



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Dunkin' & Baskin-Robbins
1516 South Fort Hood Street
Killeen, TX 76542

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,400 SF Dunkin' & Baskin Robbins Located at 1516 South Fort Hood Street in Killeen, Texas. This Deal Includes a Long-Term Triple Net (NNN) 10 Year Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,215,278
CAP	5.40%
NOI	\$119,625
PRICE PER SF	\$923.03
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	1516 South Fort Hood Street Killeen, TX 76542
COUNTY	Bell
BUILDING AREA	2,400 SF
LAND AREA	1.10 AC
BUILT	2021



HIGHLIGHTS

- Brand New Construction Investment Opportunity Set to Open May 2021
- Long Term Triple Net (NNN) 10 Year Lease With Zero Landlord Responsibilities
- Experienced & Growing Regional Dunkin' Donuts Operator With Proven Success in the Local Market
- OSO Coffee Company LLC Has Six Locations Open With an Additional Two Under Development That Are Slated to Open in Fall 2021
- Dunkin' U.S. 2020 Q3 Report Shows Comparable Store Sales Growth of 1.50%, Which Improved Sequentially For Each Month of the Quarter
- Excellent Demographics With a Population of 174,537 Residents Making an Average Household Income of \$58,029 Within a 5-Mile Radius
- Strategically Located Along South Fort Hood Street Which Sees Traffic Counts of 30,446 VPD and Just Blocks From Hwy 190 Which Runs East/West Through Killeen and Into Neighboring Temple, Belton and Copperas Cove
- Fort Hood Army Base is Less Than 10 Minutes North of This Location; This is the Most Populous U.S. Military Installation in the World and Has a Population of Over 55,000 People
- Killeen is 55-Miles North of Austin and 125-Miles Southwest of Dallas
- Texas is an Income Tax Free State
- Nearby Tenants Include: Walmart Supercenter, Chick-fil-A, In-N-Out Burger, Whataburger, Home Depot, Best Buy, Academy Sports + Outdoors, HEB, Wingstop, Advance Auto Parts, Hobby Lobby, Lowe's and Much More

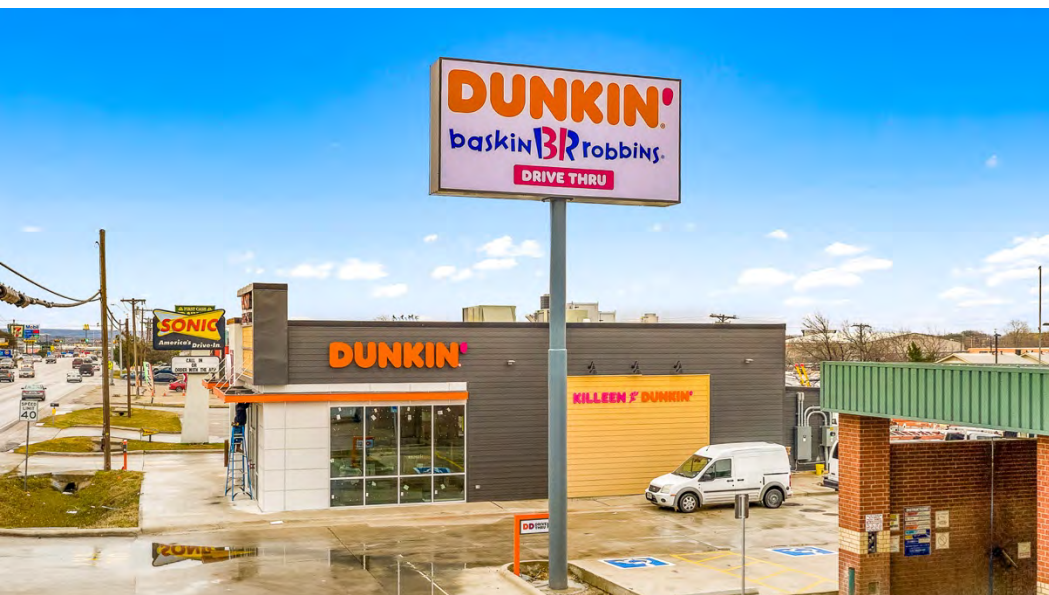


LEASE SUMMARY

TENANT	Dunkin' & Baskin Robbins
PREMISES	A Building of Approximately 2,400 SF
LEASE COMMENCEMENT	October 21, 2020
RENT COMMENCEMENT	February 2021
LEASE EXPIRATION	10 Years After Rent Commencement
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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2,400 SF	\$119,625	\$49.84
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A map of Texas showing major cities and highways. A callout box with a dark blue pointer highlights Killeen. The box contains the Dunkin' and Baskin-Robbins logos. The map shows major cities like Dallas, Fort Worth, Waco, Austin, and San Antonio, along with various highways and smaller towns.

