

Jack in the Box

732 HEBRON PARKWAY
LEWISVILLE, TEXAS 75057

CORPORATE JACK IN THE BOX WITH DRIVE-THRU
NASDAQ: JACK | ±2,200 Stores & ±22,000 Employees

RARE LEASEHOLD INTEREST OPPORTUNITY
High Yield Investment with Corporate Guaranty
Property is 100% Depreciable

ABSOLUTE-NET LEASE
11-Years Remaining with Two, 5-Year Options
8% Increases Every 5-Years

LONG TERM TENANCY
Tenant has Operated at this Location Since 2001
Tenant Just Committed to a 10-Year Extension
Showing Dedication to this Location

Marcus & Millichap
THE DELTONDO GROUP



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INVESTMENT HIGHLIGHTS

- ✓ **Corporate Jack in the Box with Drive-Thru:** (NASDAQ: JACK); one of the Largest Operators & Franchisors of Restaurants in the world ±2,200 Stores & ±22,000 employees.
- ✓ **Absolute-Net Lease:** Jack in the Box has 11-Years Remaining with Two, 5-Year Options to Extend. Every 5-Years the lease calls for 8% Rent Escalations. Tenant just committed to a 10-year extension showing dedication to this location.
- ✓ **Strategic Retail Location:** Excellent Visibility & Frontage Along Hebron Parkway which oversees ±28,300 VPD; Less than 1-Mile from East Stemmons Freeway which oversees ±47,000 VPD
- ✓ **Long Term Tenancy:** Jack in the Box has been at this Location for 20-Years (Since 2001) Showing Strong Operating History to the Location & Market.

- ✓ **Rare Leasehold Interest Opportunity:** High Yield Investment with Corporate Guaranty; Property is 100% Depreciable, Providing Increased Cash Flow.
- ✓ **Nearby Music City Mall Lewisville:** A One Million+ Square Foot, Two Story Indoor Shopping Mall with 105 Stores and Major National Tenants such as Cinemark, JCPenny, Macy's Zion Market & Dillards's
- ✓ **Nearby National Tenants Include:** Target, PetSmart, Hobby Lobby, Barnes & Noble, Michaels, Chick-fil-A, Raising Cane's, Jason's Deli, Starbucks, McDonald's, Panera Bread, Outback Steakhouse, Denny's, Panda Express, and many more.
- ✓ **Walking Distance from Two Major Apartment Complexes:** Tuscany at Lakepointe Apartments (168-Units) & Edgewater Apartments (308-Units)



INVESTMENT SUMMARY

ADDRESS: 732 Hebron Parkway
Lewisville, Texas 75057

PRICE: \$665,000

CURRENT - DEC 31, 2021

CAP: 10.93%

NOI: \$72,652.56

JAN 1, 2022 - APR 30, 2022

CAP: 9.59%

NOI: \$63,745.80

MAY 1, 2022 - APR 30, 2027

CAP: 6.25%

NOI: \$41,521.80

*Reference Page-6 for Lease Abstract



BIRDS EYE VIEW



PROPERTY DESCRIPTION

- | | |
|---|--|
| ✓ PROPERTY ADDRESS:
732 Hebron Parkway
Lewisville, Texas 75057 | ✓ LEASE TYPE:
Absolute-Net |
| ✓ BUILDING SIZE:
2,857 SF | ✓ YEAR BUILT:
2002 |
| ✓ LOT SIZE:
39,634 SF | ✓ ACCESS & FRONTAGE
Hebron Parkway (±23,800 VPD) |

TENANT PROFILE

COMPANY NAME

JIB SPV Guarantor, LLC

PUBLIC

NASDAQ: JACK

NUMBER OF STORES

±2,200

HEADQUARTERS

San Diego, California

YEAR FOUNDED

1951

NUMBER OF EMPLOYEES

±22,000

WEBSITE

jackinthebox.com



Jack in the Box has always been the place for those who live outside the box. Where you can try new things and order what you want when you want it, while always getting it fast, hot and fresh. Opened in 1951, we're now one of the nation's top fast-food burger chains with over 2,200 quick-serve restaurants in the U.S. and Guam. And with roughly 90% of our 500 million annual guests choosing drive-thru or take out, we know the importance of convenience.

Since opening, we've spearheaded conveniences that would become industry standards like the drive-thru, breakfast sandwiches and portable salads. Now we feature one of the largest and most distinctive menus in the quick-serve restaurant space. Everything from burgers to tacos to egg rolls. All cravings are welcome here.

If you love the classics, burgers make up the core of our menu with the signature Jumbo Jack®, Ultimate Cheeseburger, the Buttery Jack™ and the Sourdough Jack® on our trademark toasted sourdough. If you seek good value, we offer Jack's Deals with our famous two tacos, chicken nuggets, Jr. Bacon Cheeseburger and more. And for the customization-minded looking to make that perfect flavor mix, we offer endless flexibility.

