

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY



SAN ANTONIO
TEXAS





EXCLUSIVELY MARKETING BY

MATTHEW MOUSAVI | MANAGING PRINCIPAL SRS NATIONAL NET LEASE GROUP

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1116 | M: 714.404.8849

Matthew.Mousavi@srsre.com | CA License No. 01732226

PATRICK R. LUTHER, CCIM | MANAGING PRINCIPAL SRS NATIONAL NET LEASE GROUP

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1115 | M: 480.221.4221

Patrick.Luther@srsre.com | CA License No. 01209944

CHRIS MUELLER MUELLER VENTURES

19240 Redland Rd, Suite 245 | San Antonio, Texas 78259

DL: 210.802.6000 | M: 830.660.7196

Chris@mueller-ventures.com

Broker of Record: Jonathan Hicks - TX License No. 557689





TABLE OF CONTENTS

4

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS | OFFERING HIGHLIGHTS

8

PROPERTY OVERVIEW

AERIALS | SITE PLAN | LOCATION MAP

13

AREA OVERVIEW

DEMOGRAPHICS

15

FINANCIALS

RENT ROLL | BRAND PROFILE

INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple ownership (land and building) in an absolute NNN leased, franchisee and personally guaranteed, drive-thru equipped, Bush's Chicken investment property located in San Antonio, Texas. The tenant, SEM Chicken, LLC, will sign a new 15 year lease at the close of escrow with 4 (5-year) options. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is guaranteed by Tony Cain and Keith Bush. Tony is Bush's largest franchisee with 20+ units in Texas and Arizona. Keith is the founder of Bush's Chicken.

Bush's Chicken is located along SE Military Drive with 33,300 vehicles passing by each day. The site is an outparcel to a Walmart Supercenter. Other nearby national/credit tenants include Planet Fitness, Walgreens, IHOP, Family Dollar, and more, further increasing consumer traffic to the trade area. The 5-mile trade area features a dense population of 245,000 with an average household income of nearly \$47,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$2,400,000
NET OPERATING INCOME:	\$150,000
CAP RATE:	6.25%
GUARANTY:	Franchisee and Personal
TENANT:	SEM Chicken, LLC
LEASE TYPE:	Abs. NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	2,935 SF
LAND AREA:	1.13 Acres
PROPERTY ADDRESS:	1332 SE. Military Drive, San Antonio, TX 78214
YEAR BUILT:	2012
PARCEL NUMBER:	11178-000-1660
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

NEW 15-YEAR LEASE | FRANCHISEE AND PERSONALLY GUARANTEED LEASE

- Brand new 15-year lease with 4 (5-year) options to extend
- Franchisee and personally guaranteed by Tony Cain and Keith Bush through the primary term only
- 10% rental increases every 5 years throughout the initial term and options

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

OUTPARCEL TO WALMART SUPERCENTER | DENSE RETAIL CORRIDOR

- Outparcel to a Walmart Supercenter
- Located in a retail corridor with national/credit tenants such as Planet Fitness, Walgreens, IHOP, Family Dollar, and more
- Increases consumer draw to the trade area and promotes crossover shopping

LOCATED ALONG SE MILITARY DRIVE | NEAR STATE HIGHWAY 536

- Situated along SE Military Drive with 33,000 VPD

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 245,000 residents and nearly 94,000 employees support the trade area
- Nearly \$47,000 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

SE Military Drive: 1 Access Point



TRAFFIC COUNTS

SE. Military Drive/ State Highway 13: 33,300 VPD
Roosevelt Avenue/ State Highway 536: 9,100 VPD



IMPROVEMENTS

There is approximately 2,935 SF of existing building area.



PARKING

There are approximately 45 parking spaces on the owned parcel.
The parking ratio is approximately 15.33 stalls per 1,000 SF of leasable area.



