

EXECUTIVE SUMMARY

CREI

Commercial Real Estate Investments



HIGHLIGHTS:

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- Absolute NNN with Zero Landlord Responsibilities
- Lease Guaranteed by A3H Foods - 91 Restaurant Operator
- Successful & Established Tenant at the Location since 2009
- Rapid Growth in Houston Metro Area – over 2.5 x Faster than National Average
- Drive-thru Location just off 52k Cars/day Corner and Blocks from the 69 Freeway
- Commercial Hub with large Malls and National Tenants like Starbucks, Sonic, Home Depot, Best Buy, Old Navy and more
- 8 Schools and over 5,600 Students within 2 Miles
- Across from Townsen Memorial Hospital

OFFERING SUMMARY: Jack in the Box located at 18 Wilson Rd in the greater Houston metro has been a long-standing successful drive-thru restaurant since 2009. The restaurant will always have heavy traffic because it is located just off a 52k cars/day corner and close to the 69 freeway. There are 8 schools and approx. 5,600 students within 2 miles which creates strong demand for fast food. The area is a commercial hub with very large malls like Deerbrook Market Place, Bender Square and Deerbrook Square. These are all major draws of traffic and clientele for the area.

DEMOGRAPHICS: Houston's population continues to grow rapidly at roughly 2.5 x faster than the national average. This property is in a dense location with over 174k residents within 5 miles and an average household income of about 100k, which is ideal for a fast-food business.

FOR SALE: \$2,650,000 – 7.13% Cap Rate and Absolute NNN



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Houston, TX 18 Wilson Rd

FINANCIAL SUMMARY

**18 WILSON RD
HOUSTON, TX**



Summary

Price:		\$2,650,000
Down Payment:	100%	\$2,650,000
Year Built / Age:		2009
Current CAP:		7.13%
Cash on Cash Return:		7.13%
Approx. Lot SF:		38,594
Approx. Gross SF:		2,274

Scheduled Income

			CURRENT RENTS				
Tenant Name	Lease Type	Expire	Approx. Sq. Ft.	Mthly Rent Sq. Ft.	Mthly Rent	Options	Increases
Jack in the Box	NNN	12/31/29	2,274	\$6.93	15,753	4 x 5 yrs	Increases: 5% Every 5 Yrs

Absolute NNN Lease - Zero Landlord Responsibilities

Established Tenant since 2009

Lease Guarantor: A3H Foods: 91+ Unit Franchisee & Additional Franchisee with 40 Units

Base Rental Income:	2,274	<i>Avg. R/SF</i>	\$6.93	\$15,753
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Annualized Scheduled Gross Income: **\$189,036**

Utilities Paid by Tenant:

Annualized Operating Data

	CURRENT RENTS	
Annualized Scheduled Gross Income	189,036	\$6.93 sf/mo
Vacant Space @ Market Rent	0	
Gross Rental Income	189,036	
Percentage Rent	0	0%
Other Income	0	
Gross Income	189,036	
Less Vacancy/Collection Res.	0	0.00%
Effective Gross Income	189,036	
Net Operating Income	189,036	
Loan Payments	0	
Pre Tax Cash Flows	189,036	7.13%
Principal Reduction	0	
Total Return Before Taxes	\$189,036	7.13%

PROPERTY PICTURES

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Founded in 1951 and headquartered in San Diego, CA, Jack in the Box is a leading quick-service restaurant (QSR) chain with 2,191 locations across the 22 states and 594 Del Taco locations across 17 states.

In fiscal year 2024, Jack in the Box Inc. reported \$1.57 billion in revenue. Systemwide, Jack in the Box generated \$4.4 billion in sales, while Del Taco generated \$956 million. On average, Jack in the Box

locations generated \$2.01 million annually, while Del Taco locations averaged \$1.61 million. With 93% of Jack in the Box and 78% of Del Taco locations franchised, the company’s asset-light model, franchising efforts, and streamlined operations support its financial stability despite of ongoing industry changes.

Jack in the Box focused heavily on innovation in its menu, offering everything from tacos and burgers to breakfast items and loaded fries- appealing to a wide demographic of customers seeking convenience and variety. In addition to its core brand, Jack in the Box completed the acquisition of Del Taco in 2022, diversifying its portfolio and expanding its presence in the fast-casual space. This strategic move aims to create cross-brand synergies and broaden market reach while enhancing overall tenant strength for property investors.

