OFFERING MEMORANDUM

ABSOLUTE NET LEASED ONO HAWAIIAN BBQ IN ROYSE CITY, TX

506 W I-30, ROYSE CITY, TX 75189

REPRESENTATIVE PHOTO

KIDDER.COM

Kidder Mathews

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure 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. Kidder Mathews has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

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Ono Hawaiian BBQ

Kidder Mathews

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EXECUTIVE SUMMARY

Section 01

EXCELLENT VISIBILITY OFF FREEWAY ON HARD CORNER

Kidder Mathews is pleased to present an exceptional opportunity to acquire a fully leased Ono Hawaiian BBQ property in Royse City, Texas. This freestanding building spans ±2,629 SF and is situated on approximately ±0.97 acres of land. The absoulte NNN lease agreement features 10 percent rental increases every five years during the initial term and the option periods.

ADDRESS	506 W I-30, Royse City, TX 75189
RENTABLE SF	±2,629
YEAR BUILT	2016
LOT SIZE	±0.97 acres

$2,990,000
PURCHASE PRICE

5.5%
CAP RATE

REPRESENTATIVE PHOTO

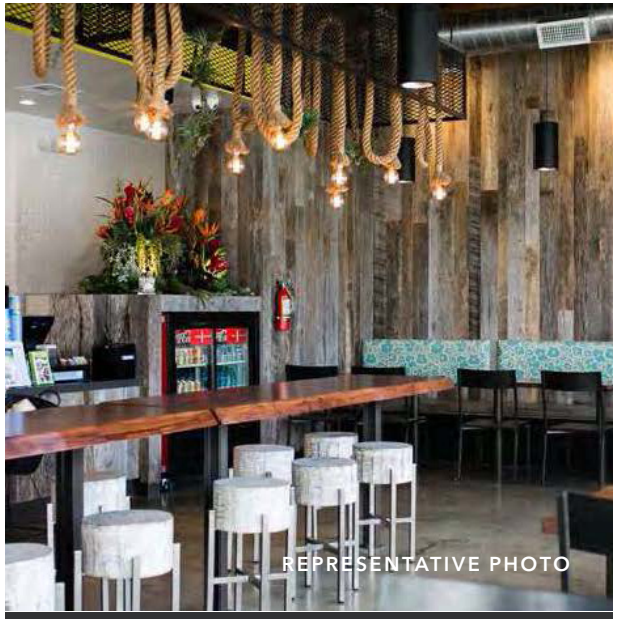
INVESTMENT HIGHLIGHTS

New 15-Year Absolute Net Lease

A new 15-year absolute net lease was signed in 2021, offering a stable, long-term investment with reliable income, minimizing the landlord's obligations.

Attractive 10% Rental Escalations Every 5 Years

Attractive 10% rental escalations are built into the lease, occurring every five years throughout both the primary term and the option periods.



Excellent Visibility and Access on Interstate 30

This property boasts a prime hard corner freeway location as a pad site to a Walmart Supercenter, with traffic counts exceeding 61,000 vehicles per day.

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PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	506 W I-30, Royse City, TX 75189
PARCEL NUMBERS	3547-0000-0006-00-OR
COUNTY	Rockwall County

SITE INFORMATION

ACRES	±0.97 Acres
LAND SQUARE FEET	±42,075 SF
LAND USE	Commercial

BUILDING INFORMATION

YEAR BUILT	2016
TOTAL BUILDING SF	±2,629 SF
GROSS LEASABLE SF	±2,629 SF
STORIES	1

TAX INFORMATION

LAND VALUE	$500,854
IMPROVEMENT VALUE	$563,360
TOTAL TAXABLE VALUE	$1,063,944
2025 PROPERTY TAX	$25,021

NEARBY TENANTS

MAIN ST
ERBY CAMPBELL BLVD
SUBJECT PROPERTY
ANITA SCOTT ELEMENTARY SCHOOL
ROYSE CITY EMERGENCY HOSPITAL
61,100+ VEHICLES
Average Daily Traffic
ESTATES QUAIL RIDGE - 164 LOTS
CREEKVIEW ESTATES - 241 LOTS
BRIARSTONE ESTATES - 164 LOTS
Smoothie King
Sherwin Williams
Chiloso Mexican Bistro
Papa John's
Donutland
Hurst Regional Urgent+Care
Tractor Supply Co
Taco Bueno
Signature Smile
Wynn Nail Spa
Dollar Tree
verizon
petsense
Popeyes
Arby's
Kwik Kar
at&t
Great Clips
Walmart
Lowe's
Subway
Texas Health Family Care
Whataburger
Murphy USA
O'Reilly Auto Parts
Wing Stop
Panda Express
Pallio's Pizza Cafe
Sport Clips Haircuts
Pleasure Dental
Oasis Nail Spa
CVS
Chipotle Mexican Grill
Burger King
Pappy's Express Car Wash
30

