



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Bell County Motoworks
& Smoothie King

3925 S General Bruce Drive
Temple, TX 76502

EXCLUSIVELY MARKETED BY:



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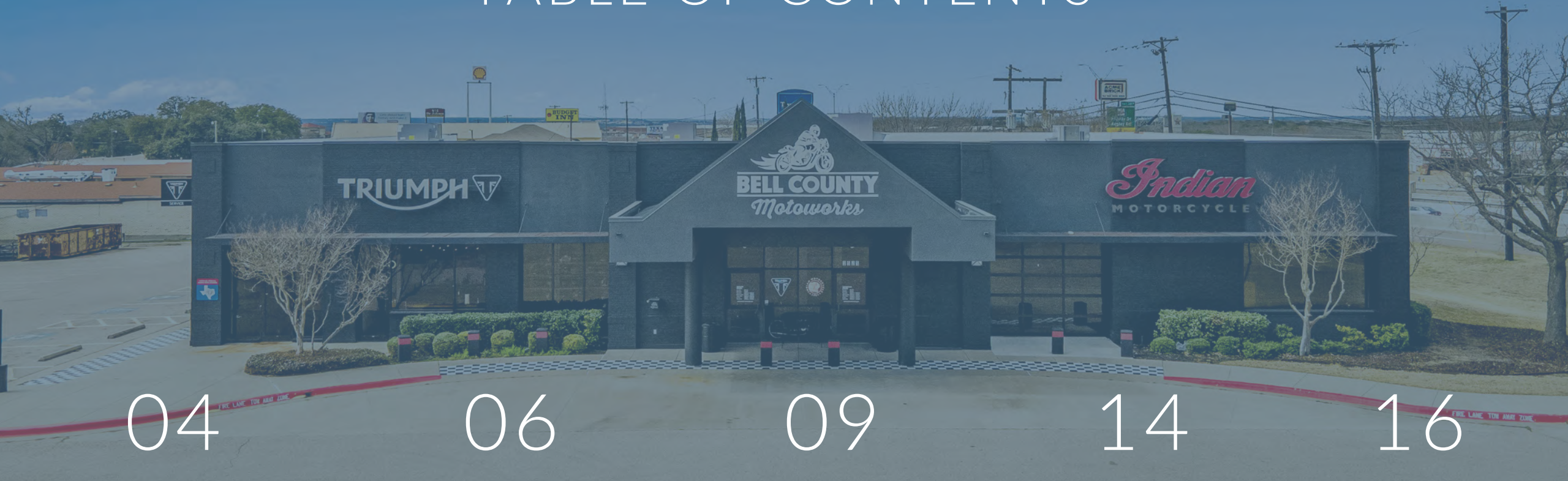
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 12,971 SF Bell County Motoworks & Smoothie King Located at 3925 S General Bruce Drive in Temple, TX. This Deal Includes a Triple Net (NNN) Leases Offering Full Pass Through of Operating Expenses to Tenants, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$2,575,000
CAP	6.25%
NOI	\$160,976
PRICE PER SF	\$198.52

PROPERTY SUMMARY

ADDRESS	3925 S General Bruce Drive Temple, TX 76502
COUNTY	Bell
BUILDING AREA	12,971 SF
LAND AREA	2.5 AC
YEAR BUILT RENOVATED	1993 2022



