



GOLDEN CORRAL

301 SW WILSHIRE BLVD.
BURLESON, TX 76028

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Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

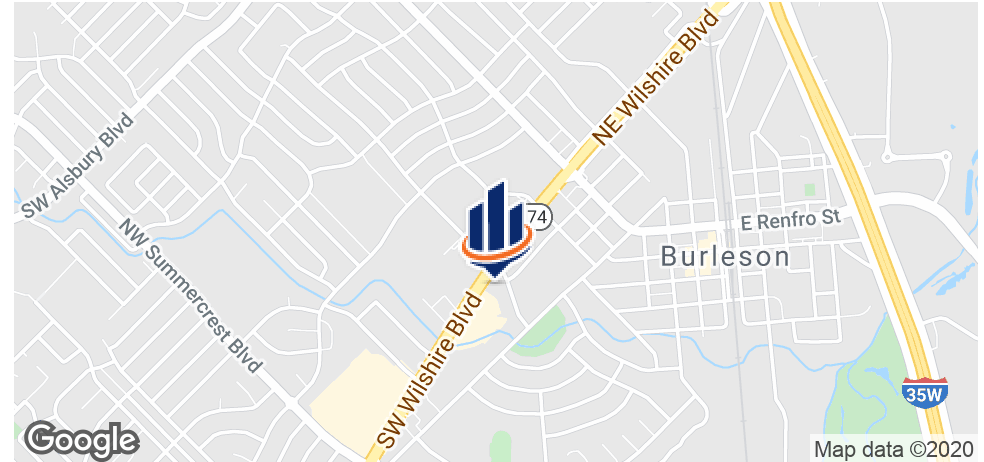
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1 PROPERTY INFORMATION

301 SW Wilshire Blvd.
Burleson, TX 76028

Property Summary



OFFERING SUMMARY

Sale Price:	\$2,938,000
Cap Rate:	7.0%
NOI: (as of 02/01/2019)	\$205,700
Lot Size:	1.309 Acres
Year Built:	1997
Building Size:	7,551 SF
Renovated:	2008
Price / SF:	\$389.09

PROPERTY OVERVIEW

SVN/Team Southwest has been selected as the exclusive representative for a Golden Corral located in Burleson, Texas. This investment offering consists of a freestanding Golden Corral with an Absolute NNN Lease. The operator is Sun Holdings, Inc., the fourth (4th) largest restaurant franchisee in the US, according to Mega 99 ranking, with 1,000+ units, including: Golden Corral with approximately 20 locations), Arby's (94 locations), Popeye's (150 locations), Burger King (293 locations), CiCi's (31 locations), Taco Bueno (144 locations), and T-Mobile (160 locations), according to their website.

The property is located along the main thoroughfare in the area, SW Wilshire Boulevard (approximately 39,900 vehicles per day). And, Golden Corral is within close proximity to many strong national tenants, including a Wal-Mart Supercenter, Target, Home Depot, Hobby Lobby, H.E.B., Tractor Supply, Office Depot, and CVS Pharmacy, which create strong cross-over traffic and excellent tenant synergy.

PROPERTY HIGHLIGHTS

- Tenant: Texas Corral, Inc., a 17+ unit entity, wholly owned and managed by Sun Holdings
- Lease Type: Absolute NNN Lease w/ 9.5 years remaining on the 15-year lease
- No Landlord obligations to maintain land or building (including roof and structure)
- No Landlord management
- All expenses are paid by the tenant

Investment Description

GOLDEN CORRAL HISTORY

• Golden Corral Corporation is a privately held American family style franchised restaurant chain. Founded in 1973, Golden Corral is headquartered in Raleigh, North Carolina with an estimated 482 locations in 40 states as of 2012. 124 of these units were company-owned while 358 were run by franchisees. Entrepreneur ranked Golden Corral as the #1 franchisor amongst family steakhouses for the 16th year in 2011, while Nation's Restaurant News ranked Golden Corral #1 in the grill-buffet segment for the 14th year in 2011.

- Company Type: Private
- Fiscal Year-End: December
- 2011 Systemwide Sales: \$420.5 Million
- 2011 Employees: 9,000

SUN HOLDINGS, LLC / LARGEST US GOLDEN CORRAL FRANCHISEE

- Sun Holdings, LLC owns and operates approximately 20 Golden Corrals and now operates over 1000 total units in various concepts.
- Recently acquired 96 Burger King restaurants in Texas and Florida. • Largest minority franchisee and 4th Largest Burger King Franchise operator in the United States.
- 15,000+ Employees
- Brands include: Golden Corral [20 locations], Arby's, Popeye's, Burger King, CiCi's, Taco Bueno, T-Mobile, Krispy Kreme, McCallisters Deli.
- The tenant on the lease is a 17 unit entity, wholly owned and managed by Sun Holdings.
- Sun Holdings Dallas - Founder and CEO Guillermo Perales, a Mexican Immigrant who started with single Golden Corral Location in 1997, Built Sun Holdings into the largest Latino-owned franchise operator in the U.S.