We don't dictate cravings. We serve our full menu, including breakfast, all day every day. Want a burger for breakfast or breakfast sandwich for dinner? You got it. And with many locations open 18-24 hours, you can always get just what you want, when you want it, at Jack in the Box.

www.jackintheboxinc.com/company/about-us



TENANT SUMMARY

TENANT NAME:	Jack in the Box
OPERATOR:	Jack in the Box, Inc.
GUARANTY:	Corporate
TYPE OF OWNERSHIP:	Leasehold Interest
LEASE TYPE:	Absolute-Net
LANDLORD RESPONSIBILITIES:	None

LEASE SUMMARY - Jack in the Box

LEASE COMMENCEMENT:	Dec 14, 2001
LEASE EXPIRATION:	Apr 30, 3032
TERM REMAINING:	11-Years
INCREASES:	8% Every 5-Years
OPTIONS:	Two, 5-Year

GROUND SUBLEASE SUMMARY

LEASE COMMENCEMENT:	Jul 15, 2001
LEASE EXPIRATION:	Dec 31, 2026
TERM REMAINING:	5-Years
INCREASES:	11.25% Every 5-Years
OPTIONS:	Eight, 5-Year

JACK IN THE BOX SCHEDULE

BASE RENT	ANNUALLY	MONTHLY
July 8, 2019 - Apr 30, 2022	\$151,824.00	\$12,652.00
May 1, 2022 - Apr 30, 2027*	\$129,600.00	\$10,800.00
May 1, 2027 - Apr 30, 2032	\$139,968.00	\$11,664.00
May 1, 2032 - Apr 30, 2037 (Option 1)	\$151,165.44	\$12,597.12
May 1, 2037 - Apr 30, 2042 (Option 2)	\$163,258.67	\$13,604.89
*CAP is based on May 1, 2022		

GROUND SUBLEASE SCHEDULE

BASE RENT	ANNUALLY	MONTHLY
Jan 1, 2017 - Dec 31, 2021	\$79,171.44	\$6,597.62
Jan 1, 2022 - Dec 31, 2026*	\$88,078.20	\$7,339.85
Jan 1, 2027 - Dec 31, 2031	\$97,986.96	\$8,165.58
Jan 1, 2032 - Dec 31, 2036	\$109,010.52	\$9,084.21
Jan 1, 2037 - Dec 31, 2041	\$121,274.16	\$10,106.18
*CAP is based on Jan 1, 2022		

TOTAL NET OPERATING INCOME SCHEDULE

SCHEDULE	JACK IN THE BOX	GROUND RENT	TOTAL	CAP
Current - Dec 31, 2021	\$151,824.00	\$79,171.44	\$72,652.56	10.93%
Jan 1, 2022 - Apr 30, 2022	\$151,824.00	\$88,078.20	\$63,745.80	9.59%
May 1, 2022 - Dec 31, 2026	\$129,600.00	\$88,078.20	\$41,521.80	6.25%

Wendy's, IHOP, Applebee's, Chick-fil-E, Old Navy, Jo-Ann, Tuesday Morning, Firehouse Subs, OfficeMax, Michaels, Barnes & Noble, Hobby Lobby, Burlington, Total Wine & More, Dick's Sporting Goods, Target, Party City

Interstate-35 (±47,000 VPD)

CAR WASH

Canes

EXXON

AAA Texas

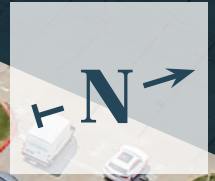
Starbucks, Sally Beauty

Subway, AT&T

Taco Bell, Long John Silver's

KFC, A&W

Hebron Parkway (±23,800 VPD)



Music City Mall Lewisville



Interstate-35 (±47,000 VPD)

