



# DUNKIN' / BASKIN ROBBINS

7427 West Adams Avenue - Temple, TX 78756

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,300 SF Dunkin' / Baskin Robbins Located at 7427 West Adams Avenue in Temple, TX. This Deal Includes a Brand New Long-Term 10 Year Triple Net (NNN) Lease With Zero Landlord Responsibility, Providing For a Unique Investment.

Sale Price

\$2,349,541

## OFFERING SUMMARY

Cap Rate:	5.10%
NOI:	\$119,826
Price / SF:	\$1,021.54
Guarantor:	Company + Personal

## BUILDING INFORMATION

Street Address:	7427 West Adams Ave
City, State, Zip:	Temple, TX 78756
County:	Bell
Building Size:	2,300 SF
Lot Size:	1.52 Acres
Year Built:	2022



# INVESTMENT HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- New Construction Investment Opportunity Set to Open January 2023
- Brand New Long-Term 10 Year Triple Net (NNN) Lease With Zero Landlord Responsibility
- Experienced and Growing Regional Dunkin' Operator With Proven Success in the Local Market
- Gratitude Restaurant Group, Inc., Owned By Rishad Rajabali, Brings More Than 30 Years of Franchise Operations Experience as an Existing Dunkin' and Baskin-Robbins Franchisee, Who Operates Nearly 30 Dunkin' and Baskin-Robbins Locations in Chicago, Illinois, as Well as Dallas and San Antonio, Texas
- Dunkin' Brands is the Parent Company of Two of the World's Most Recognized and Beloved Brands: Dunkin', America's Favorite All-Day, Every Day Stop For Coffee and Baked Goods and Baskin-Robbins, the World's Largest Chain of Ice Cream Specialty Shops
- Excellent Demographics With a Population of 29,427 Residents Making an Average Household Income of \$97,054 Within a 3-Mile Radius
- Conveniently Located Minutes From Baylor Scott and White Medical Center - A 636-Bed Multi-Specialty Teaching Hospital; This is Just a Short 10 Minute Drive to The University of Mary Hardin-Baylor With Nearly 3,800 Students and Staff
- Less Than a 10 Minute Drive to Texas National Guard Including 500 Soldiers and the Draughton-Miller Central Texas Regional Airport
- Temple is 40 Minutes South of Waco and 1.25 Hours North of Austin
- Texas is an Income Tax Free State
- Nearby Retailers Include: Walmart Supercenter, Target, Hat Creek Burger Company, Dutch Brothers Coffee, Dollar General, Jersey Mike's, Subway, Whataburger, Taco Bell, AutoZone and Crossroads Recreational Complex





SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



## LEASE ABSTRACT

Tenant:	Dunkin' / Baskin Robbins
Premises:	2,300 SF
Base Rent:	\$119,826
Rent Per SF:	\$52.10
Lease Commencement:	January 2023
Lease Expiration:	January 2033
Lease Term:	10 Years
Renewal Options:	2 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
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
Guarantor:	Company + Personal