HIGHLIGHTS

- Triple Net (NNN) Leases Offering Full Pass Through of Operating Expenses to Tenants
- The Property is Comprised of Two Single Tenant Buildings Providing an Investor an Easy Future Exit Strategy
- Smoothie King (2,075 SF Built-to-Suit) Delivers in May of 2022, With Drive-Thru and a 5 Year NNN Lease
- No Competition - Closest Smoothie King is 18-Miles Away
- Bell County Motoworks, (Indian and Triumph Motorcycle Dealer) - Has Been in Operation in the Area For Over 30 Years
- Excellent Visibility - Property Fronts I-35 Just 1 Block West of the Intersection of I-35 and SW HK Dodgen Loop and Sees Traffics Exceeding 122,849 VPD
- Strong Demographics With a Population of 49,279 Residents Within a 3-Mile Radius Which Provides Ample Foot Traffic
- The Intersection of I-35 and SW HK Dodgen Loop is the Main Shopping Hub in Temple, TX and Nearby National Retailers Include: Target, Home Depot, Michaels, PetSmart, McDonald's, Olive Garden, Chipotle, UPS and AT&T
- 30-Miles From Fort Hood - a US Army Base That is the Most Populous Military Installation With Over 45,414 Assigned Soldiers and 8,900 Civilian Employees
- Temple is Part of the Killeen-Temple-Fort Hood Metro Area That Covers 3 Counties and Has an MSA Population of 475,367
- Temple Was Ranked as the "6th Most Affordable Place to Live in the U.S." (2019), With a 14.3% Growth (2010-2020)
- Temple is Located on I-35 and is Between Austin and Waco; The Primary Driver to Temple is the Baylor Scott & White Medical Center Which is a 636-Bed Multi-Specialty Teaching Hospital
- Texas is an Income Tax Free State

LEASE SUMMARY

TENANT	Bell County Motoworks
PREMISES	A Premise of Approximately 10,896 SF
LEASE COMMENCEMENT	March 29, 2019
LEASE EXPIRATION	March 31, 2025
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	12.5% - 10% (See Rent Roll)
LEASE TYPE	Triple Net (NNN)
USE	Motorcycle Sales and Service
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

LEASE SUMMARY

TENANT	Smoothie King
PREMISES	A Premise of Approximately 2,075 SF
LEASE COMMENCEMENT	Est. May 1, 2022
LEASE EXPIRATION	April 30, 2027
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
USE	Single Tenant Drive-Thru
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

RENT ROLL

*Smoothie King Building Construction To Be Completed in May 2022



TENANT	UNIT SIZE	% OF GLA	LEASE BEGIN	LEASE END	ANNUAL RENT	CHANGES ON	PSF	ESCALATIONS	EXPENSE REIMBURSEMENT	LEASE TYPE	OPTIONS
Bell County Motoworks	10,896 SF	84.00%	03/29/2019	03/31/2025	\$130,752	Current	\$12.00		\$56,005	NNN	3 x 5 Years
					\$147,096	04/01/2025	\$13.50	12.5%			1st Option
					\$161,806	04/01/2030	\$14.85	10%			2nd Option
					\$178,041	04/01/2035	\$16.34	10%			3rd Option
Smoothie King	2,075 SF	16.00%	05/01/2022	04/30/2027	\$35,275	Current	\$17.00		\$9,236	NNN	3 x 5 Years
					\$38,802	05/01/2027	\$18.70	10%			1st Option
					\$42,683	05/01/2032	\$20.57	10%			2nd Option
					\$46,957	05/01/2037	\$22.63	10%			3rd Option
TOTAL/AVG	12,971 SF				\$166,027		\$12.80		\$65,241		

COMMENTS:

1. Smoothie King Shall Have 90 Days After Lease Commencement Date Free Base Rent; Landlord Shall Pro-Rate Credit to Buyer For the Free Rent Period
2. Certificate of Occupancy and Lease Commencement is Estimated to Be 05/01/2022