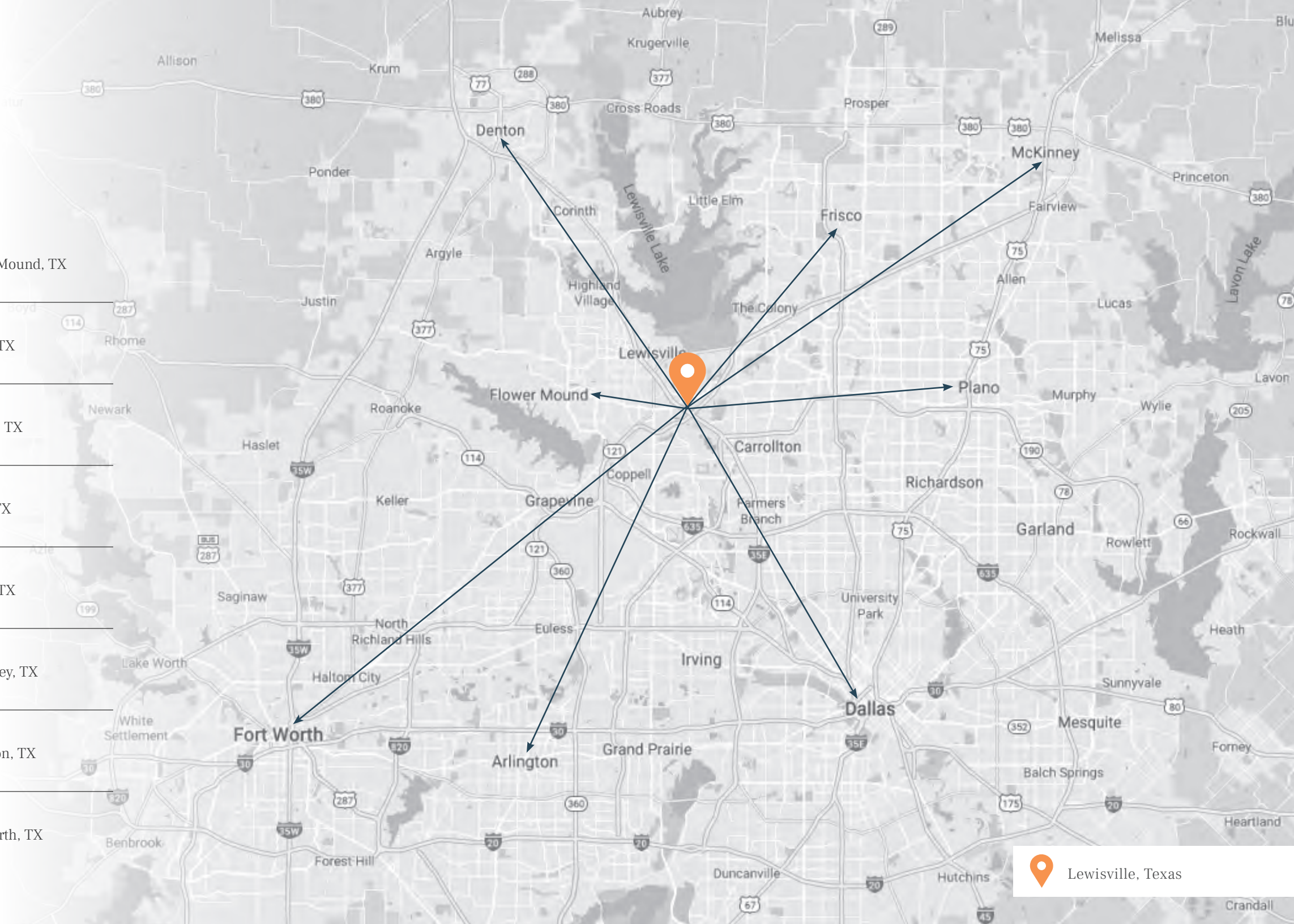
Edgewater Apartments
(308 Units)

Tuscany at Lakepointe Apartments
(168-Units)



DISTANCE FROM SUBJECT PROPERTY

9 - Miles	Flower Mound, TX
15 - Miles	Frisco, TX
16 - Miles	Denton, TX
22 - Miles	Plano, TX
25 - Miles	Dallas, TX
25 - Miles	McKinney, TX
31 - Miles	Arlington, TX
33 - Miles	Fort Worth, TX



 Lewisville, Texas

DALLAS / FORT WORTH, TX

The Dallas/Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of nearly 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job gains continually draw new residents to the region. Recently, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region’s transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro’s numerous corporations and expanding array of industries.

MAJOR AREA EMPLOYERS

- AMR / American Airlines
- Baylor Scott & White
- Texas Health Resources
- Texas Instruments
- Bank of America
- Lockheed Martin
- Verizon Communications
- JPMorgan Chase
- HCA North Texas Division
- UT-Southwestern Medical Center

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	8,337	93,864	246,711
HOUSEHOLDS:	4,434	37,657	94,426
HH INCOME:	\$73,831	\$107,797	\$117,641



SUBSTANTIAL POPULATION GAINS

Dallas/Fort Worth’s population growth in recent years ranks among the highest in the U.S. for a major metro.

LARGE CORPORATE BASE

The Metroplex is home to 25 Fortune 500 companies and many regional headquarters, drawing workers and residents.

MAJOR DISTRIBUTION CENTER

The area’s extensive network of rail and highways along with the International Inland Port of Dallas ensure its status as a distribution hub.



QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro’s several reservoirs. Dallas/Fort Worth hosts professional teams in baseball, football, hockey and basketball.

Numerous educational institutions contribute to an educated workforce. The University of Texas at Dallas, University of North Texas, Texas Woman’s University-Denton, Southern Methodist University, Texas Christian University and the University of Texas at Arlington are among the numerous higher-education institutions in the region. Metroplex residents are proximate to nationally recognized health centers including Parkland Memorial Hospital, Baylor University Medical Center and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas/Fort Worth’s excellent healthcare providers.

ECONOMY

- ✓ The Metroplex’s temperate climate, no state income tax and a right-to-work labor policy attract employers.
- ✓ Dallas/Fort Worth is one of the nation’s largest employment markets, with nearly 3.7 million jobs.
- ✓ The region is home to 25 Fortune 500 companies in a variety of sectors, including ExxonMobil, American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton.
- ✓ The area is forecast to add jobs at an annual rate of 1.7 percent through 2025, more than triple the U.S. level.
- ✓ Economic expansion will be further fueled by a rise in financial services and high-tech companies.

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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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

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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