YEAR BUILT

2012



PARCEL

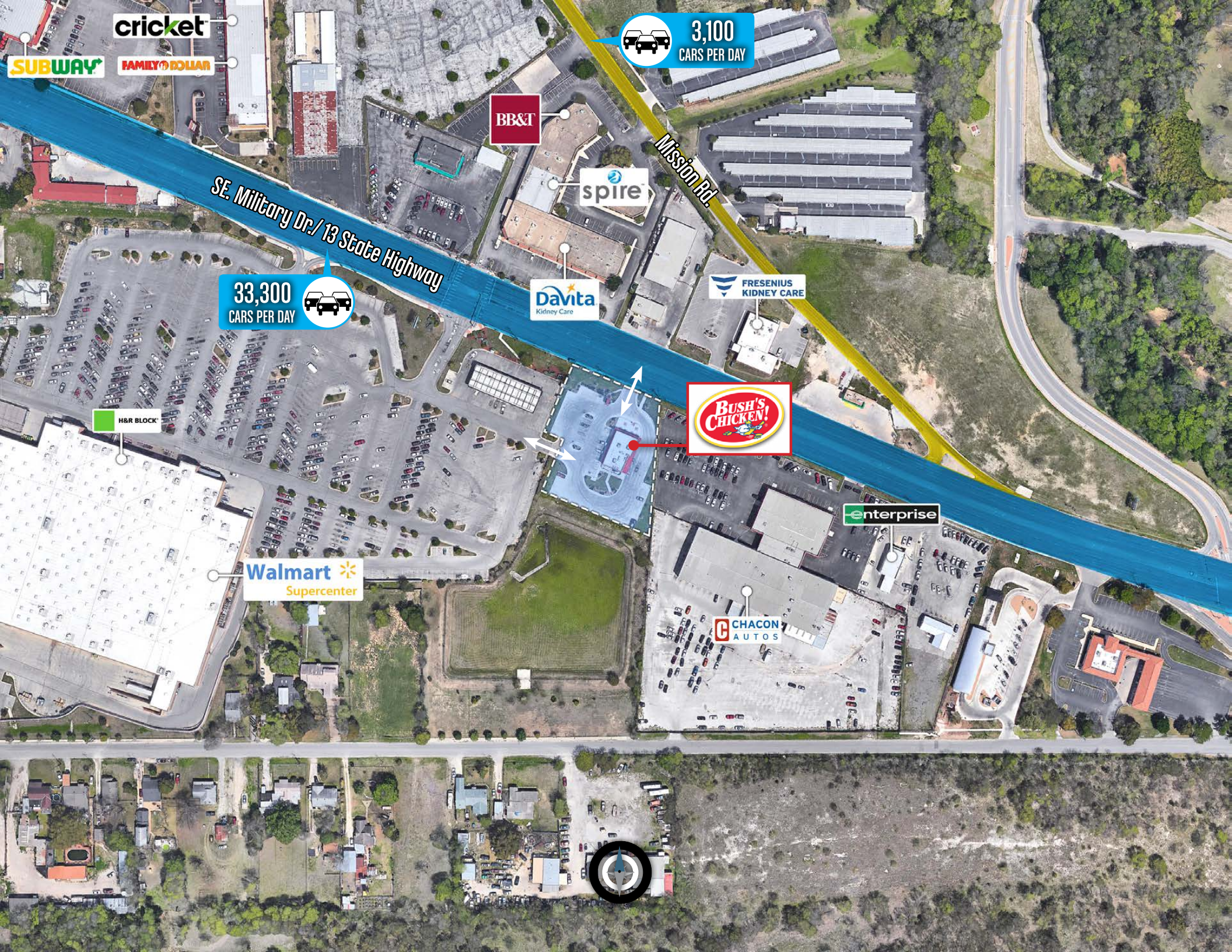
Parcel Number: 11178-000-1660 Acres: 1.13 Square Feet: 49,223



ZONING

C-2: Commercial District





cricket

SUBWAY

FAMILY DOLLAR



3,100
CARS PER DAY

BB&T

spire

Mission Rd.

