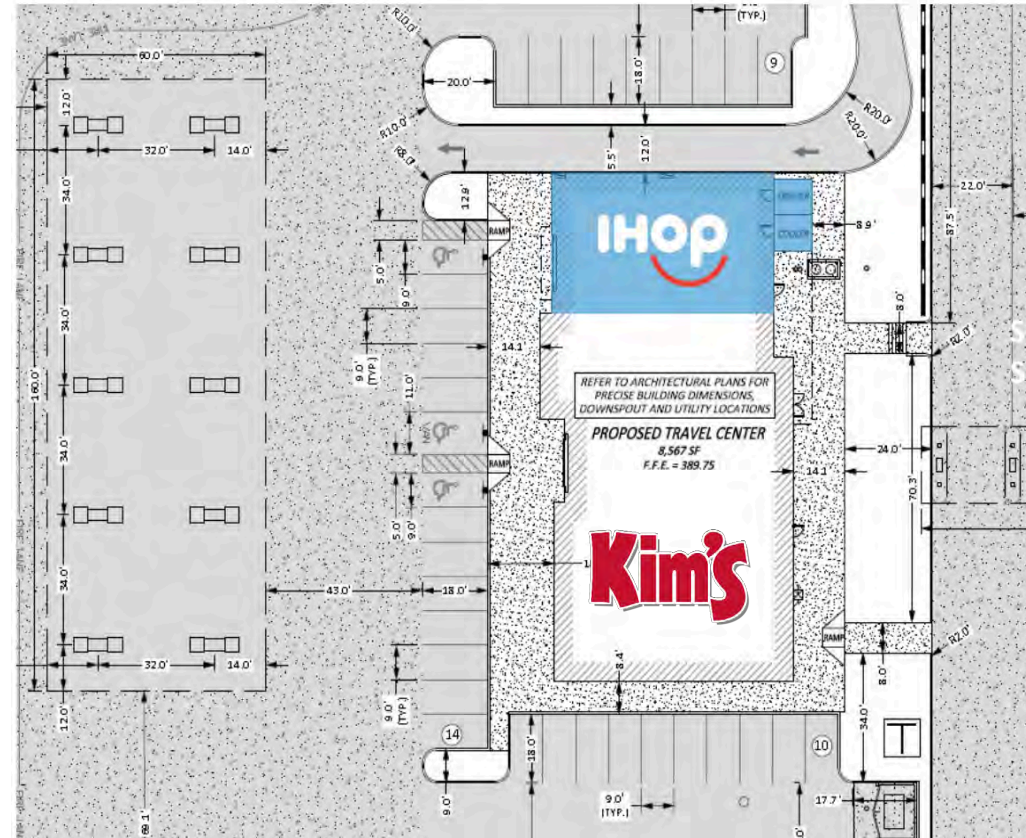
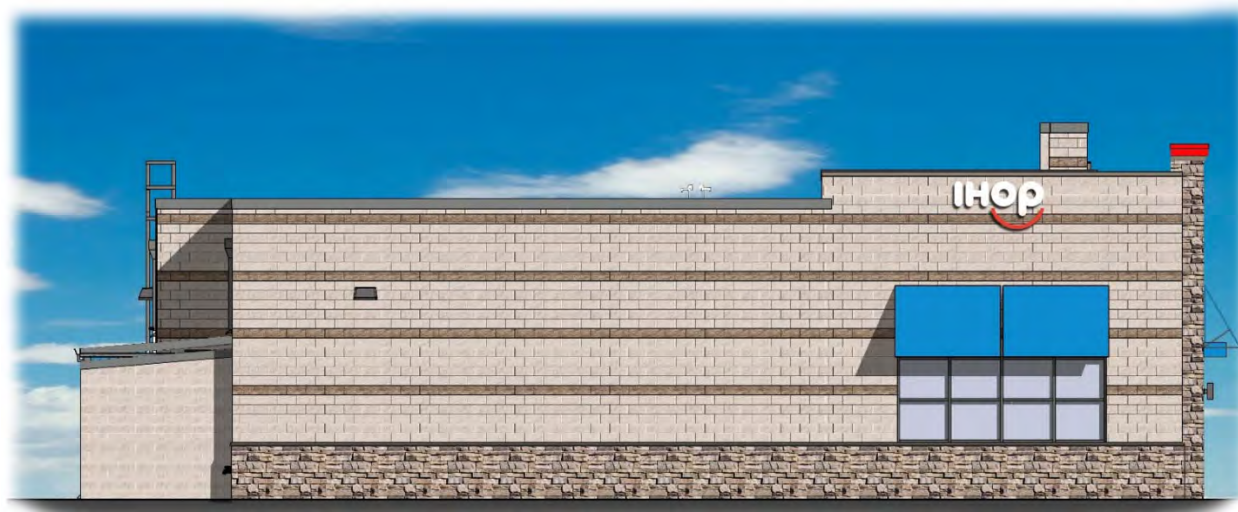
PROPERTY SUMMARY