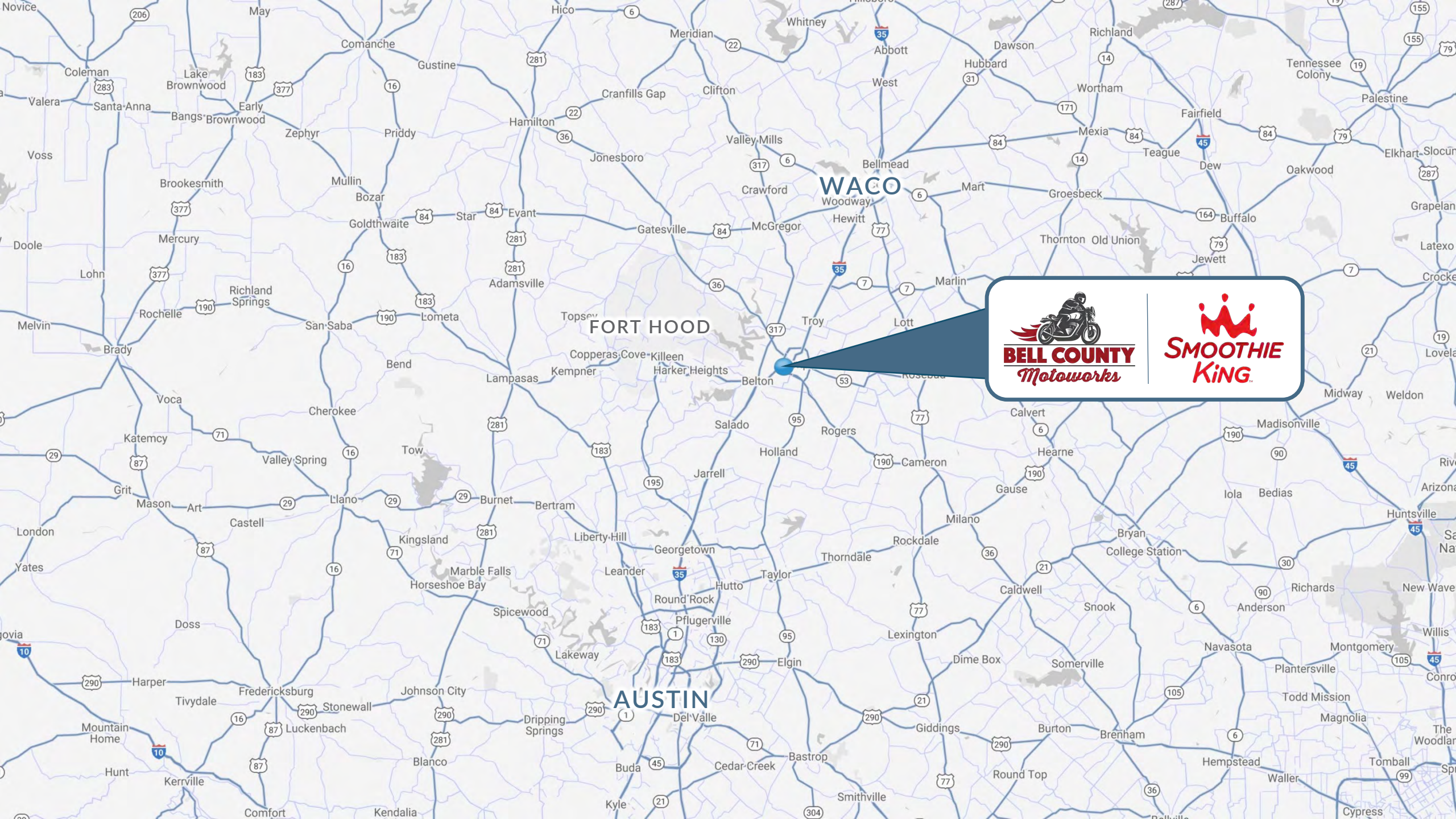
INCOME & EXPENSES

INCOME	CURRENT	PER SF
Base Rent	\$166,027	\$12.80
Real Estate Taxes Reimbursements	\$31,714	\$2.44
Insurance Reimbursements	\$3,097	\$0.24
CAM Reimbursements	\$962	\$0.07
Management Fee Reimbursements	\$5,500	\$0.42
EFFECTIVE GROSS INCOME	\$207,300	\$15.98
EXPENSE SUMMARY	CURRENT	PER SF
CAM	\$6,012	\$0.46
Real Estate Taxes	\$31,714	\$2.44
Insurance	\$3,097	\$0.24
Management Fee	\$5,500	\$0.42
GROSS EXPENSES	\$46,323	\$3.57
NET OPERATING INCOME	\$160,976	\$12.41

