

# Chili's Grill & Bar | Paris, TX

1105 NE LOOP 286



Offering Memorandum



612.413.4200 • [brisky.com](http://brisky.com)

# PROPERTY INFORMATION



## SECTION 1



# Property Overview



## Address

1105 NE Loop 286  
Paris, TX 75460

## Square Footage

5,798 SF

## Acres

2.2

## Price

\$2,362,205

## Cap

6.35%

## Current Term Expiration

6/30/2033

## Current Term Remaining

10 Years

## Annual Base Rent

\$150,000

## Rent Increases

Every 5 Years

## Renewal Options

Three 5-Year





# Executive Summary



## Property Overview

Brisky Net Lease is pleased to offer this absolute NNN Chili's Grill & Bar located in Paris, TX. This stable investment opportunity has zero landlord responsibilities, 10 years remaining and rent increases every 5 years. The large corner lot has a prime location on NE Loop 286 positioned across from the Paris Regional Medical Center where it receives high visibility and traffic counts.

Paris, TX is located about 100 miles outside the Metroplex. As the County Seat of Lamar County, Paris is the business, retail and healthcare hub for the surrounding region of NE Texas and SE Oklahoma. The city is strategically situated to serve the I-35 Corridor and the Southern United States.

Chili's Grill & Bar is a leader in the casual dining industry and the flagship brand of Dallas-based Brinker International, Inc. (NYSE: EAT). Chili's was founded by Larry Lavine in Texas in 1975 and currently operates more than 1,600 restaurants in 29 countries and 2 US territories.

## Property Highlights

- Prime Location Across From the Paris Regional Medical Center and a Movie Theater
- Absolute NNN Lease with Zero LL Responsibilities
- Large Corner Lot with High Visibility of 24.7K+ VPD
- Rent Increases Every 5 Years
- Corporate Guarantee



# Complete Highlights



## Location Information

Building Name	Chili's Grill & Bar   Paris, TX
Street Address	1105 NE Loop 286
City, State, Zip	Paris, TX 75460
County	Lamar
Road Type	Highway
Nearest Highway	US-271
Traffic Count	24.7K+ VPD - Loop 286

## Building Information

NOI	\$150,000.00
Cap Rate	6.35%
Occupancy %	100.0%
Tenancy	Single
Year Built	1999
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Parking Stalls	97



# Aerial Map





# Additional Photos





# Tenant Profile

## About Chili's Grill & Bar

Chili's Grill & Bar is a leader in the casual dining industry and the flagship brand of Dallas-based Brinker International, Inc. (NYSE: EAT). Chili's was founded by Larry Lavine in Texas in 1975 and currently operates more than 1,600 restaurants in 29 countries and 2 US territories.

We're known for our Big Mouth Burgers, full-on sizzling Fajitas, Crispy Chicken Crispers and hand-shaken Margaritas. We take our food seriously – but not ourselves – because dining out should feel like a celebration even if there is nothing to celebrate. Our passion is making every Guest feel special, and every day, our ChiliHeads make it their job to spread #ChilisLove across our restaurants. “Making People Feel Special” is what sets us apart. It’s the way we establish emotional connections with our guests and team members. It’s our exclusive brand of hospitality, and it makes a powerful difference within our restaurants and our communities.

Brinker International, Inc. is one of the world's leading casual dining restaurant companies and home of Chili's® Grill & Bar, Maggiano's Little Italy® and the It's Just Wings® virtual brand.

From Brinker.com & Chilis.com



OWNERSHIP  
BRINKER  
INTERNATIONAL,  
INC. (NYSE: EAT)