SECTION 3

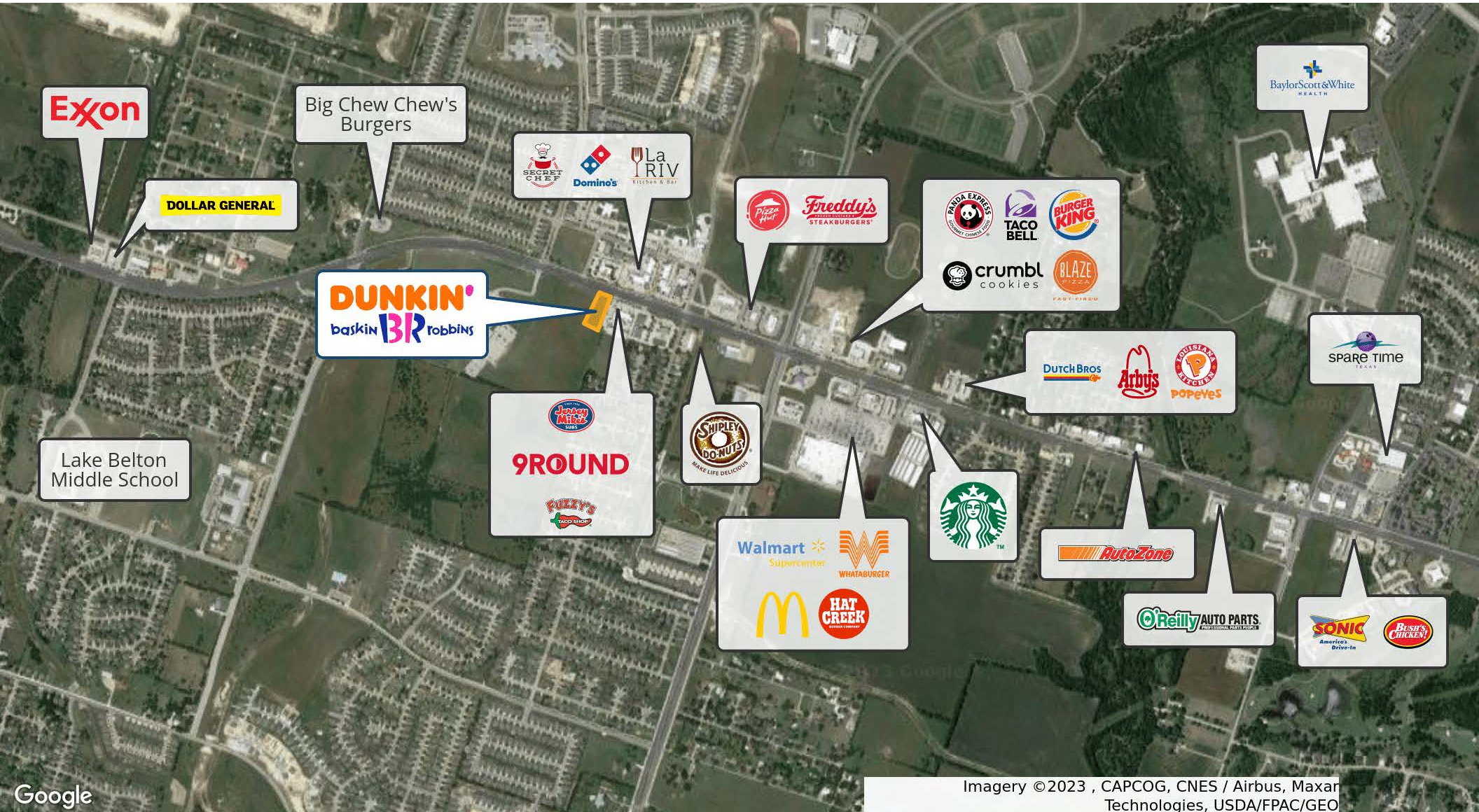
# *PROPERTY INFORMATION*







# RETAILER MAP



Google

Imagery ©2023 , CAPCOG, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

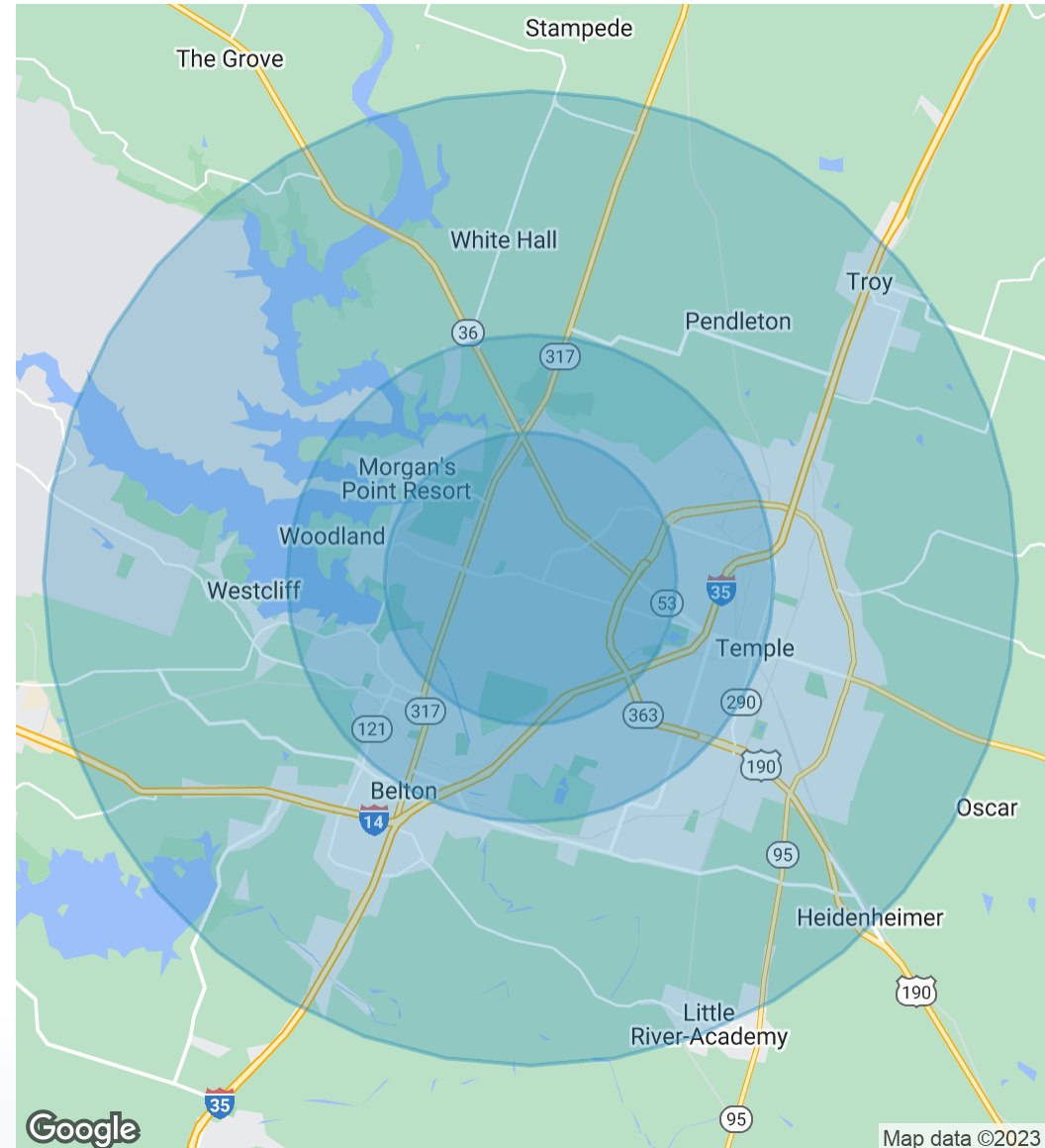
# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,427	84,155	137,813
Average Age	34.0	36.4	35.2
Average Age (Male)	33.8	35.5	33.4
Average Age (Female)	32.3	35.7	35.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,103	32,591	51,546
# of Persons per HH	2.6	2.4	2.6
Average HH Income	\$97,054	\$83,282	\$80,469
Average House Value	\$179,676	\$169,631	\$170,139