SE. Military Dr./ 13 State Highway

33,300
CARS PER DAY



Davita
Kidney Care

FRESENIUS
KIDNEY CARE

H&R BLOCK

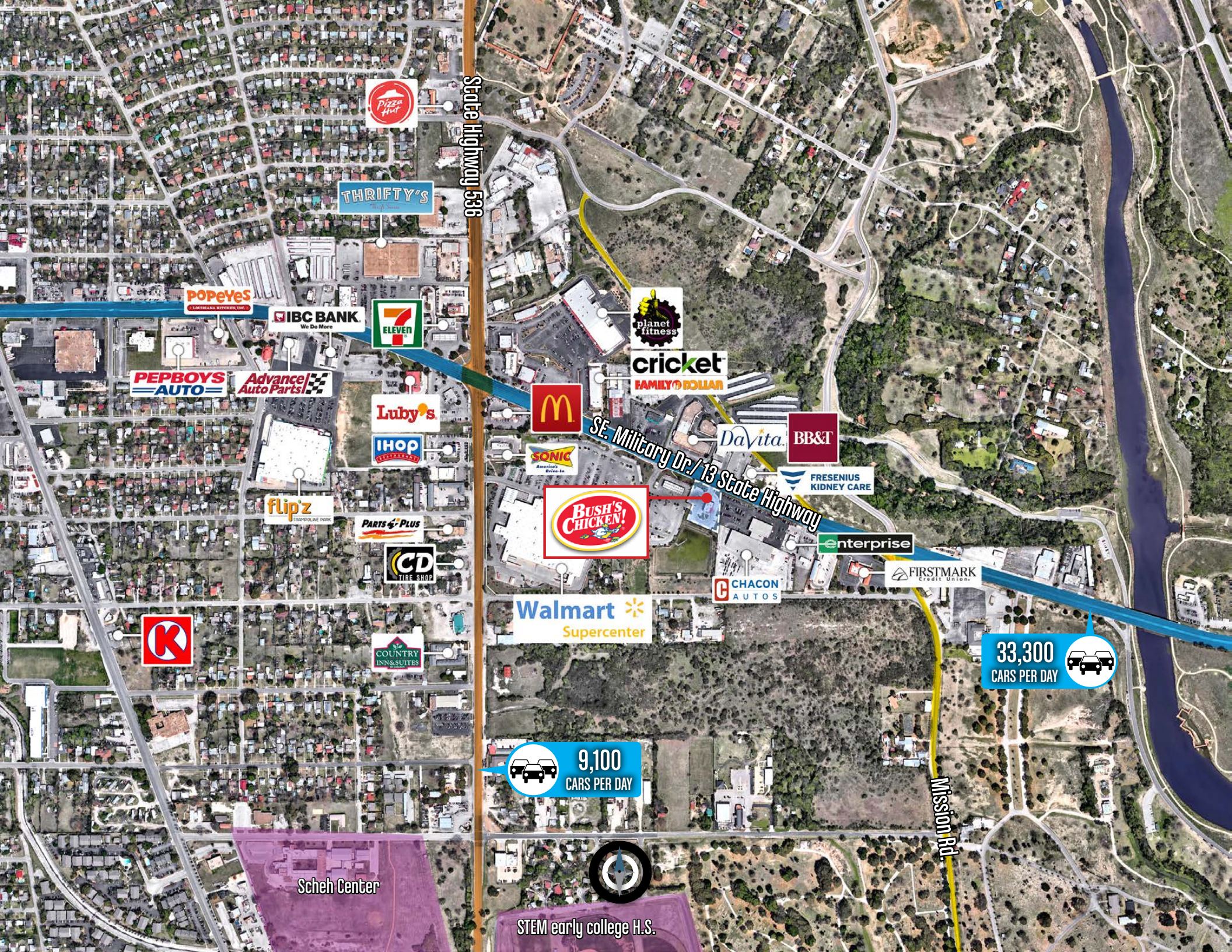


enterprise

Walmart
Supercenter

CHACON
AUTOS





State Highway 536

SE Military Dr / 13 State Highway

Mission Rd.