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LOCATION OVERVIEW

Section 03

RISING *RETAIL HUB* NEAR DALLAS METROPOLITAN

Royse City is a growing bedroom community about 30 miles northeast of downtown Dallas, situated between Dallas and Greenville, Texas.

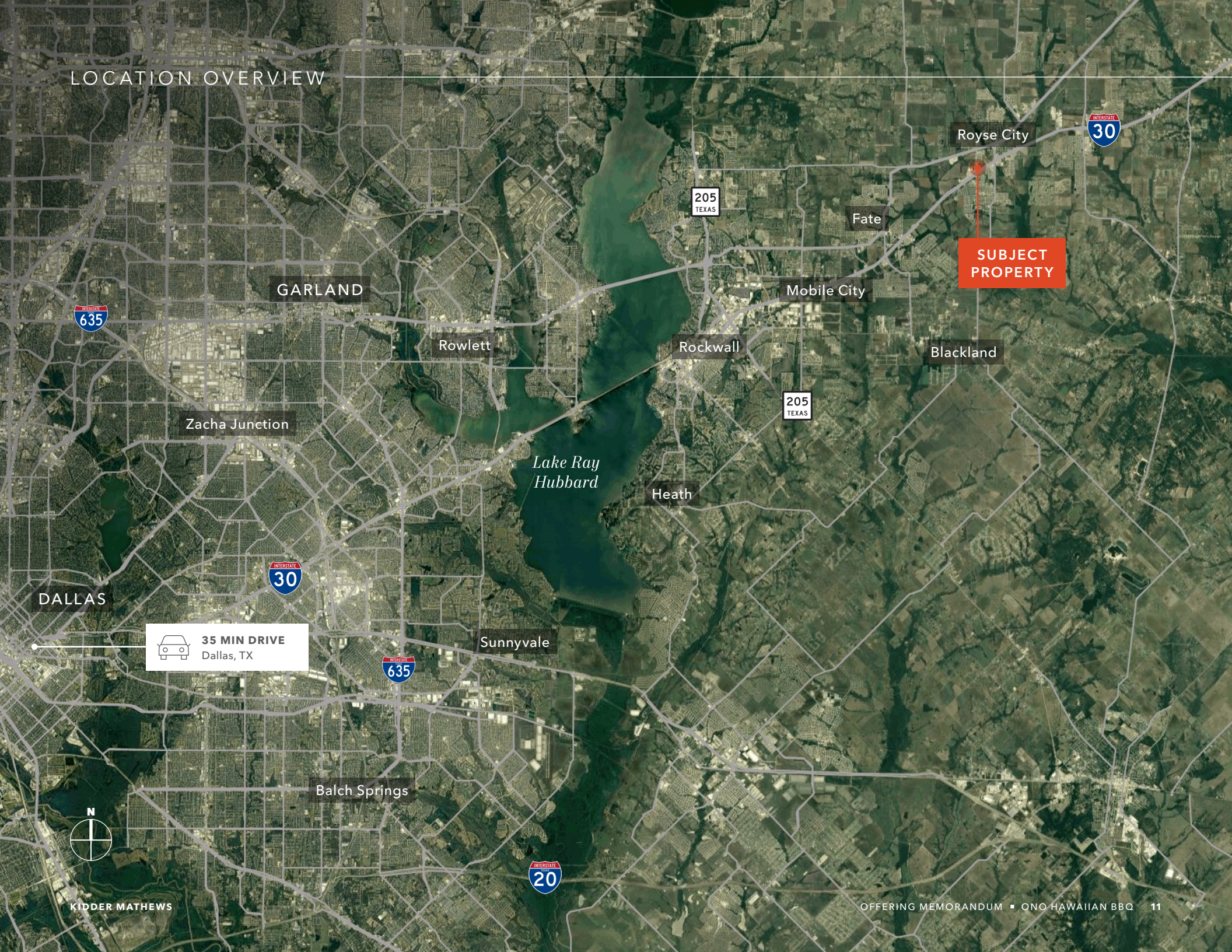
Retail development along the Interstate 30 corridor has surged in recent years, with prominent retailers such as Walmart, Buc-ee's, Whataburger, and Dairy Queen opening new locations. Dallas-Fort Worth is the largest metropolitan area in Texas and the fourth largest in the United States. Over the past decade, the Metroplex has led the nation in population growth, adding approximately 1.3 million residents and reaching a current population of over 8 million. The region, known for its strong job market, continued to expand rapidly, with about 152,000 new residents from 2022 to 2023 alone. Additionally, Texas's no income tax policy further enhances its appeal as a business and residential destination.