DUNKIN'
baskin **BR** robbins


**Killeen - Fort Hood
Regional Airport**



Stone Hill
Apartments



Little Caesars



University of
Phoenix



ExtraSpace
Storage

DOLLAR GENERAL



W Jasper Drive

195
TEXAS

S Fort Hood Street



DUNKIN'
baskin **BR** robbins

CAR WASH



GOLDEN CHICK



Heart O' Texas
Federal Credit Union

Dignity
HEALTHCARE

FAMILY DOLLAR



Advance Auto Parts



Domino's

CAR WASH

DUNKIN'
baskinBRrobbins

195 TEXAS

S Fort Hood Street

SONIC

DUNKIN'
baskinBRrobbins

GOLD'S GYM **DOLLAR GENERAL**

Schlottsky's

TACO BELL **IHOP**

LONG JOHN SILVER'S **ExtraSpace Storage** **RFC**

BIG LOTS! **CRUNCH** **Conn's**

MELROSE **DOLLAR TREE**

Exxon **SMILEY'S** **CITITRENDS**

POPEYES **BURGER KING** **Denny's** **McDonald's**

cicis pizza **Starbucks**

SUBWAY **Canal** **Precision Tune Auto Care**

FAMILY DOLLAR **DOLLAR GENERAL**

Jack in the box **Church's** **Kentucky Fried Chicken**

DUNKIN'

