



HOOTERS

OFFERING MEMORANDUM | 2200 SOUTH TEXAS HWY 6 | HOUSTON, TEXAS



HOOTERS

2200 SOUTH TEXAS HWY 6 | HOUSTON, TEXAS



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Offering Memorandum has been prepared by NKF Capital Markets for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it, and make no guarantee, warranty or representation about it. It is your responsibility to confirm, independently, its accuracy and completeness. All projections have been developed by NKF, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner, and therefore are subject to variation. No representation is made by NKF or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, NKF, Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors.

Owner and NKF each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or NKF and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or NKF. If you have no interest in the property, please return the Offering Memorandum forthwith.

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THE TEAM



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THE INVESTMENT

PURCHASE PRICE
\$3,686,950
CAP RATE
5.75%



20 YEAR
LEASE TERM

10%
RENT INCREASES
EVERY FIVE YEARS

AT MARKET RENTS



LOCATED ON
TEXAS HWY 6
67,674 VPD

THE OFFERING

Newmark Knight Frank's National Net Lease Practice Group ("NKF"), as the exclusive listing agent, is pleased to present the opportunity to acquire a 100% leased Hooters casual dining retail property, in Houston, Texas.

Hooters recently entered into a twenty (20) year primary term lease agreement, which is accompanied by two, five year options. The lease is highly passive to the Landlord, and provides for 10% rental increases every five years.

INVESTMENT HIGHLIGHTS

BRAND NEW 20 YEAR LEASE

The Subject Property boasts a brand new 20 year primary lease, which is accompanied by two, five year renewal options.

10% SCHEDULED RENT INCREASES

The Lease provided for scheduled 10% rent increases, every 5 years throughout the primary and option terms.

CORPORATE GUARANTEED

The Lease is 100% Guaranteed by Hooters Corporate.

HIGHLY PASSIVE LEASE STRUCTURE

The Subject Property provides investors with the opportunity to acquire a highly passive net lease, with minimal landlord responsibilities.

HOUSTON INFILL MARKET LOCATION

The Subject Property is well located amongst many national credit tenants, within a dense retail corridor of west Houston.