±8.1M
METROPOLITAN STATISTICAL AREA POPULATION

±150
CORPORATE HEADQUARTERS CENTERS

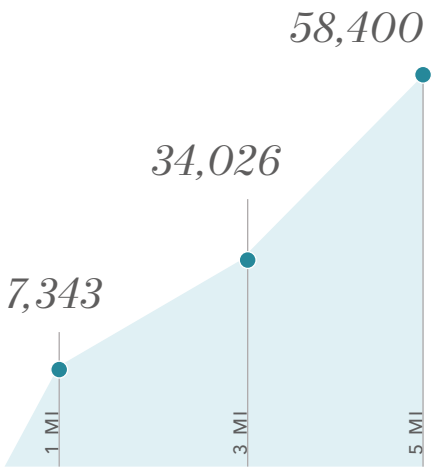
4TH
LARGEST MSA IN THE UNITED STATES

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION



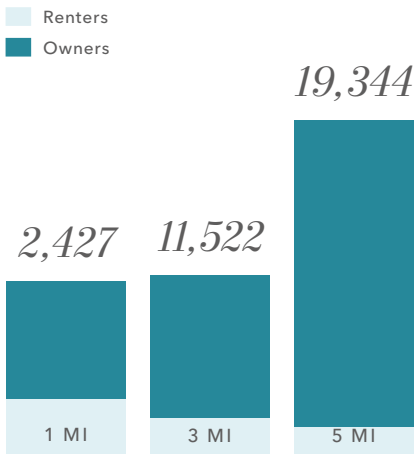
2024-2029 POP GROWTH

1.5% — 7,912 — 1 MI

4.5% — 42,298 — 3 MI

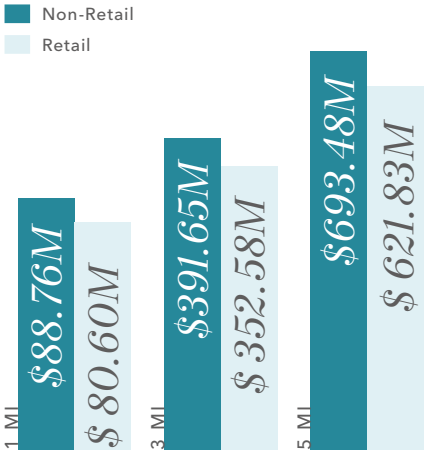
5.5% — 75,615 — 5 MI

AVERAGE HH SIZE

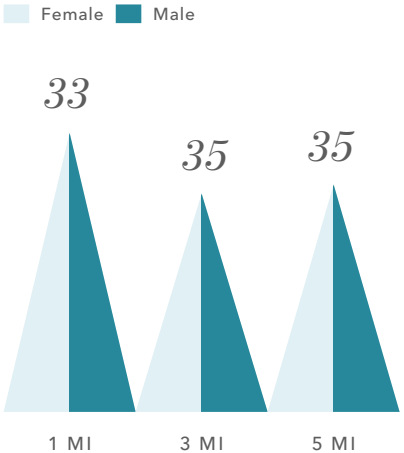


AVERAGE HH INCOME

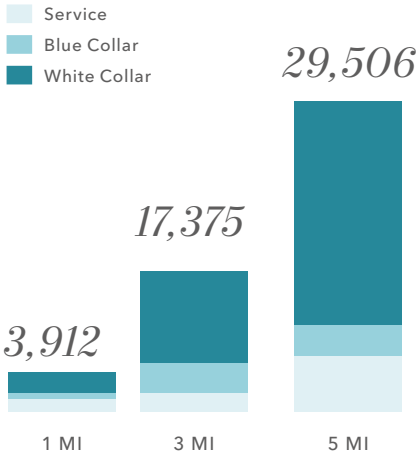
CONSUMER SPENDING



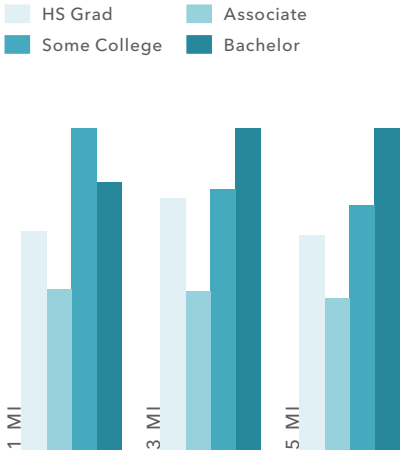
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW



