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# **EXCLUSIVE REPRESENTATION**

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## TRANSACTION SUMMARY

Purchase Price: \$2,187,500

Cap Rate: 4%

Annual Rent: \$87,500

## **Lease Specifications**

Tenant: Whataburger Restaurants, LLC

Lease Type: Absolute NNN - Ground Lease

Rent Commencement: TBD

Year 1 NOI: \$87,500

Rental Increases: 10% every 5 years

Primary Term: 15 Years

## **Property Specifications**

Location: NWC of Monte Cristo & Closner Blvd

Building Size: 3,751 SF

Year Built: New Construction (2021)

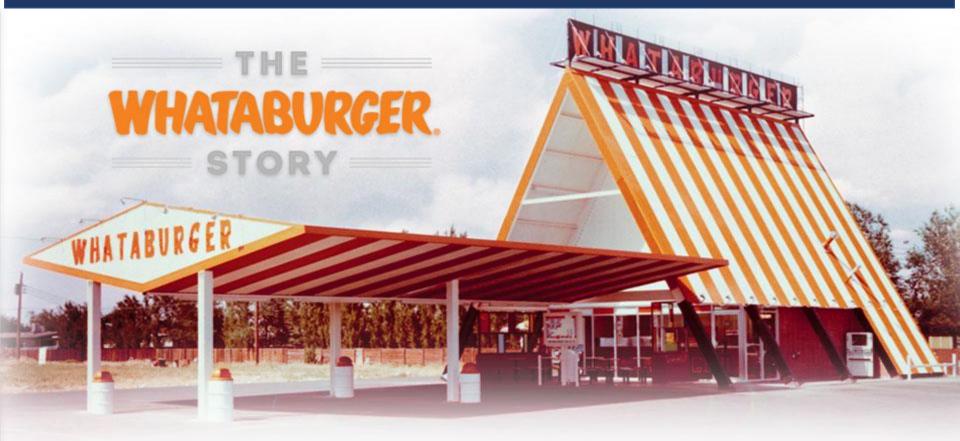




## **INVESTMENT HIGHLIGHTS**

- New Construction
- Absolute NNN Investment Opportunity
- Edinburg, TX Location
- Rent Escalations Every Five Years
- Double Drive Thru Prototype
- · Rapidly Growing Trade Area
- Guaranteed by Whataburger Restaurants, LLC
- 15-Year Primary Term with Renewal Options

#### **Tenant Summary**



Property Name:

Property Type:

Parent Company Trade Name:

Ownership:

No. of Locations:

Headquarters:

Website:

Year Founded:

Whataburger Restaurant
Whataburger Restaurants

Whataburger Restaurants LLC Private

820

San Antonio, TX

www.whataburger.com

1950

Whataburger is an American privately held, regional fast-food restaurant chain, headquartered and based in San Antonio, Texas, that specializes in hamburgers. The company, founded by Harmon Dobson and Paul Burton, opened its first restaurant in Corpus Christi, Texas, in 1950. Family-owned by the Dobsons until 2019, the chain is now managed by a venture capital company along with the Dobson family still holding a small stake.

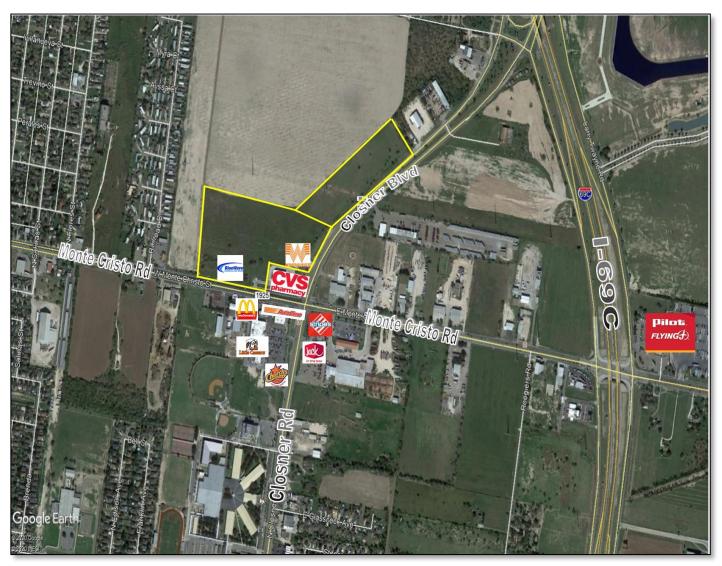
### Whataburger Monte Cristo Road I Edinburg, TX 78539





## Whataburger Monte Cristo Road I Edinburg, TX 78539





## Whataburger Monte Cristo Road I Edinburg, TX 78539





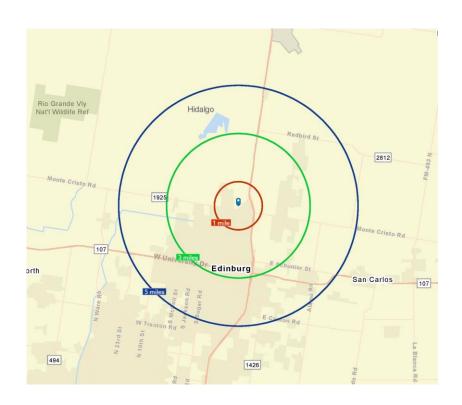
## **DEMOGRAPHICS** I Demographics Map & Report

# Whataburger

Monte Cristo Road I Edinburg, TX 78539



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,773	32,289	80,321
Median age	25.1	26.1	27.4
HOUSESHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total household	1,203	12,276	32,355
# of people per HH	3.95	3.41	3.37
Average HH income	\$53,045	\$47,799	\$60,479
ETHNICITY % Hispanic	<b>1 MILE</b> 95.8%	<b>3 MILES</b> 95.1%	<b>5 MILES</b> 93%
RACE	1 MILE	3 MILES	5 MILES
%White	95%	88.2%	86.7%
%Black	0.7%	0.9%	0.9%
% Asian	0.3%	0.6%	1.5%
% American Indian	0.3%	0.4%	0.5%



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