Location Description



LOCATION OVERVIEW

The property is located along the main thoroughfare in the area, SW. Wilshire Boulevard (approximately 39,900 vehicles per day). Additionally, Golden Corral is within close proximity to many strong national tenants, including: Wal- Mart Supercenter, Target, Home Depot, Hobby Lobby, H.E.B., Office Depot and CVS Pharmacy, which create strong cross-over traffic and excellent tenant synergy.

LOCATION HIGHLIGHTS

PARCELS

PARCEL: 126-2791-00210

ACRES: 1.309

SQUARE FEET: 7,551

ZONING

C - Commercial

ACCESS

There is one access point [1] on SW. Wilshire Boulevard and one access point [1] on NW. Newton Drive.

IMPROVEMENTS

This offering includes 7,551 SF of existing building area contained in a single-story building.

PARKING

There are approximately 96 dedicated parking stalls on the owned parcel. The parking ratio is approximately 12.71 per 1,000 SF of leasable area.

Location Description

BURLESON

Burleson is a city located partially in Johnson County and partially in Tarrant County, Texas. As of 2011, the population was estimated to be 36,690.

Burleson is located just 12 miles south of downtown Fort Worth, only 35 miles southwest of Dallas and just 175 miles north of Austin. Its location, relative to the Dallas/Fort Worth Metroplex, allows Burleson to retain its distinct personality while still being a valuable part of the Metroplex. Burleson's placement on the I-35 corridor, minutes from I-20 and State Highway 67, makes Burleson an ideal location for business and residential development. Burleson residents have quick access in all directions for everything they need.

Spinks Airport is located directly adjacent to Burleson and serves as a general aviation reliever for the Metroplex. Fort Worth Alliance Airport is located 30 miles north of Burleson and is the first 100 percent industrial airport in the nation. Dallas / Fort Worth International airport is located just 40 miles northeast of Burleson and is the third busiest airport in the world.

The extraordinary growth the city of Burleson has experienced has made it one of the fastest- growing cities in the Dallas/ Fort Worth [DFW] Metroplex. At the heart of Burleson's economic future is Burleson's past. Burleson's historic Old town district has been revitalized and now offers wonderful entertainment and business opportunities.

Burleson's location within the DFW Metroplex is ideally suited to growing industries like logistics, defense, aerospace, healthcare, and more. The City has \$1.2 billion in retail sales annually and many local and state economic development programs.

JOHNSON COUNTY

Johnson County is located in north central Texas on the southwestern edge of the Dallas-Fort Worth area. Cleburne, the county seat, is fifty-five miles southwest of downtown Dallas and twenty-nine miles south of downtown Fort Worth. Johnson County comprises 740 square miles with three geographical areas. It was created in 1854.

Residents enjoy a variety of year-round outdoor recreation, including Cleburne State Park Recreational Area which includes hiking and biking, camping, fishing, sailing, swimming, and canoeing.

Johnson County is committed to the promotion of high-quality development throughout the area. Major employers in Johnson County are AFGD Inc.,

Burleson Independent School District, Car Transport Inc., City of Burleson, City of Cleburne, Clarksville Refrigerated Lines, Cleburne City Public Works, Cleburne Independent School District, Corrections Corporation-America, Fireside Lodge Rehab, etc.