## TRAFFIC COUNTS

W Adams Ave	21,333 VPD
Old Waco Rd	2,534 VPD
South Pea Ridge Road	3,414 VPD



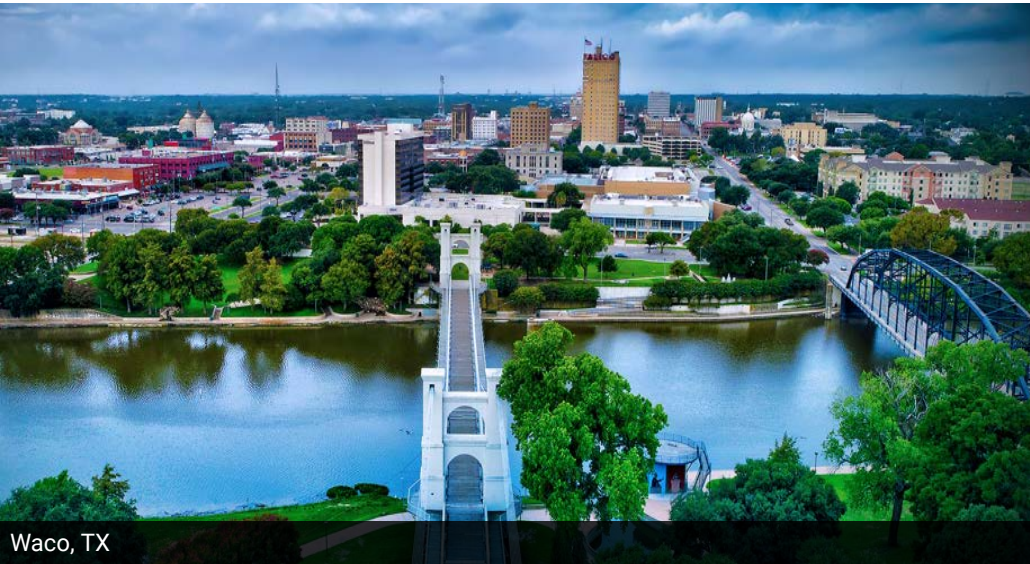




SECTION 4

# AREA OVERVIEW

# CITY OVERVIEW



Waco, TX



Baylor Scott & White Health

## TEMPLE, TX

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 87,120 as of July 1, 2022.

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.