ADDRESS	2241 US Highway 271 N Pittsburg, TX 75686
COUNTY	Camp
BUILDING AREA	8,567 SF
LAND AREA	11.77 AC
BUILT	2021



HIGHLIGHTS

- Site is Within an Opportunity Zone Allowing the Landlord to Take Advantage of the Tax Benefits Offered in the 2017 Tax Cuts and Jobs Act
- Brand New Construction 15 Year Absolute Triple Net (NNN) Lease To Begin at Close of Escrow
- Healthy EBITDAR/Rent Coverage Ratio: 2.25x
- 7.5% Rental Increases Every 5 Years Provides a Secure Hedge Against Inflation
- Excellent Visibility and Access Along Highway-271 Which Sees Over 15,200 VPD
- In-House IHOP & Grocery Sales Drive Local Traffic to This Location as Well as Being Adjacent to the Chrysler Dodge Jeep Ram Dealership
- Truck Stop Destination - 8 MPDs With Diesel Hoses, 6 Diesel Islands and 4 'Off-Road' Dispensers Will Drive Market-Leading Fuel Sales
- Experienced Regional Operator With 18+ Locations and Growing
- Additional Revenue - Site Features 1.5 AC of Truck Parking, a Mini Car Wash Tunnel, a Proposed Truck Wash, a Liquor Store and a Truck/Tire Center Will Boost Sales
- Major Trucking Route: US Highway 271 Connects Tyler, TX With Interstate 30, Which Leads to Texarkana, Denton and Little Rock
- Pittsburg is the Former Home of Pilgrim's Pride - The Largest Poultry and Egg Producer; Racing Legend Carroll Shelby; and Cavenders Boot City
- Pittsburg is Equidistant By 2 Hours to Dallas, TX (to the West) and Shreveport, LA (to the East)
- Nearby Tenants Include: Dollar General, Family Dollar, Sonic, McDonald's, Farm Bureau Insurance, True Value Hardware & Lumber, Guaranty Bank & Trust and More



LEASE SUMMARY

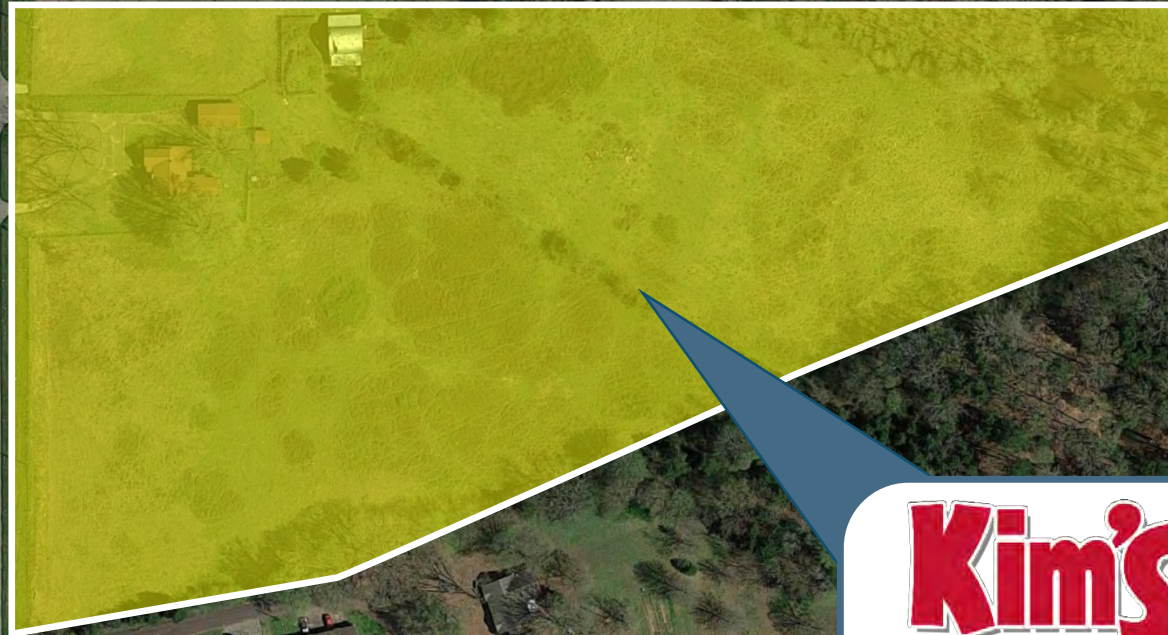
TENANT	Kim's Convenience Store
PREMISES	A Building of Approximately 8,567 SF
LEASE COMMENCEMENT	Upon Close of Escrow (COE)
LEASE EXPIRATION	15 Years From COE
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7.5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store/Gas Station/Casual Dining
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	Yes