ACTUAL PROPERTY IMAGE









BELL COUNTY
Motoworks



SMOOTHIE
KING



Classic Inn Motel



Tem-Tex Solvents Corporation



Sol De Jalisco-Gen Bruce



Budget Inn

(122,849 VPD)



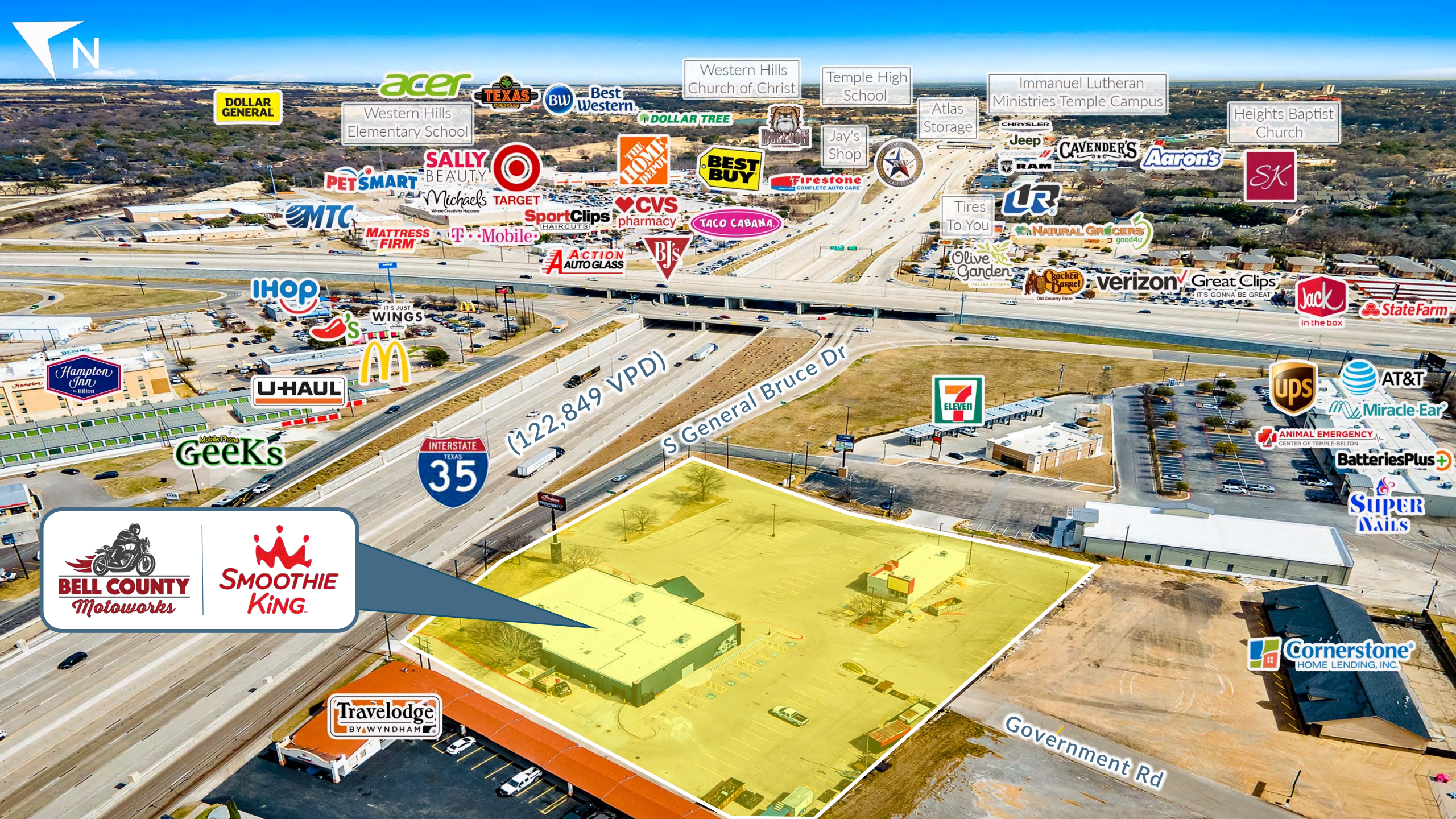
BELL COUNTY
Motoworks

SMOOTHIE KING



S General Bruce Dr





DOLLAR GENERAL

Western Hills Elementary School

acer

TEXAS

BW Best Western

Western Hills Church of Christ

Temple High School

Immanuel Lutheran Ministries Temple Campus

Heights Baptist Church

PETSMART

SALLY BEAUTY

Target

THE HOME DEPOT

BEST BUY

Firestone COMPLETE AUTO CARE

Jay's Shop

Atlas Storage

CHRYSLER

Jeep

CAVENDER'S

Aaron's

SK

MTC

MATTRESS FIRM

Michael's

T-Mobile

SportClips HAIRCUTS

CVS pharmacy

TACO CABANA

Firestone

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Geek's

INTERSTATE TEXAS 35

(122,849 VPD)

S General Bruce Dr

7 ELEVEN

ups

AT&T

Miracle-Ear

ANIMAL EMERGENCY CENTER OF TEMPLE-BELTON

BatteriesPlus+

SUPER NAILS

BELL COUNTY Motoworks

SMOOTHIE KING

Travelodge BY WYNDHAM

Cornerstone HOME LENDING, INC.

Government Rd



Monarch Hwy

TEMPLE | BELL COUNTY | TEXAS

The city of Temple is situated in one of the most booming economic corridors in the nation. Temple has proved to have a steady growth rate with an increasing rate of racial diversity. The population of Temple has increased 17% over 10 years. Temple is a principal city in the Killeen Temple-Fort Hood Metropolitan Statistical Area. Temple enjoys the distinction of being the demographic center of Texas. Temple is located in the heart of Central Texas, 45 minutes north of Austin, 35 minutes north of Round Rock and 30 minutes south of Waco. With the major cities of Dallas, Houston and San Antonio less than three hours away, it is the transportation center as well. In fact, 84 percent of the state's population is within three hours of the Temple city limits. The City of Temple had a population of 82,784 as of July 1, 2021.

