



LISTED BY

BELALL AHMED

ASSOCIATE

DIR: (925) 718-7522

MOB: (925) 719-9649

BELALL.AHMED@MATTHEWS.COM

LIC # 02135621 (CA)

CHUCK EVANS

ASSOCIATE VICE PRESIDENT & DIRECTOR

DIR: (925) 319-4035

MOB: (925) 323-2263

CHUCK.EVANS@MATTHEWS.COM

LIC # 01963473 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 9005919 (TX)



TABLE OF CONTENTS

4

EXECUTIVE OVERVIEW

6

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

12

AREA OVERVIEW



INVESTMENT HIGHLIGHTS

- **Corporate Guaranty** – Lease is backed by Jack in the Box Corporate
- **Recession Proof Tenant** – Tenant's q3 same store sales increased 16% on a two year stack and weekly averages grew 17%
- **Absolute NNN Lease** – No landlord responsibilities which makes this passive investment completely hands off
- **Strong Visibility** – Sitting directly off of Interstate 35 which is the main artery into Dallas Fort Worth. Interstate 35 boasts an average traffic count over $\pm 100,000$ CPD
- **Baylor University** – Only 2 miles from main Baylor University campus which has enrollment of over 15,000 undergraduate and 5,000 graduate students
- **Main Retail Corridor** – Across the street from H-E-B plus! Anchored shopping center. Many other national retailers surround this property such as: Raceway, Great Clips, Chili's Orscheln Farm & Home Store and CVS to name a few





Jack
in the box

DINING
ROOM
NOW OPEN!

DO NOT
ENTER
EXIT
ONLY



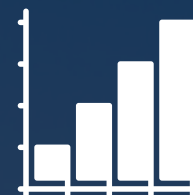
\$2,444,444

LIST PRICE



\$110,000

NOI



4.50%

CAP RATE

BUILDING INFO

Property Name	Jack in the Box
Address	1724 S Valley Mills Dr Waco, TX 76711
Year Built	1999
Lot Size	±0.76 AC
GLA	±2,464 SF

TENANT SUMMARY

Lease Type	Absolute NNN
Tenant	Jack in the Box Eastern Division L.P.
Lease Guarantor	Jack in the Box Eastern Division L.P.
Roof & Structure	Tenant Responsible
Rent Commencement Date	1/31/2018
Lease Expiration Date	1/30/2028
Lease Term	6 Years
Rental Increases	10% in Option Period
Renewal Options	Four, 5-Year Options
ROFR	30 day

ANNUALIZED OPERATING DATA

Term Remaining	Annual Rent	CAP
Years 5-10	\$110,000	4.50%
Option 1	\$121,000	4.95%
Option 2	\$133,100	5.45%
Option 3	\$146,410	6.00%
Option 4	\$161,051	6.59%

DEBT QUOTE

Please contact a Matthews[™]
Capital Markets agent for financing options:

PATRICK FLANAGAN
patrick.flanagan@matthews.com



±2,250
NO. OF LOCATIONS



San Diego, CA
HEADQUARTERS



1951
YEAR FOUNDED

TENANT OVERVIEW

Jack in the Box is among the leading quick-service restaurant businesses in the US. The company operates and franchises about 2,250 of its flagship hamburger outlets in California, Texas, and more than 20 other states. Jack in the Box offers such standard fast-food fare as burgers, fries, and soft drinks, as well as salads, tacos, and breakfast items. About 415 locations are company-owned, while the rest are franchised.

STRATEGY

Unlike some of its fast-food rivals, Jack in the Box has traditionally had a large number of corporate locations compared to its franchised outlets. In recent fiscal years, the company has moved towards franchising more locations to bring its franchise ownership rate closer to 80%. Jack in the Box leans on quirky marketing efforts and an almost constant stream of new menu items. Additionally, Jack in the Box has also been working to upgrade many of its outlets with modern interior designs, complete with flat-screen televisions and ceramic tile floors.







DOLLAR GENERAL

BARE ARMS

Magnolia Table

Do it Best

Comfort INN & SUITES

K11 UNIVERSITY

TEXAS

ICHIBAN JAPANESE STEAKHOUSE AND SUSHI BAR

Bubba's 33

goodwill

INTERSTATE 35

± 128,000 VPD

Starbucks

verizon

HOME 2 SUITES BY HILTON

ORSCHELN FARM & HOME

zoë's KITCHEN

's

Jack in the box

H-E-B metro by Frito-Lay
Great Clips FedEx Office Print & Ship Services

S VALLEY MILLS DR ± 19,000 VPD

CASH STORE

CASH STORE

Walmart Supercenter
TSC TRACTOR SUPPLY CO
Michael's
PET SMART
Academy SPORTS+OUTDOORS
Lowe's
Conn's
Guitar Center
amc
planet fitness

RBC
NAPA
DOLLAR GENERAL

Exxon
TAKE 5

FAMILY DOLLAR
Aaron's
DOLLAR TREE
SHIPLEY DONUTS

cricket wireless
SUBWAY

Advance Auto Parts

Little Caesars

CVS pharmacy

Walgreens

BW

H-E-B
metro by F+M
Great Clips
FedEx Office
Print & Ship Services

S VALLEY MILLS DR
± 19,000 VPD

Jack
in the box

AREA OVERVIEW

WACO

TEXAS

Waco is a city in central Texas. The city is situated on the I-35 corridor between Dallas and Austin. It is home to Baylor University. The Texas Ranger Hall of Fame and Museum traces the history of the state law enforcement agency and displays vintage badges and weapons. The Dr Pepper Museum pays homage to the famed, locally invented soft drink. The Waco Mammoth National Monument is a fossil site home to the bones of Columbian mammoths.