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FINANCIALS

Section 04

PRICING DETAILS

PRICING SUMMARY

PRICE	$2,990,000
RENTABLE SF	±2,629
PRICE/SF	$1,137.31
CAP RATE	5.5%
YEAR BUILT	2016
LOT SIZE	0.97 Acres
TYPE OF OWNERSHIP	Fee Simple

LEASE SUMMARY

TENANT NAME	Ono Hawaiian BBQ
OWNERSHIP	Private
TENANT	Corporate
LEASE TYPE	Absolute Net
ROOF AND STRUCTURE	Tenant Responsible
INITIAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	September 1, 2025
RENT COMMENCEMENT DATE	March 1, 2026
LEASE EXPIRATION DATE	8/31/2040
TERM REMAINING ON LEASE	15 Years
INCREASES	10% Every 5 Years
OPTIONS	Two, 5-Year

RENT ROLL

Years	Annual Rent	CAP Rate
YEARS 1-5	$165,000.00	5.5%
YEARS 6-10	$181,500.00	6.0%
YEARS 11-15	$199,650.00	6.7%

REPRESENTATIVE PHOTO

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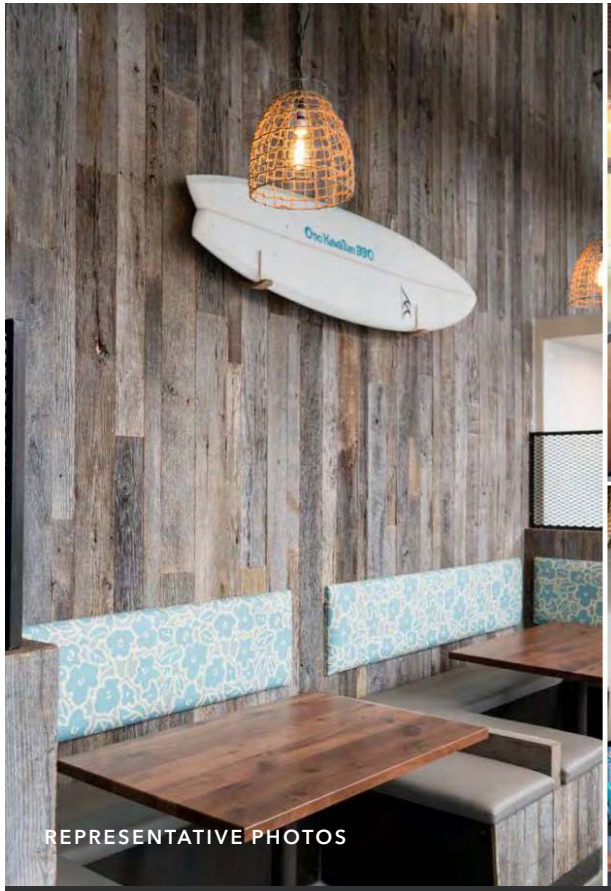
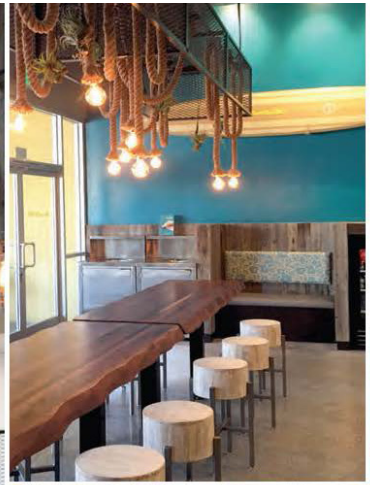
TENANT PROFILE

Section 05

Established in 2002, Ono Hawiian BBQ is a prominent fast-casual restaurant renowned for its fresh, made to order Hawaiian cuisine.