A burgeoning city in Central Texas strategically located along the I-35 corridor, Temple is easily accessible via road, rail, and air. Temple is a principal city in the Killeen-Temple-Fort Hood Metropolitan Statistical Area, with San Antonio and Austin to the south and Dallas/Fort Worth to the north. Direct access to I-35 positions Temple within 180 miles of 80 percent of Texas' population. Temple continues to be a regional center for manufacturers, distribution centers and medical facilities in the Central Texas area. The City of Temple is recognized by the medical community in the United States as a leading medical provider with two major hospitals located within Temple. Baylor Scott & White Health (BS&W) and the Olin E. Teague Veterans Hospital, combined, employ approximately 10,000 full time positions. The City of Temple also operates the Frank Mayborn Civic and Convention Center which can accommodate both small activities and major conventions. The world headquarters of McLane Company and Wilsonart International are located in Temple, because the founders of these enterprises built their legacy in Temple.

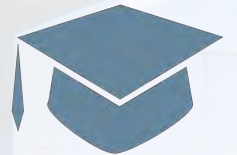
Temple's surroundings are breath-taking. There is lush green prairie land and gorgeous woods that give way to the beautiful Lake Belton. Such diverse landscape also provides a perfect habitat for various species of wildlife. Lake Belton is a very popular spot for fishing tournaments, water sports, picnics, camping, or simply relaxation. Moreover, the Belton Lake Outdoor Recreation Area offers facilities like a water slide, jet skis, paddle boats, cabins, and a rustic lodge. Miller Springs Nature Center provides facilities for rock climbers, hikers, bird watchers, and photographers. Discover the history and cultural heritage of Temple and the surrounding area at the Bell County Museum in Belton. Temple's Cultural Activities Center is an all-in-one arts facility home to numerous galleries and a concert venue that hosts symphonic and theatrical performances. Catch a show at the Temple Civic Theatre, a community-based performing arts company that produces plays and musicals throughout the year.