FOUNDED  
1975

LOCATIONS  
1,600

HEADQUARTERS  
DALLAS, TX

EMPLOYEES  
60,000

WEBSITE  
CHILIS.COM



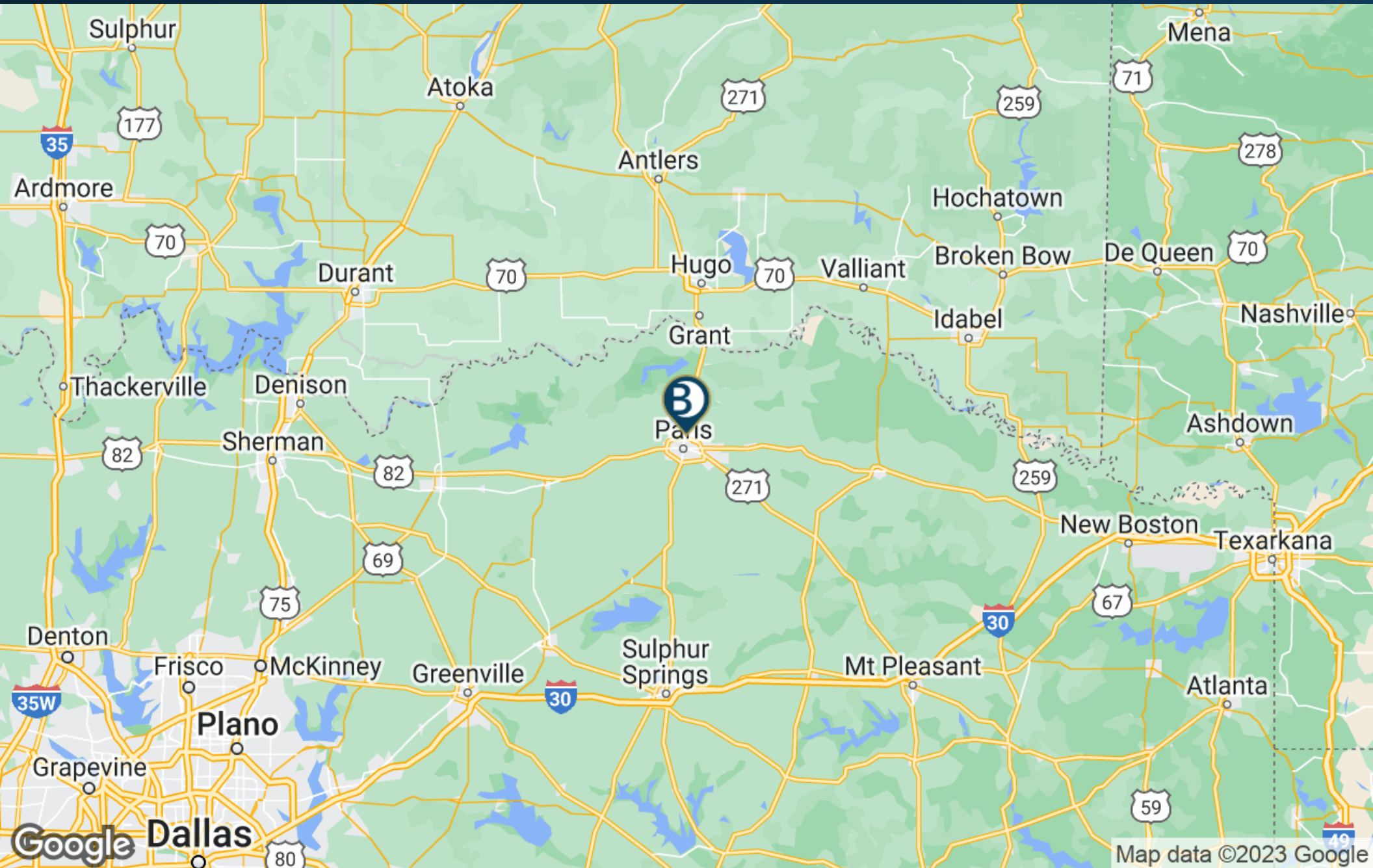
# LOCATION INFORMATION



## SECTION 2

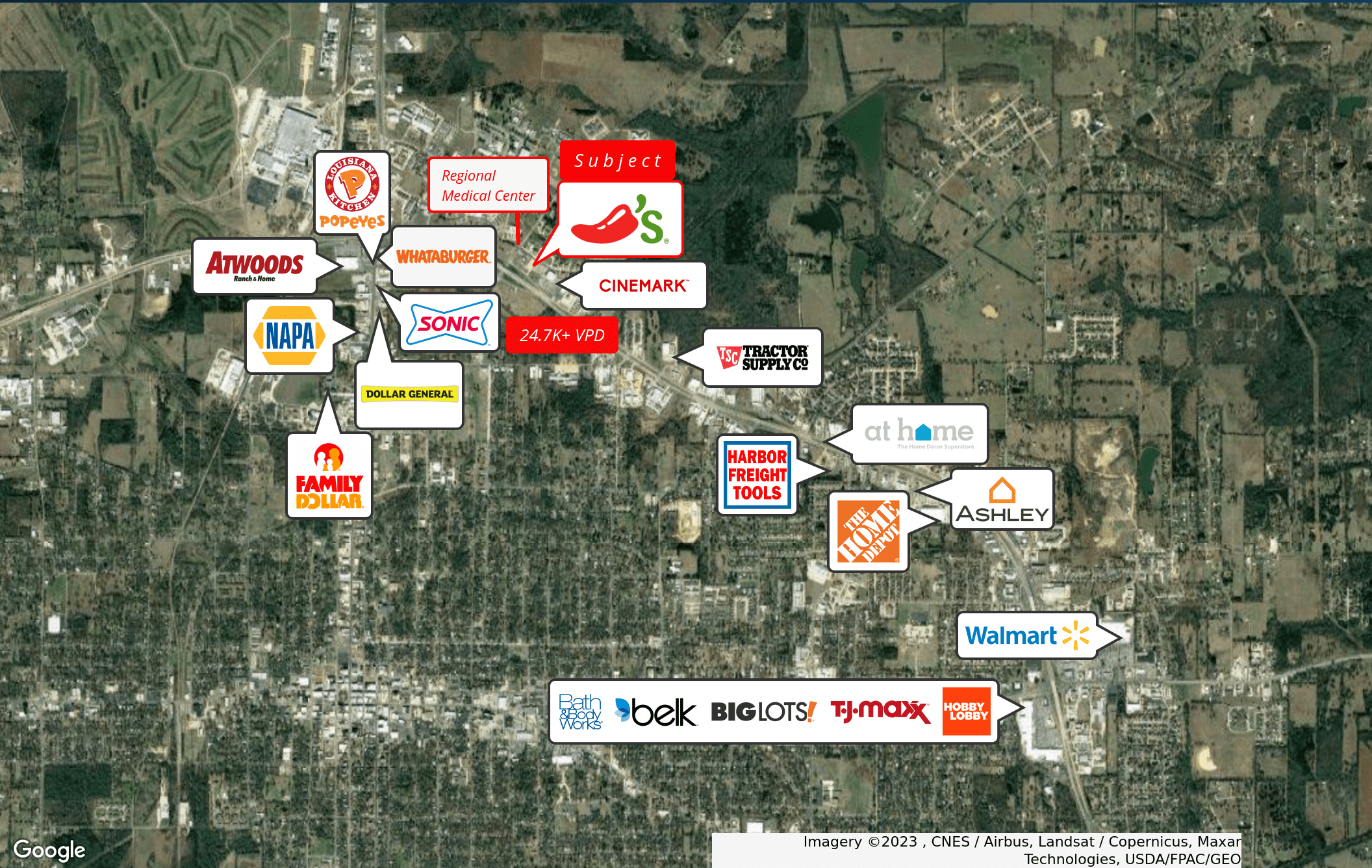


# Regional Map





# Retail Map



Google

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# FINANCIAL ANALYSIS



## SECTION 3



# Offering Summary



**\$2,362,205**

PRICE



**\$150,000**

NET OPERATING INCOME



**6.35%**

CAP RATE



**10 Years**

TERM REMAINING

Address:

1105 NE Loop 286  
Paris, TX 75460

Lease Type:

Absolute NNN

Tenant:

Chili's Grill & Bar

Tenant Type:

Restaurant

Commencement:

11/3/2005

Expiration Date:

6/30/2033

Options:

Three 5-Year

Increases:

Every 5 Years

LL Responsibilities:

None

Guaranty:

Corporate



# Rent Roll

Tenant Name	Term	Unit Size (SF)	Lease Start	Lease End	Annual Rent	Price Per SF/YR
Chili's Grill & Bar	Current Term	5,798	6/1/2023	6/30/2028	\$150,000	\$25.87
Chili's Grill & Bar	Current Term - Rent Bump	5,798	7/1/2028	6/30/2033	\$160,000	\$27.60
Chili's Grill & Bar	Option 1	5,798	7/1/2033	6/30/2038	\$176,000	\$30.36
Chili's Grill & Bar	Option 2	5,798	7/1/2038	6/30/2043	\$193,600	\$33.39
Chili's Grill & Bar	Option 3	5,798	7/1/2043	6/30/2048	\$212,960	\$36.73