Supported by new franchise agreements, Jack in the Box continues to expand into new markets such as Chicago, Florida, and Detroit. To meet shifting consumer preferences, the company is introducing flexible restaurant formats focused on drive-thru and off-premise dining, while investing in digital enhancements such as loyalty programs, mobile ordering, and third-party delivery. Additionally, Del Taco’s refranchising strategy is driving a capital-efficient expansion model, positioning the brand for long-term growth.

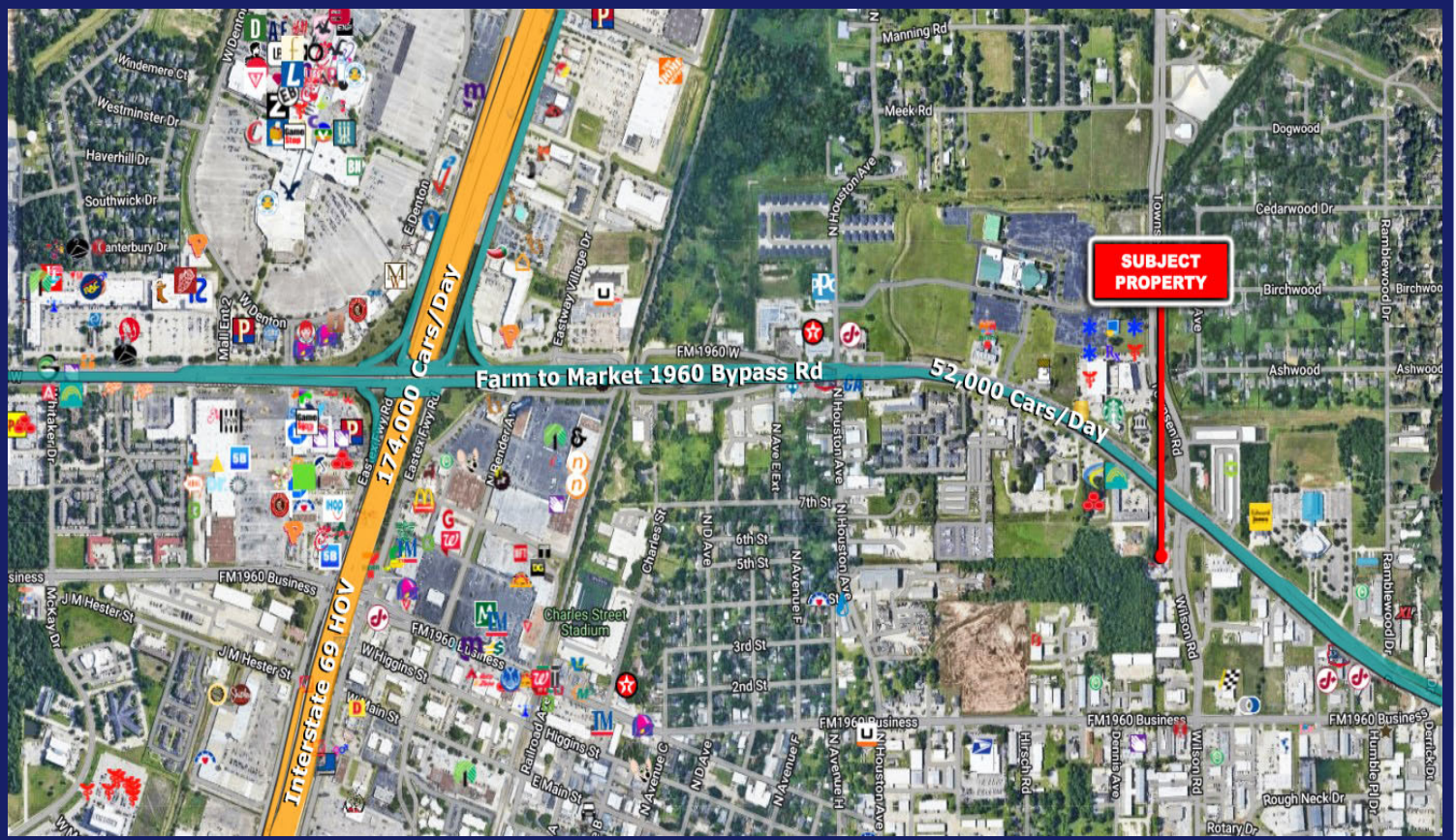


LEASE INFORMATION



18 Wilson Rd	Jack in the Box
RENTABLE BUILDING AREA	2,274 SF
MONTHLY RENT	\$15,172
MONTHLY RENT/SF	\$4.31
RENT COMMENCEMENT	01/01/2015
LEASE EXPIRATION	12/31/2030
RENEWAL OPTIONS	4x5-year (5% increases)