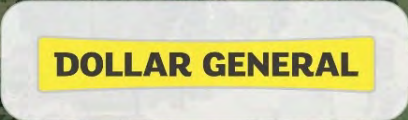
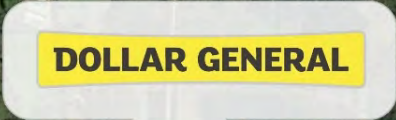
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,567 SF	\$432,000	\$50.42



271

DOW AUTOPLEX





PITTSBURG | CAMP COUNTY | TEXAS

The City of Pittsburg is located on US Hwy 271, one of the busiest highways in East Texas. Pittsburg is approximately ten miles away from Interstate 30 and forty miles from Interstate 20. Pittsburg sits in the geographical center of North East Texas. Within a thirty-mile radius, there are eleven counties and 328,500 people. A new loop connecting I-30 to Hwy 271 about six miles north of Pittsburg is now open, making access to the interstate much easier. This infrastructure development will continue to increase the already high traffic count for Pittsburg as it will bring interstate traffic into the heart of the commercial district. Pittsburg has access to these abundant resources such as water, energy, and land. The City of Pittsburg had a population of 4,779 as of July 1, 2020.

The economy of Pittsburg, TX employs 1.65k people. The largest industries in Pittsburg, TX are Manufacturing, Retail Trade, and Health Care & Social Assistance. In the Pittsburg City Center neighborhood, half of the working population is employed in manufacturing and laborer occupations. Due to the city's close proximity, Texarkana's economy affects Pittsburg's. The Texarkana MSA is a regional center for employment, health care, and education. It's retail and services trade area encompasses a 17-county area in parts of three states. The defense cluster is the region's largest employment segment. The medical, educational, and retail clusters contribute to Texarkana's role as a regional center for commerce and industry.

Pittsburg is located in Northeastern Texas. The upper two-thirds of the East Texas region is dominated by the Piney Woods, which is a temperate forest that extends over 23,500 square miles. The Piney Woods is part of a much larger region of pine-hardwood forest that extends into Louisiana, Arkansas and Oklahoma and it thins out as it nears the Gulf of Mexico. There are five major lakes located within eighteen miles of Pittsburg that are reportedly among the best bass-fishing lakes in the state of Texas. These lakes are: Lake Bob Sandlin State Park, Lake Cypress Springs, Lake O'Pines, Lake Monticello and Lake Welsh. Crazy D Farms, just north of Jefferson, has a two-and-a-half-mile trail through the forest and also offers camping, picnic areas, a fishing pond and a petting zoo for children.