Scheh Center

STEM early college H.S.

PEPBOYS
AUTO

POPEYES
LOUISIANA KITCHEN

IBC BANK
We Do More

THRIFTY'S
High Value

7
ELEVEN

Luby's

IHOP
RESTAURANT

flipz
INDOOR PARK

PARTS PLUS

CD
TIRE SHOP

K

COUNTRY
INNS & SUITES

McDonald's

SONIC
Drive-In

BUSH'S
CHICKEN!

Walmart
Supercenter

planet
fitness

cricket
FAMILY DOLLAR

Davita

BB&T

FRESENIUS
KIDNEY CARE

enterprise

FIRSTMARK
Credit Union

CHACON
AUTOS

9,100
CARS PER DAY

33,300
CARS PER DAY



Raintree
INN & SUITES

536 State Highway

CD
TIRE SHOP

PARTS 4 PLUS

flip'z
DISCOUNT FURNITURE

BUDDY'S
HOME FURNISHINGS

dd's
DISCOUNTS

MELROSE
Family Fashions

Walgreens

CVS pharmacy

EZ PAWN

IHOP
RESTAURANT

Advance
Auto Parts

PEPBOYS
AUTO

7
ELEVEN

SUBWAY

FAMILY DOLLAR

cricket

Golden Bingo
Family

BB&T

Davita
Kidney Care

BUSH'S
CHICKEN!

33,300
CARS PER DAY

SE. Military Dr. / 13 State Highway





TEJAS WASH



TX TITLE LOANS



WE FINANCE PEOPLE WITH BAD CREDIT
210-922-0000

3,100
CARS PER DAY



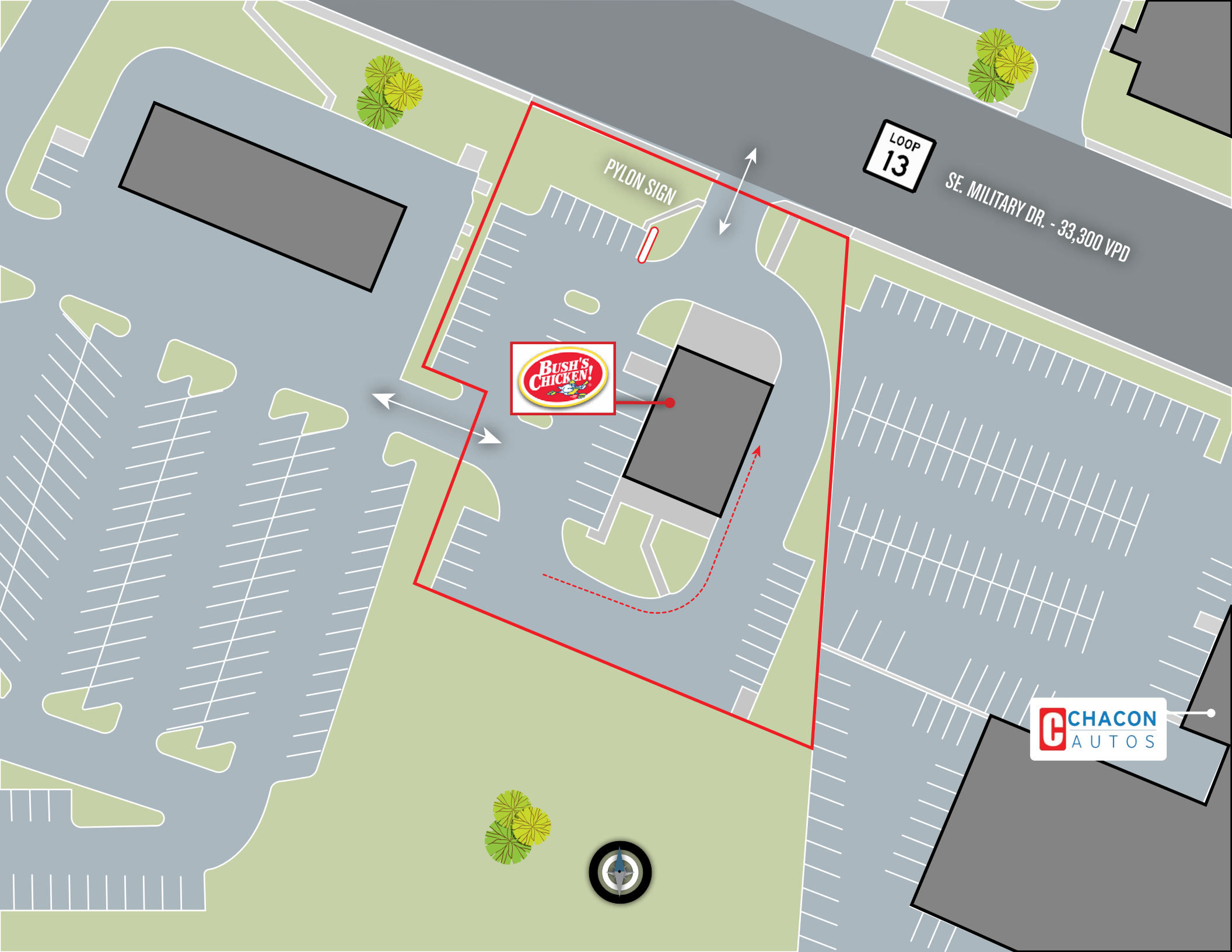
Mission Rd.