Aerial Map



Aerial Map



Location Maps

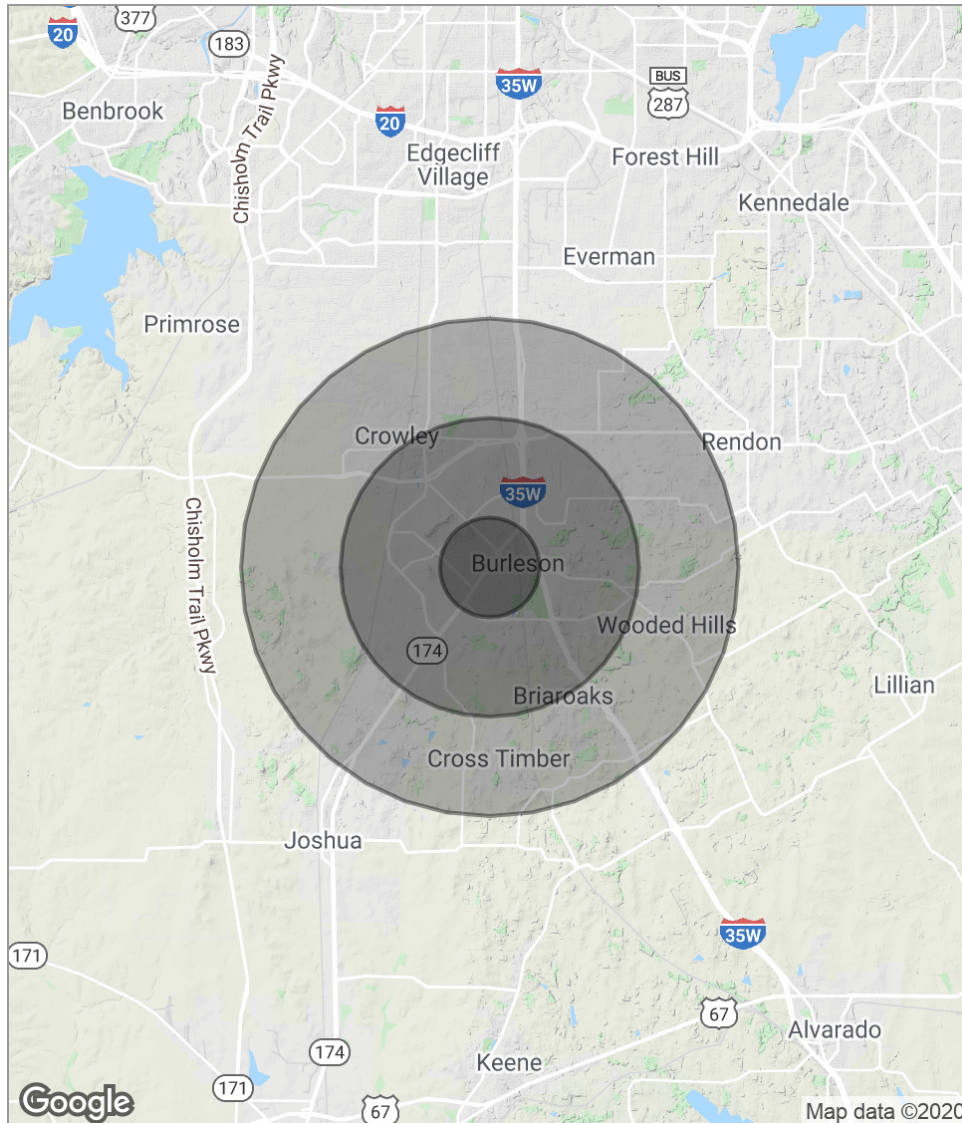


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	8,647	42,759	73,017
Median age	33.7	34.2	34.2
Median age (male)	33.4	33.2	33.1
Median age (female)	35.1	35.1	35.1
Total households	3,187	15,255	25,573
Total persons per HH	2.7	2.8	2.9
Average HH income	\$64,846	\$74,253	\$75,750
Average house value	\$122,148	\$137,066	\$146,761

** Demographic data derived from 2010 US Census*

Demographics Map



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Advisor Bio & Contact 1

TIM HOUSE

Managing Director



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NM #18786

PROFESSIONAL BACKGROUND

Tim House serves as a managing director for SVN / Team Southwest, overseeing a small group of dedicated advisors. In addition he specializes in (NNN) net leased investment properties, along with an emphasis on REO and value added opportunities in the Albuquerque and Santa Fe, New Mexico market and nationally. With an extensive commercial real estate background, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor for more than 20 years, completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, Indian Motorcycle, University Towers Partners, to Chapter 7 Bankruptcy Trustees, developers and high net worth investors with varied requirements. House assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He was president of the Commercial Association of Realtors of New Mexico [CARNM] for 2007. He serves on the Professional Standards Committee and is currently a trustee for the Real Estate Community Political Action Committee [RECPAC]. House is also a member of ICSC and SVNART Asset Recovery Team.

EDUCATION

University of New Mexico

MEMBERSHIPS & AFFILIATIONS

Commercial Association of Realtors New Mexico [CARNM], ICSC

Advisor Bio & Contact 2

STEVE FITHIAN, CCIM, CPM, SEC

Managing Director



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TX #0407418

PROFESSIONAL BACKGROUND

Steve Fithian serves as Senior Advisor and Managing Director for SVN | Trinity Advisors. With over 30 years of commercial real estate experience, Fithian specializes in selling and overseeing investment property sales that include multifamily, mini-warehouse, office, retail, undeveloped land and finished lots. He also organizes, manages, and acts as the general partner in property partnerships.

Fithian holds the designation of Certified Commercial Investment Member (CCIM) and is the former chairperson of the North Texas Chapter CCIM Membership Committee. In 2011, he was named a counselor to the Society of Exchange Counselors. The Society of Exchange Counselors is a marketing group consisting of approximately 100 investment brokers from various parts of the country who have proven their skills at solving clients' problems.

Fithian also is a member of the Texas Association of REALTORS where he was appointed a member of the 2004 Regulatory & Private Property Rights Task Force. In addition, he is a member and former chairman of the Society of Commercial REALTORS in Fort Worth. In 2008, he received the Charles D. Tandy Commercial REALTOR of the Year Award, which is given by the Society of Commercial REALTORS to the REALTOR who best exemplifies the highest professional standards for commercial real estate. In 2002, he was awarded the William C. Jennings Award for Commercial Transaction of the Year in Texas by the Texas Association of REALTORS. Fithian has also received several sales awards from SVN including Partner's Circle awards in 2005, 2006, and 2014, and the Achiever's Award in 2007, 2008, 2009 and 2010.

Fithian is a licensed broker in Texas and California, and is a certified public accountant. Additionally, he earned a Bachelor of Arts in economics with an emphasis in accounting from Claremont McKenna College.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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Stephen H. Fithian Licensed Supervisor of Sales Agent/ Associate	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Stephen H. Fithian Sales Agent/Associate's Name	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Information About

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