SECTION 5

# TENANT OVERVIEW

# TENANT PROFILE



# DUNKIN'

## TENANT OVERVIEW

Company:	Subsidiary
Founded:	1950
Locations:	12,600+
Headquarters:	Canton, MA
Website:	<a href="http://dunkindonuts.com">dunkindonuts.com</a>

## DUNKIN'

Founded in 1950, 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 regular/decaf/flavored coffee, donut, bagel, and muffin categories. Dunkin'® has earned a No. 1 ranking for customer loyalty in the coffee category for 16 years running. The company has more than 12,600 franchised restaurants in 40 countries worldwide. Dunkin'® is part of the Inspire Brands family of restaurants. Inspire Brands is the parent company of Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, and Sonic. They reported earnings of over \$27B in global system sales in 2019.



# TENANT PROFILE



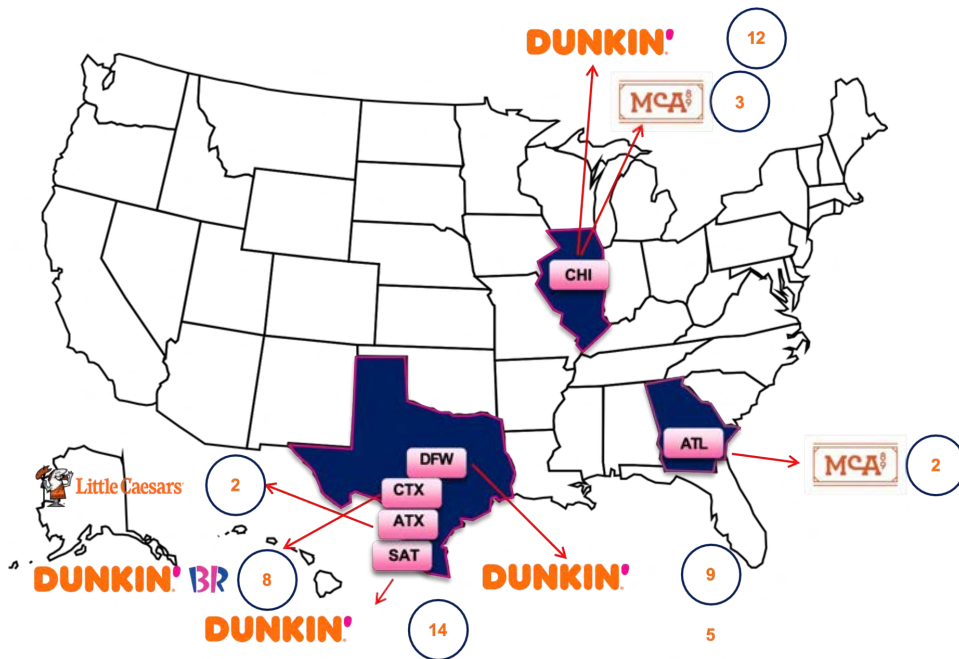
## TENANT OVERVIEW

Company:	Subsidiary
Founded:	1945
Locations:	7,700+
Headquarters:	Canton, MA
Website:	<a href="https://www.baskinrobbins.com">baskinrobbins.com</a>

## BASKIN-ROBBINS

Named a top snack and beverage franchise in the United States by Nation's Restaurant News in 2020, 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 guests at more than 7,700 retail shops in 52 countries worldwide. Baskin-Robbins was founded in 1945 by two ice cream enthusiasts whose passion led to the creation of more than 1,400 ice cream flavors and a wide variety of delicious treats. Baskin-Robbins is part of the Inspire Brands family of restaurants.

# ADDITIONAL TENANT INFORMATION



## THE PRESIDENT

Today, Mr. Rajabali owns and operates 22 DUNKIN' DONUTS AND BASKIN ROBBINS restaurants in Chicago, IL and San Antonio, TX with about 350 team members.

Son of a seasoned QSR veteran with 30+ years of experience, Mr. Rajabali has a strong understanding of restaurant hospitality deeply rooted within him. Mr. Rajabali grew up in the family business and has been immersed in business operations for much of his young career serving in various capacities. After earning a degree in Information Sciences and Accounting at the University of Illinois, Mr. Rajabali set out to define his own legacy and pursuit of the "American Dream" by becoming a franchisee of his first DUNKIN' DONUTS restaurant in Bloomingdale, IL in 2003. Mr. Rajabali was quickly recognized by the Dunkin' Donuts executive leadership team as being a "role-model to other franchisees" and a "great restaurant operator".

During his career, Mr. Rajabali has served in many elected national leadership roles for Dunkin' Donuts and Baskin Robbins which include People, Operations, Marketing and IT. In addition, Mr. Rajabali is one of the Founders and Executive Board Member for Unified Central Manufacturing Location (UCML) serving donuts and baked goods to over 300+ Dunkin' Donuts locations in Chicagoland area.



# CONFIDENTIALITY AGREEMENT

## 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.



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## TEXAS DISCLOSURE: 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.