# DEMOGRAPHICS



SECTION 4



# Demographics



## Population

### 3 Miles

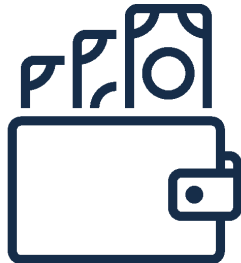
19,238

### 5 Miles

27,561

### 10 Miles

37,658



## Average Household Income

### 3 Miles

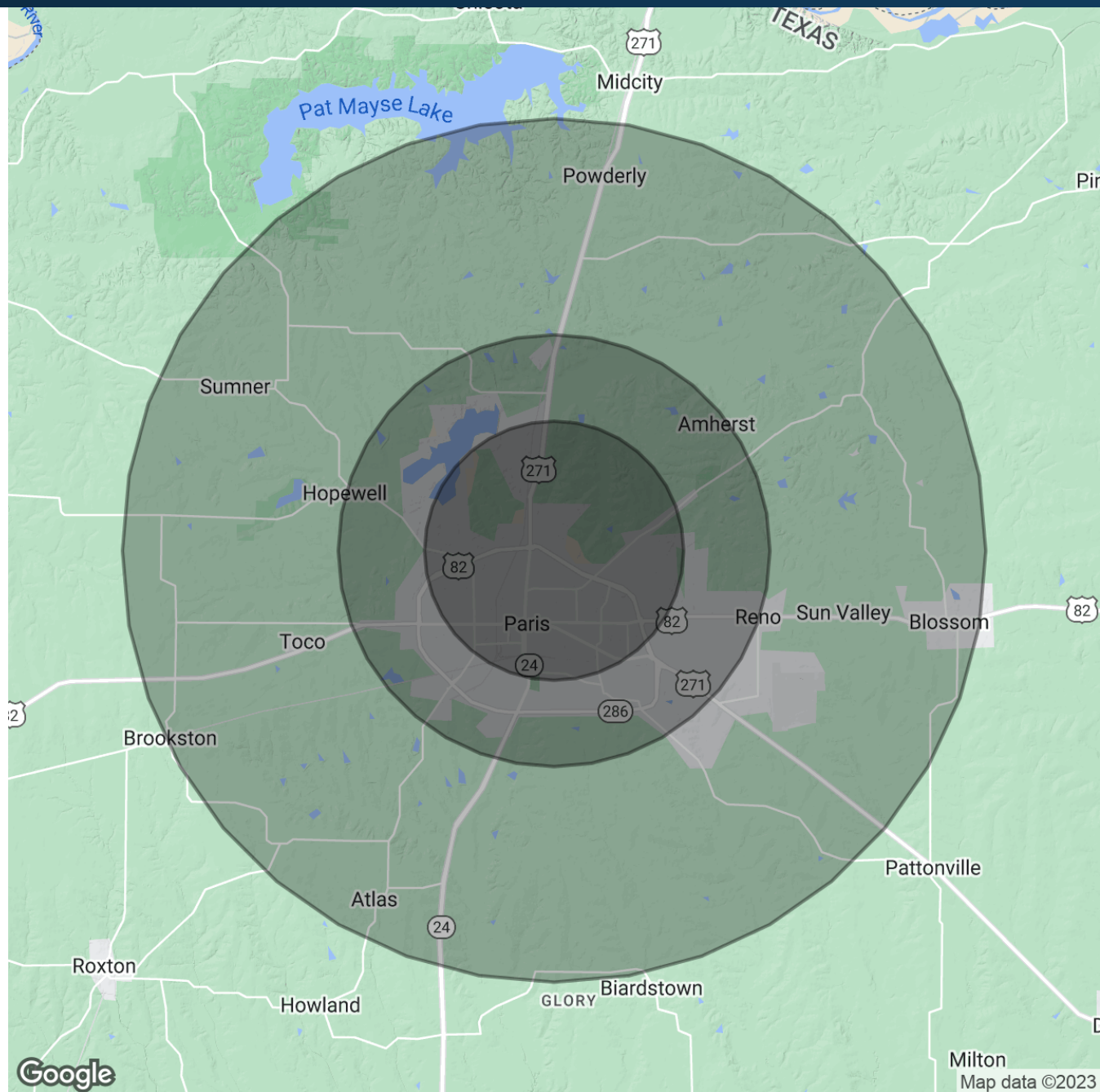
\$40,054

### 5 Miles

\$44,065

### 10 Miles

\$49,943





## About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



### Brian Brisky

President & Principal Broker

[brian@brisky.com](mailto:brian@brisky.com)

Direct: 612.413.4200 x102

Cell: 715.529.4441

MN #40546562

Brian Brockman

Bang Realty-Texas Inc

Broker of Record

[brian@bangrealty.com](mailto:brian@bangrealty.com)

513.898.1551

TX #701472



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# 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.*

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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