Waco offers a large amount of activities throughout the city, including outdoor activities, educational attractions, and unique restaurants and shops. Mountain bike or hike in Cameron Park, shop downtown where you'll find Magnolia Market, antique stores, and wonderful local finds. Stroll through our cultural and historic district that extends from Austin Avenue through Elm Avenue, across the mighty Brazos River. Walk across the historic Suspension Bridge, built in 1870, where the clopping hooves of cattle followed the Chisholm and Shawnee Trails up north.



POPULATION

	1-MILE	3-MILE	5-MILE
2025 Projection	12,345	77,921	133,771
2020 Estimate	11,753	73,785	127,180
2010 Census	11,410	66,788	116,952
Growth % 2020-2025	5.04%	5.61%	5.18%
Growth % 2010-2020	3.01%	10.48%	8.75%



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2025 Projection	3,983	27,218	48,856
2020 Estimate	3,883	26,319	47,512
2010 Census	3,764	23,303	43,109
Growth % 2020-2025	2.58%	3.42%	2.83%
Growth % 2010-2020	3.15%	12.94%	10.21%



HOUSEHOLD INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$50,338	\$46,723	\$58,003
Medium Household Income	\$44,958	\$34,822	\$40,178

LOCAL ATTRACTIONS



MAGNOLIA MARKET

Magnolia Market is a veritable home décor wonderland. Shop for fetching accent pieces and wall decorations, rustic kitchenware, candles, and much more. Check out all the Magnolia-branded apparel, garden supplies, and even jewelry, all with that farmhouse aesthetic. When you're done shopping, hang out on the lawn and enjoy some sunshine and get something tasty from one of the on-site food trucks before following that up with a crave-worthy confection at Silos Baking Co.



DR. PEPPER MUSEUM

Built in 1906 by architect Milton Scott, the Artesian Manufacturing and Bottling Company was the first building dedicated to the manufacturing of Dr Pepper. Creating a Dr Pepper Museum was the vision of a few devoted enthusiasts of both Dr Pepper and its history. The Artesian Manufacturing and Bottling Company became the Dr Pepper Museum in 1989, then the Dr Pepper Museum and Free Enterprise Institute in 1997. Today it is the Museum's largest artifact and a tribute to the imagination and talent that fueled Dr Pepper's success throughout the years.



BAYLOR UNIVERSITY

Baylor University is a private Christian university and a nationally ranked research institution. The University provides a vibrant campus community for more than 16,000 students by blending interdisciplinary research with an international reputation for educational excellence and a faculty commitment to teaching and scholarship. Chartered in 1845 through the efforts of Baptist pioneers, Baylor is the oldest continually operating university in Texas and welcomes students from all 50 states and more than 80 countries.

BAYLOR UNIVERSITY

Baylor University is a private Christian university and nationally ranked research institution in Waco, Texas with over 14,000 undergrads and 2,600 graduates. The university is the oldest continuously operating university in Texas and one of the first educational institutions west of the Mississippi River.

The university brings a large economic impact to the Waco Metro Area every year. The annual impact on the local economy is estimated at \$1.22 billion which is based off of personal spending by faculty, employees, students, and out-of-county visitors in addition to direct Baylor University spending for operations and new capital expenditures.

MCLANE STADIUM

Located on the Brazos River and directly adjacent to the I-35 Corridor, McLane Stadium serves not only as the front door to Baylor University but also as the East anchor of downtown Waco. The \$266 million stadium is a once in a lifetime opportunity for Baylor University to bring football back to campus and also contribute to the growth of downtown Waco and development along the Brazos Riverfront.

McLane Stadium is a state-of-the-art multi-functional facility that will host world class music, family and sporting events throughout the year in addition to Baylor University football.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Jack In The Box** located at **1724 S Valley Mills Dr, Waco, TX 76711** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



in the box

1724 S Valley Mills Dr | Waco, TX 76711

OFFERING MEMORANDUM

LISTED BY

BELALL AHMED

ASSOCIATE

DIR: (925) 718-7522

MOB: (925) 719-9649

BELALL.AHMED@MATTHEWS.COM

LIC # 02135621 (CA)

CHUCK EVANS

ASSOCIATE VICE PRESIDENT & DIRECTOR

DIR: (925) 319-4035

MOB: (925) 323-2263

CHUCK.EVANS@MATTHEWS.COM

LIC # 01963473 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date