baskinRRobbins

195 TEXAS

INTERSTATE 14 TEXAS

190

S Fort Hood St

FAMILY DOLLAR

metro by T-Mobile **GOLDEN CHICK**

Dominos **SONIC**

H-E-B **CVS pharmacy**

Walgreens **golden corral**

FIREHOUSE SUBS **SportClips**

WHATABUGGER **Jack in the box** **Chick-fil-A**

Great Clips **GNC**

Bank of America **cricket**

SUPERCUTS **FREEBIRDS**

Smile Brands Group **Starbucks** **TAKE 5** **First Community Bank**

Walmart Supercenter **LOWE'S**

KOHL'S **OfficeMax**

Party City **Aaron's**

SKECHERS **Rainbow**

Guitar Center **First Community Bank**

HOBBY LOBBY **Pep Boys**

TRACTOR SUPPLY CO **metro by T-Mobile**

DOLLAR TREE **McALISTER'S DELI**

T-Mobile **IN-N-OUT** **Jack in the box**

MATTRESS FIRM **JCPenney**

Burlington **Dillard's**

Foot Locker **H&M**

FINISH LINE **SEPHORA**

SHOE DEPT. ENCORE **charlotte russe**

AMERICAN EAGLE **CHAMPS SPORTS**

Bath & Body Works **claire's**

zumiez **Hallmark**

TORRID

THE HOME DEPOT **ROSS DRESS FOR LESS** **FRIDAYS**

BEST BUY **REGAL** **OUTBACK STEAKHOUSE**

CHUCK E. CHEESE'S **SHOE CARNIVAL** **DISCOUNT TIRE**

Jason's deli **MOD** **Johnny Rockets** **Olive Garden**

WILD WINGS **dd's DISCOUNTS**

goodwill **PET SMART**

Academy SPORTS & OUTDOORS

ALDI **Red Robin** **SMOOTHIE KING**

ROADHOUSE **Applebees**

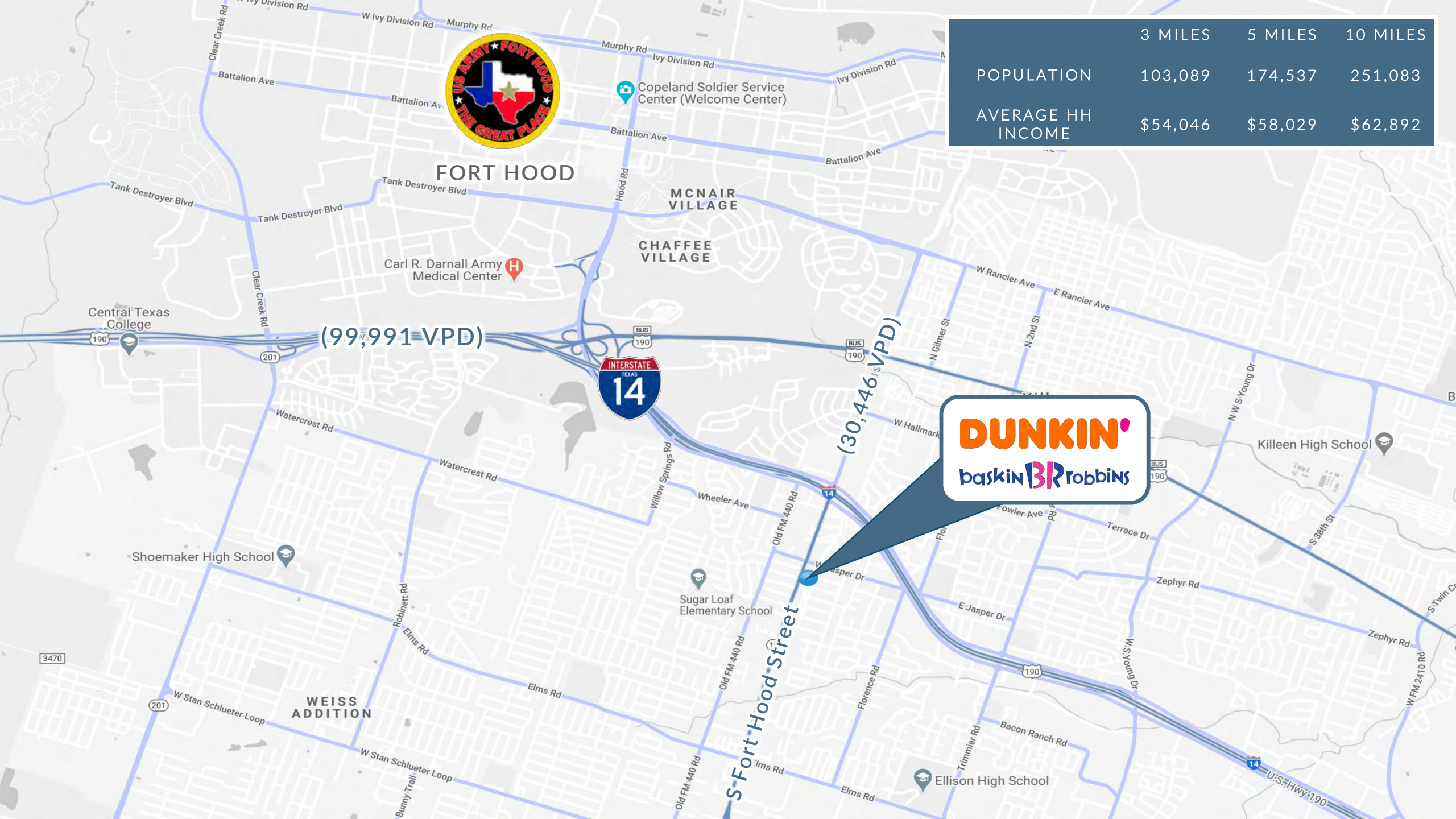
KILLEEN | BELL COUNTY | TEXAS

Killeen is situated along Interstate 14 that intersects Interstate 35 approximately 17 miles east of the City and U.S. Highways 281 and 183 approximately 30 miles to the west of the City. Waco, Texas is located 65 miles to the north and Austin is 70 miles to the south of the City, which encompasses an area of 55,868 square miles. Two large lakes, Lake Belton and Lake Stillhouse Hollow, are located near the City. These lakes offer excellent fishing, camping, and water sports with 168 miles of shoreline. Killeen is the 19th largest city in Texas and the 163rd largest city in the United States with a 2020 population of 157,632 residents.