POPULATION
The Population
Has Increased 17%
Over 10 Years

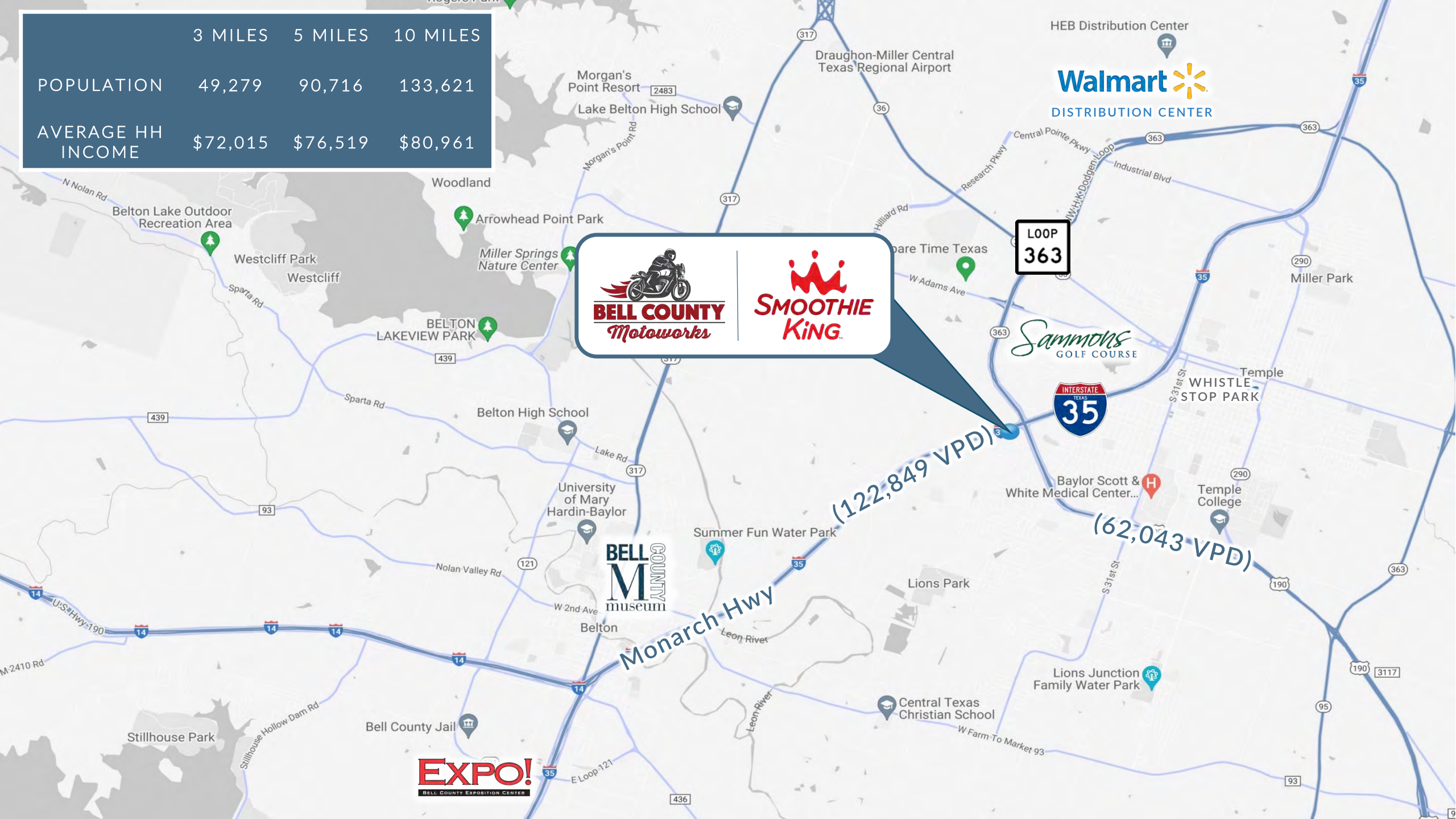


LOCATION
Strategically
Located Along on the
I-35 Corridor



EDUCATION
23 Colleges Within 100
Miles Enrolling a Total
of 317,442 Students

	3 MILES	5 MILES	10 MILES
POPULATION	49,279	90,716	133,621
AVERAGE HH INCOME	\$72,015	\$76,519	\$80,961





BELL COUNTY
Motoworks



SMOOTHIE
KING

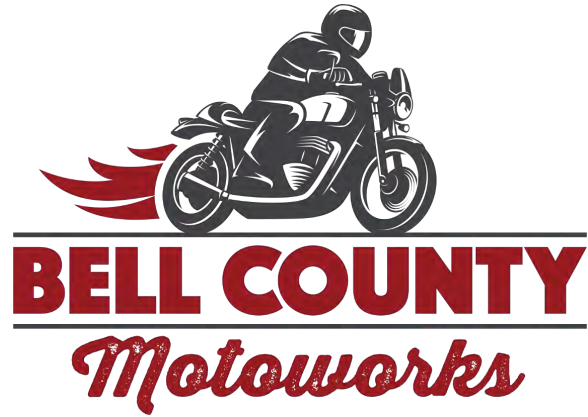
(122,849 VPD)

(62,043 VPD)

EXPO!
BELL COUNTY EXPOSITION CENTER

TENANT PROFILE

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COMPANY:	Bell County Motoworks
GUARANTOR	Personal Guarantee By Operator
LEASED PREMISES	10,896 SF
PERMITTED USE	Licensed Indian Motorcycle and Triumph Motorcycle Seller. Motorcycle and ATV Sales and Service, Sales of Motorcycle Gear, Clothing and Accessories
FOUNDED	1990
LOCATIONS	1
HEADQUARTERS	Temple Texas
WEBSITE	https://www.bellcountymotoworks.com/
LINK TO TOUR SHOWROOM	https://youtu.be/ScEMrf54Tf4

Central Texas' only Indian Motorcycle & Triumph Motorcycle dealer. This location features new Indian and new Triumph motorcycles. Bell County Motoworks have been serving the Temple, TX area for over 30 years. Their mission is to create a place where one can relax with good friends, chase speed, and find adventure.



TENANT PROFILE

17



COMPANY:	Smoothie King
GUARANTOR	Franchisee (Personal Guarantee)
LEASED PREMISES	2,075 SF; Built-to-Suit With Drive-Thru
PERMITTED USE	Retail Sale of Smoothies, Juices, Vegetable Drink and Blended Products
FOUNDED	1973
ANNUAL REVENUE	\$415.7 M
LOCATIONS	1,300+
COUNTRIES	U.S. Republic of Korea, Trinidad & Tobago and the Cayman Islands
HEADQAURTERS	Coppell, TX
WEBSITE	https://www.smoothieking.com/

Smoothie King Franchises, Inc., the original U.S. smoothie franchise, is a privately held, Dallas-based franchise company and the premier Smoothie Bar and Nutritional Lifestyle Center in the industry with 1,300+ units worldwide with another 100+ opening in the next year. Smoothie King was ranked the #1 Juice Bar Franchise on Entrepreneur Magazine's Annual Franchise 500 list through 2020, marking the 28th year the brand has occupied the top spot. The ranking is primarily based upon financial strength and stability, growth rate, and system size. They're also the #1 ranked Smoothie brand focused on health and fitness.



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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