PROPERTY PICTURES



PROPERTY PICTURES

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DEMOGRAPHIC SUMMARY

DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

\$99,421



POPULATION

174,120



HOUSEHOLDS

58,935



OWNER-OCCUPIED
HOUSING

39,265



RENTER-OCCUPIED
HOUSING

22,487



BUSSINESSES

7,657

POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	14,718	168,093	531,053
2024 POPULATION	14,812	174,120	547,200
2029 POPULATION PROJECTION	15,147	181,600	576,659
ANNUAL GROWTH 2020-2024	0.2%	0.9%	0.8%
ANNUAL GROWTH 2024-2029	0.5%	0.9%	1.1%
MEDIAN AGE	34.3	34.6	34.2

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$66,274	\$99,421	\$97,659
MEDIAN HH INCOME	\$50,635	\$79,734	\$72,578

HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	5,539	56,964	174,278
2024 HOUSEHOLDS	5,519	58,935	179,228
2029 HOUSEHOLDS	5,637	61,752	189,231



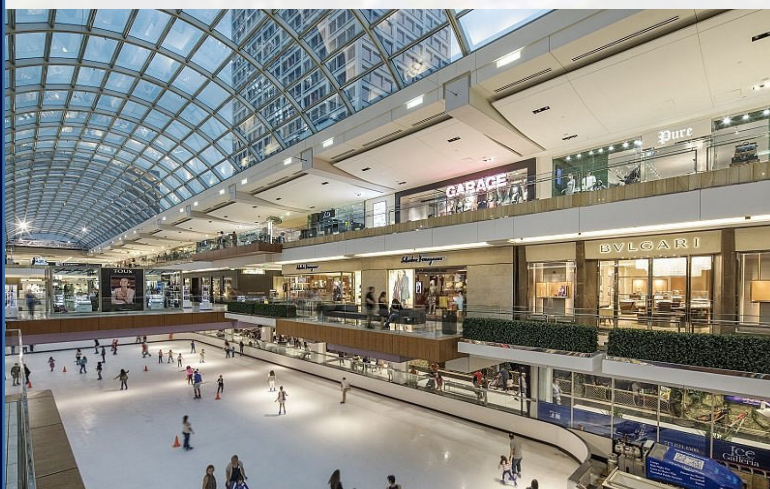
HOUSTON is a metropolitan city made up of many neighborhoods, each unique in its own way. It is the fourth most populous city in the nation, with an estimated July 2018 population of 2,325,502 (trailing only New York, Los Angeles and Chicago), and is the largest in the southern U.S. and Texas. Houston is expected to become the third most populous U.S. city during the second half of the decade of the 2020s.

For business and fun, for living and visiting, Houston is one of the dynamic frontiers on the world stage. With its proximity to the Southern Hemisphere and having the infrastructure to accommodate the growing needs of numerous global interests, Houston has become an international destination and one of the world's great cities. As a major corporate center, Houston is home to 23 Fortune 500 companies. The Port of Houston, one of the region's greatest assets, ranks as the nation's largest port in international tonnage and second in total tonnage.

Houston's infrastructure is also strengthened by three airports, which form the sixth-largest airport system in the world, and a massive trucking and rail system that links the southern, south central, midwestern and western United States. More than 600 trucking firms operate in Houston, and two major rail systems operate 14 mainline tracks radiating from Houston.

Houston's employment base has become increasingly diverse. In 1981, the economic base was dominated by energy-related businesses with nearly 85 percent of all jobs in those sectors. Today, nearly half of all jobs are in non-energy fields, such as business services, technology, aerospace, medicine and manufacturing.

Houston offers a wide range of incentive programs to encourage business and industry to choose Houston when making expansion or relocation decisions.



GALLERIA/UPTOWN

The Galleria/Uptown area offers more than 700 retailers, fine dining and hotels within two square miles. This area is also home to Texas' largest shopping mall, the Galleria Mall. With more than 375 stores (luxury included), two hotels, an ice rink and endless food options, the Galleria is the ultimate shopping destination for locals and visitors from all over the world.