Killeen is home to Fort Hood, one of the largest United States military installations in the world. The city's economy heavily depends on the post and the soldiers, and their families, stationed there. Killeen is also home to Vive Les Arts Theatre, a full-time arts organization which produces several main Stage and Children's Theatre shows each year. The city is also home to a branch of the Texas A&M University system, Texas A&M University-Central Texas. With the addition of these universities, Central Texas College, and homes being built at a rapid rate, Killeen is becoming one of the fastest growing cities in America. To the North of Killeen is the major city is Austin. Being so close Austin's economy impacts Killeen's. Austin is considered to be a major center for high tech. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. There are a lot of company headquarters in Austin such as Hospira, Pharmaceutical Product Development, ArthroCare Corporation, NXP Semiconductors, GoodPop, Temple-Inland, Sweet Leaf Tea Company, Keller Williams Realty to name a few.

The Central Texas area has a wide variety of entertainment venues to choose from. Whether it is touring the world's largest military installation with awesome fighting power and two fine military museums or enjoying the Vive Les Arts Theatre. At Green Avenue Park, Killeen hosts a farmers' market each Friday and also Food Truck Fridays! There are over 20 parks located in this city and a 2.5-mile hike and bike trail. Community pools – Long Branch Park and Pershing Park – let the little swimmers three and under in for free. One can explore the venerable past of one of America's greatest combat divisions at the 1st Cavalry Division Museum, play the way through the 27-hole Courses at Clear Creek, and tour the stars at the Mayborn Science Theater. Of course, these are just some of the attractions in Killeen.





	3 MILES	5 MILES	10 MILES
POPULATION	103,089	174,537	251,083
AVERAGE HH INCOME	\$54,046	\$58,029	\$62,892



(99,991 VPD)

(30,446 VPD)

WEISS ADDITION

DUNKIN'

TENANT PROFILE

Dunkin' is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to our name, we offer 50+ varieties of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods.

In 1950, Bill Rosenberg opened the first Dunkin' shop in Quincy, MA. Just five years later, a franchise legacy was born. Dunkin' is America's favorite all-day, everyday stop for coffee and baked goods. Dunkin' is a market leader in the hot regular/decaf/flavored coffee, iced coffee, donut, bagel and muffin categories. Dunkin' has earned a No. 1 ranking for customer loyalty in the coffee category by Brand Keys for 14 years running. The company has more than 12,871 restaurants in 40 countries worldwide. Dunkin' is part of the Inspire Brands family of restaurants

Dunkin' is a subsidiary of Inspire Brands. Inspire Brands is a multi-brand restaurant company whose portfolio includes nearly 32,000 restaurants across more than 60 countries. Inspire is majority-owned by affiliates of Roark Capital.



COMPANY TYPE
Subsidiary



FOUNDED
1950



OF LOCATIONS
12,871+



HEADQUARTERS
Canton, MA



WEBSITE
dunkindonuts.com

B A S K I N - R O B B I N S

TENANT PROFILE

Baskin-Robbins was founded in 1945 by two ice cream enthusiasts whose passion led to the creation of more than 1,300 ice cream flavors and a wide variety of delicious treats. Named a top ice cream and frozen dessert franchise in the United States by Entrepreneur magazine's 38th annual Franchise 500® ranking in 2017, Baskin-Robbins is the world's largest chain of ice cream specialty shops.

Baskin-Robbins creates and markets innovative, premium hard scoop ice cream, a full range of beverages, and a delicious lineup of desserts including custom ice cream cakes, the Polar Pizza® Ice Cream Treat and take-home ice cream quarts and pints, providing quality and value to consumers at more than 8,160 retail shops in 54 countries worldwide.

Baskin-Robbins is a subsidiary of Inspire Brands. Inspire Brands is a multi-brand restaurant company whose portfolio includes nearly 32,000 restaurants across more than 60 countries. Inspire is majority-owned by affiliates of Roark Capital.



COMPANY TYPE
Subsidiary



FOUNDED
1945



OF LOCATIONS
8,160+



HEADQUARTERS
Canton, MA



WEBSITE
baskinrobbins.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.

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