TEXARKANA U.S. POST OFFICE AND COURTHOUSE

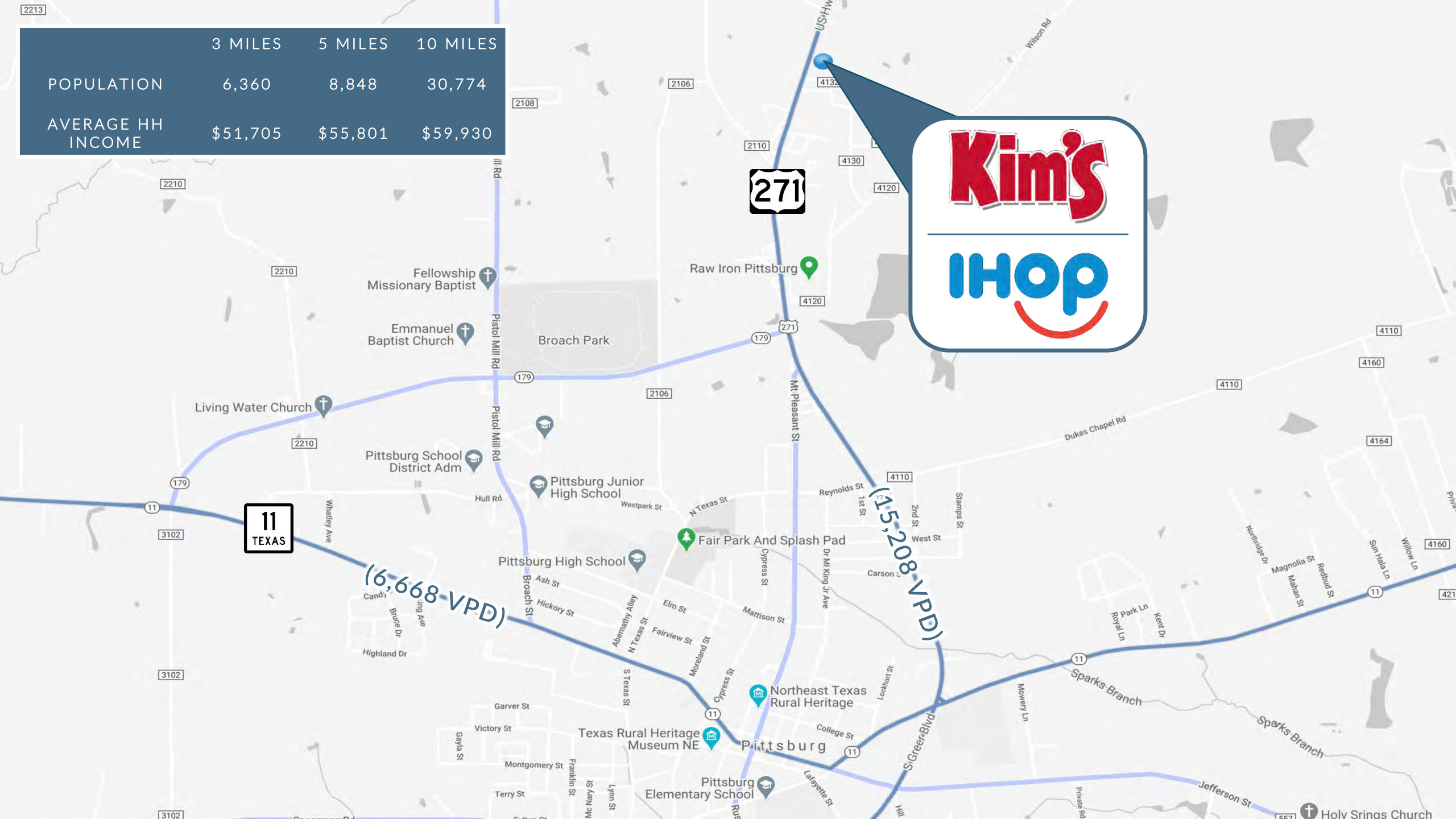


PITTSBURG, TX



LAKE WELSH

	3 MILES	5 MILES	10 MILES
POPULATION	6,360	8,848	30,774
AVERAGE HH INCOME	\$51,705	\$55,801	\$59,930



TENANT PROFILE

Founded in 1985 by Kim and Debra Cole, Kim's Convenience Stores has grown from a single location in Palestine, Texas to 18+ store chain that employs over 300+ associates throughout Texas. The company offers fuels and food products such as sandwich, pizza, and coffee, as well as provides offers and fuel discounts.

The majority of the growth has occurred since 2009 with multiple locations added since then. With a mission set forth by Kim Cole of being "more than your average convenience store", Kim's has been a leader in every market in which we compete. Leveraging our own proprietary food service programs and strong customer service, Kim's continually outperforms the market trends.

As a testament to our customer service, our customers continually vote us "best of the best" in local competitions each year. In the Palestine market we have won the title for the past 16 years. Kim and Debra Cole have 100% ownership in Kim's Convenience Stores, Inc. and Shop N Hop Markets, LLC.



COMPANY TYPE
Private



FOUNDED
1985



OF LOCATIONS
18+



HEADQUARTERS
Palestine, TX



WEBSITE
kimsstores.com

TENANT PROFILE

For over 62 years, IHOP has been a leader, innovator and expert in all things breakfast, any time of day. The chain offers 65 different signature, fresh, made-to-order breakfast options, a wide selection of popular lunch and dinner items, including Ultimate Steakburgers. IHOP restaurants offer guests an affordable, everyday dining experience with warm and friendly service. As of July 29, 2020, there are 1,841 IHOP restaurants around the world, including restaurants in all 50 states and the District of Columbia, Puerto Rico and Guam as well as Canada, Mexico, Guatemala, Panama, Lebanon, the Kingdom of Saudi Arabia, Kuwait, the United Arab Emirates, Bahrain, Qatar, Thailand and India. IHOP restaurants are franchised by affiliates of Glendale, California-based Dine Brands Global, Inc.

And as the leader in Family Dining, our 100%-franchised system delivers strong free cash flow results that have been the hallmark of the brand's financial performance for more than half a century. Dine Brands Global (NYSE: DIN) is one of the world's largest full-service dining companies and franchisor of Applebee's Grill + Bar and IHOP, two of America's most iconic and enduring brands. With over 3,530 locations in 17 countries, DINE empowers, supports and grows the world's most-loved restaurant brands because we believe community happens when people eat together.



COMPANY TYPE
Subsidiary



FOUNDED
1958



OF LOCATIONS
1,841+



HEADQUARTERS
Glendale, CA



WEBSITE
ihop.com

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.

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.



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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