Founded in 2002, Ono Hawaiian BBQ is a family-owned fast casual restaurant known for our Hawaiian-inspired Plate Lunches and other island specialties. Ono Hawaiian uses the freshest ingredients, prepared from scratch daily in each restaurant and grilled fresh to order. With locations in California, Arizona and Texas we aim to combine the culture and "Aloha" spirit of Hawaii into our restaurants to bring a taste of the islands with exceptional service in an inviting atmosphere.





REPRESENTATIVE PHOTOS

OWNERSHIP	*Corporate*	# OF LOCATIONS	*120+*
YEAR FOUNDED	*2002*	HQ LOCATION	*Diamond Bar, CA*

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Bang Realty-Texas, Inc	9007017	bor@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
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 _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

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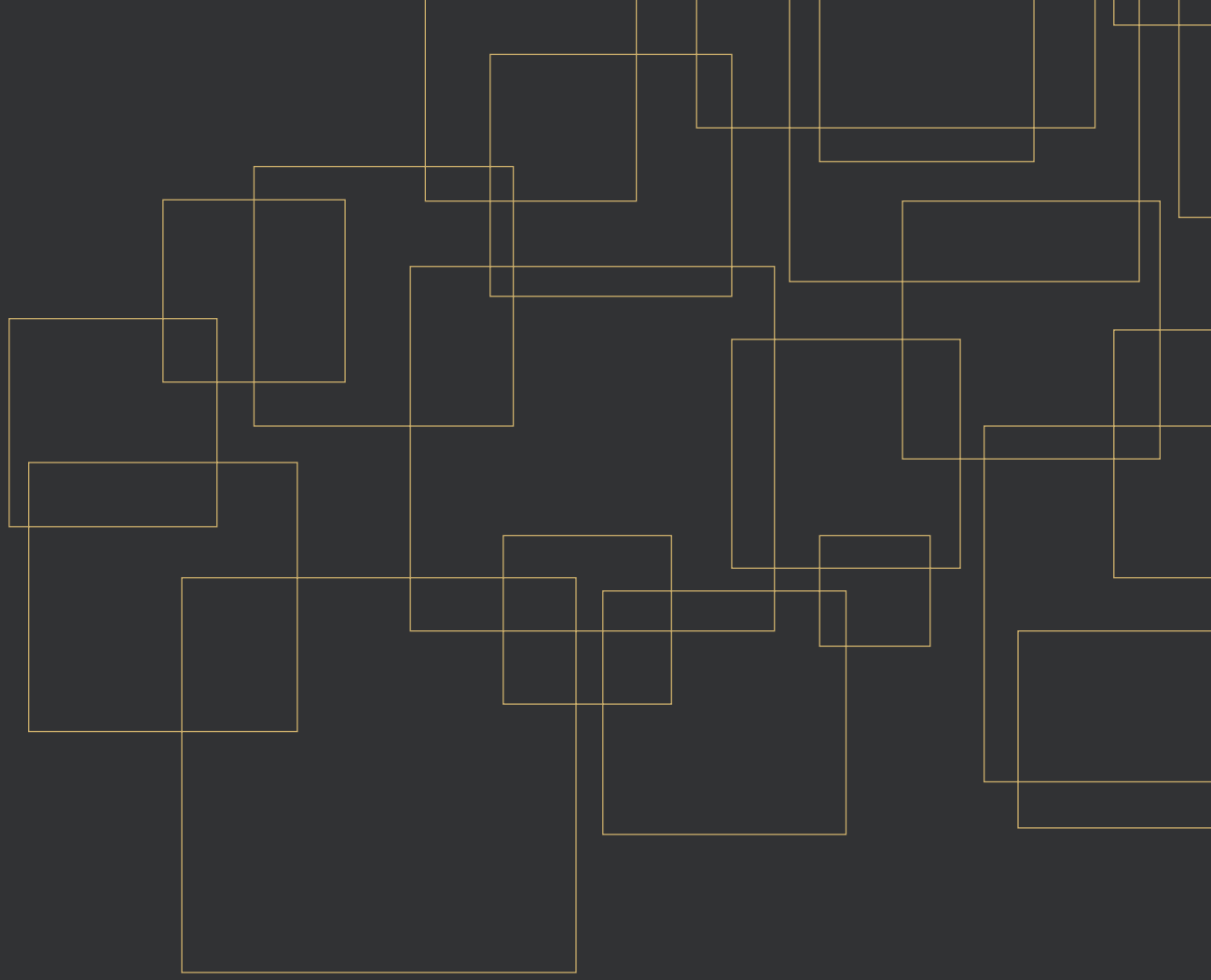

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