33,300
CARS PER DAY



SE Military Dr / 13 State Highway



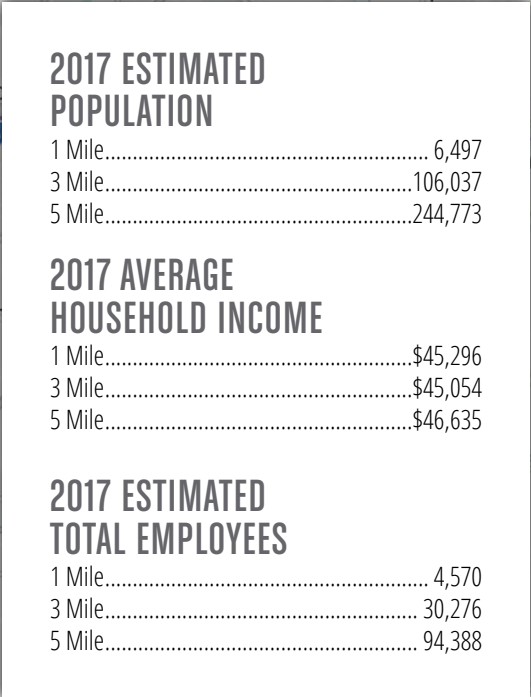


PYLON SIGN

LOOP
13

SE. MILITARY DR. - 33,300 VPD





AREA OVERVIEW

San Antonio, Texas

Located in the south-central part of the state, San Antonio is Texas' second-largest city and serves as an economic and cultural gateway to the American Southwest. The city lies about 140 miles northwest of Corpus Christi on the Gulf of Mexico and 150 miles northeast of the city of Laredo on the Mexican border.

San Antonians enjoy first rate medical services, a convenient and efficient airport, an excellent highway system, mild weather, and superb recreation choices, including: championship golf courses, 47 miles of linear greenway trails, theme parks, historical attractions, museums, professional sporting attractions, and a lively performing arts environment. As of September 30, 2015, the City's geographic area was approximately 467 square miles. The United States Census Bureau cites the City as the second most populated city in the State of Texas with 1,436,697 citizens and is additionally ranked as the seventh most populated city in the country.

Major employers in and around the San Antonio area include the Department of Defense through Joint Base San Antonio (Lackland, Fort Sam & Randolph), H.E.B. Food Stores, United Services Automobile Association, City of San Antonio, Northside, North East and San Antonio Independent School Districts, Methodist Health Care System, Baptist Health Systems, and JPMorgan Chase.

San Antonio has positioned itself for longterm growth and prosperity by successfully following a strategy to diversify its economy and improve quality of life for all citizens. The economic strategy resulting from SA2020 emerges as the City's roadmap to become a leader in job creation by maintaining growth in traditional industry sectors while specifically targeting job growth in the following sectors: healthcare and biosciences, information technology and information security, aerospace, and the new energy economy.

San Antonio hosts over 100,000 students in its 31 higher-education institutions. Publicly supported schools include the University of Texas Health Science Center at San Antonio, the University of Texas at San Antonio, Texas A&M University—San Antonio, and the Alamo Community College District.

Tourism thrives in San Antonio and has become one of the city's leading industries. The famed RiverWalk (Paseo Del Rio) takes visitors along 3 miles of cool shady pathways lined with unique retail shops, cafes, restaurants, and nightclubs. During the Christmas and New Year holiday period, the RiverWalk undergoes a stunning transformation, becoming an impressive festival of lights.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	6,497	106,037	244,773
2022 Projected Population	6,786	111,055	260,042
2010 Census Population	6,126	100,351	227,456
2017 Estimated Households	2,434	35,018	79,944
2022 Projected Households	2,564	36,682	84,965
2010 Census Households	2,296	33,338	74,606
2017 Estimated White	72.70%	72.70%	71.20%
2017 Estimated Black or African American	2.60%	2.80%	5.00%
2017 Estimated Asian or Pacific Islander	0.70%	0.40%	0.40%
2017 Estimated American Indian or Native Alaskan	0.90%	1.00%	1.10%
2017 Estimated Other Races	20.50%	20.10%	19.40%
2017 Estimated Hispanic	83.50%	87.50%	86.70%
2017 Estimated Average Household Income	\$45,296	\$45,054	\$46,635
2017 Estimated Median Household Income	\$34,264	\$34,543	\$35,139
2017 Estimated Per Capita Income	\$17,127	\$15,377	\$15,715
2017 Estimated Total Businesses	269	2,293	6,008
2017 Estimated Total Employees	4,570	30,276	94,388



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY			
SEM Chicken LLC (Franchisee and Personal Guaranty)	2,935	COE	15 Years	Current	-	\$12,500	\$4.26	\$150,000	\$51.11	Absolute NNN	4 (5-Year)
				Year 6	10%	\$13,750	\$4.68	\$165,000	\$56.22		10% Incr. at beg.
				Year 11	10%	\$15,125	\$5.15	\$181,500	\$61.84		of each option

FINANCIAL INFORMATION

Price:\$2,400,000
 Net Operating Income:\$150,000
 Cap Rate:6.25%
 Lease Type:Abs. NNN

PROPERTY SPECIFICATIONS

Year Built:2012
 Rentable Area:2,935 SF
 Land Area:1.13 Acres
 Address:1332 SE. Military Drive, San Antonio, TX 78214





BRAND PROFILE

BUSHS CHICKEN

Bushs Chicken! is a fast food restaurant serving fried chicken. The company is headquartered in Waco, Texas and has over 90 corporate and franchise locations in Central, South, and West Texas. Menu items include fresh fried chicken (using a special marinade), fried okra, French fries, mashed potatoes, white cream gravy, green beans, creamy cole slaw, corn on the cob, jalapeño poppers, freshly baked yeast rolls, and macaroni and cheese. Bush’s Chicken also sells sweet and unsweet iced tea by the gallon jug.

Company Type: Private

Locations: 90

Website: www.bushschicken.com





NATIONAL NET LEASE GROUP


SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.