

OFFERING MEMORANDUM

Ono Hawaiian BBQ
EST. 2002

ONO HAWAIIAN BBQ

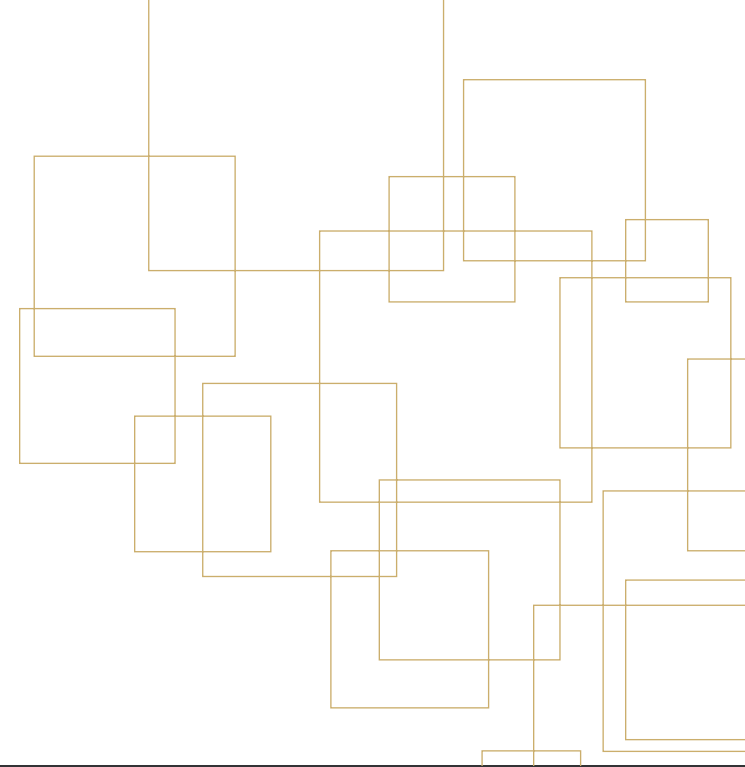
506 W I-30, ROYSE CITY, TX 75189



REPRESENTATIVE PHOTO
KIDDER.COM

km Kidder
Mathews

TABLE OF CONTENTS



01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

04

FINANCIALS

05

TENANT
PROFILE

06

LISTING
TEAM

*Exclusively
Listed by*

JENETTE BENNETT, CCIM
First Vice President
602.513.5113
jenette.bennett@kidder.com
AZ LIC N° SA557543000

**BROKER OF
RECORD**

BRIAN BROCKMAN
Broker, Bang Realty-Texas Inc
513.898.1551
bor@bangrealty.com
TX LIC N° 701472

**CO-BROKERING
WITH KIDDER
MATHEWS, INC.**

NICK PHILLIPS
Vice President
310.906.3291
nick.phillips@kidder.com
CA LIC N° 02039070

MICHAEL MORRIS
Vice President
310.906.3297
michael.morris@kidder.com
CA LIC N° 02251205

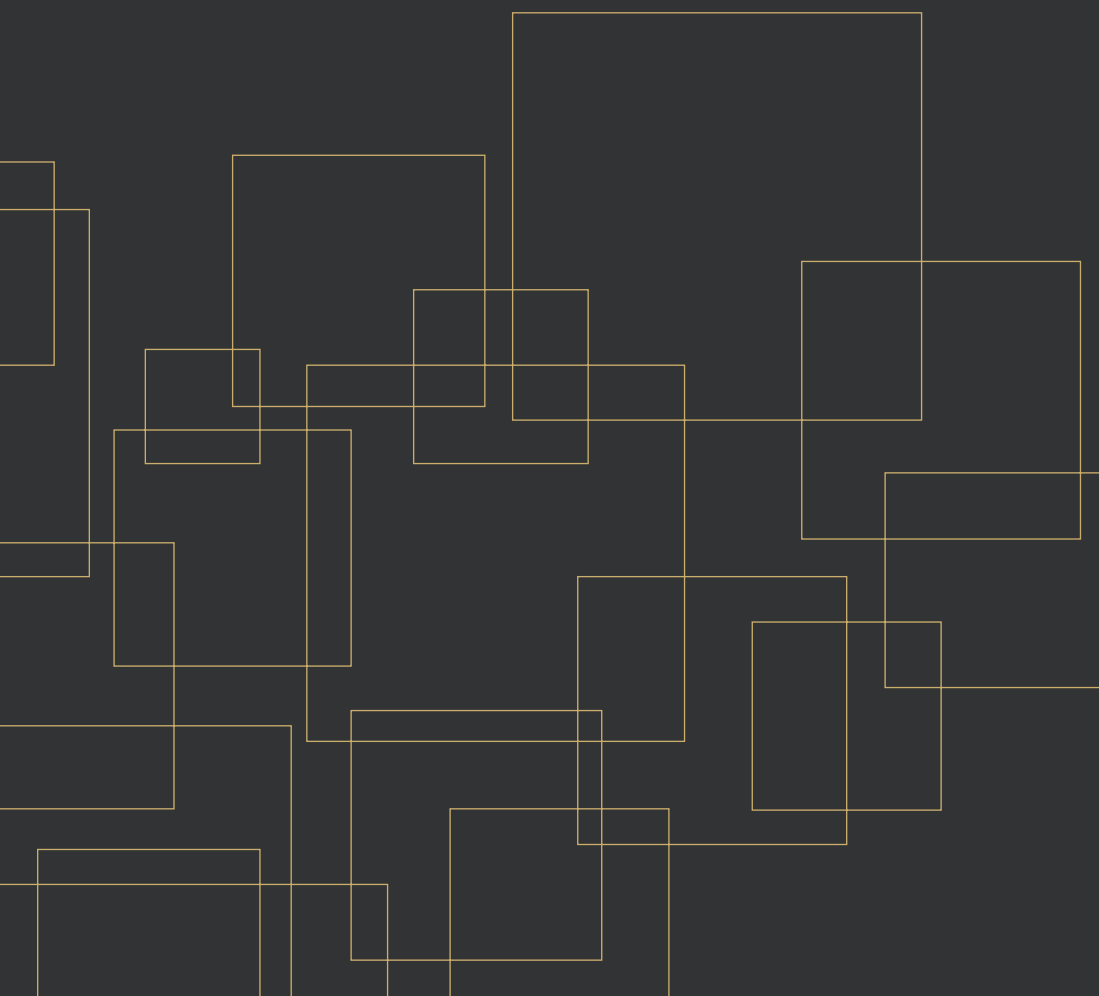
KIDDER.COM



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.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The logo for Ono Hawaiian BBQ, featuring the brand name in a stylized yellow font with a palm tree icon integrated into the letter 'o' of 'Hawaiian', set against a teal rounded rectangular background.

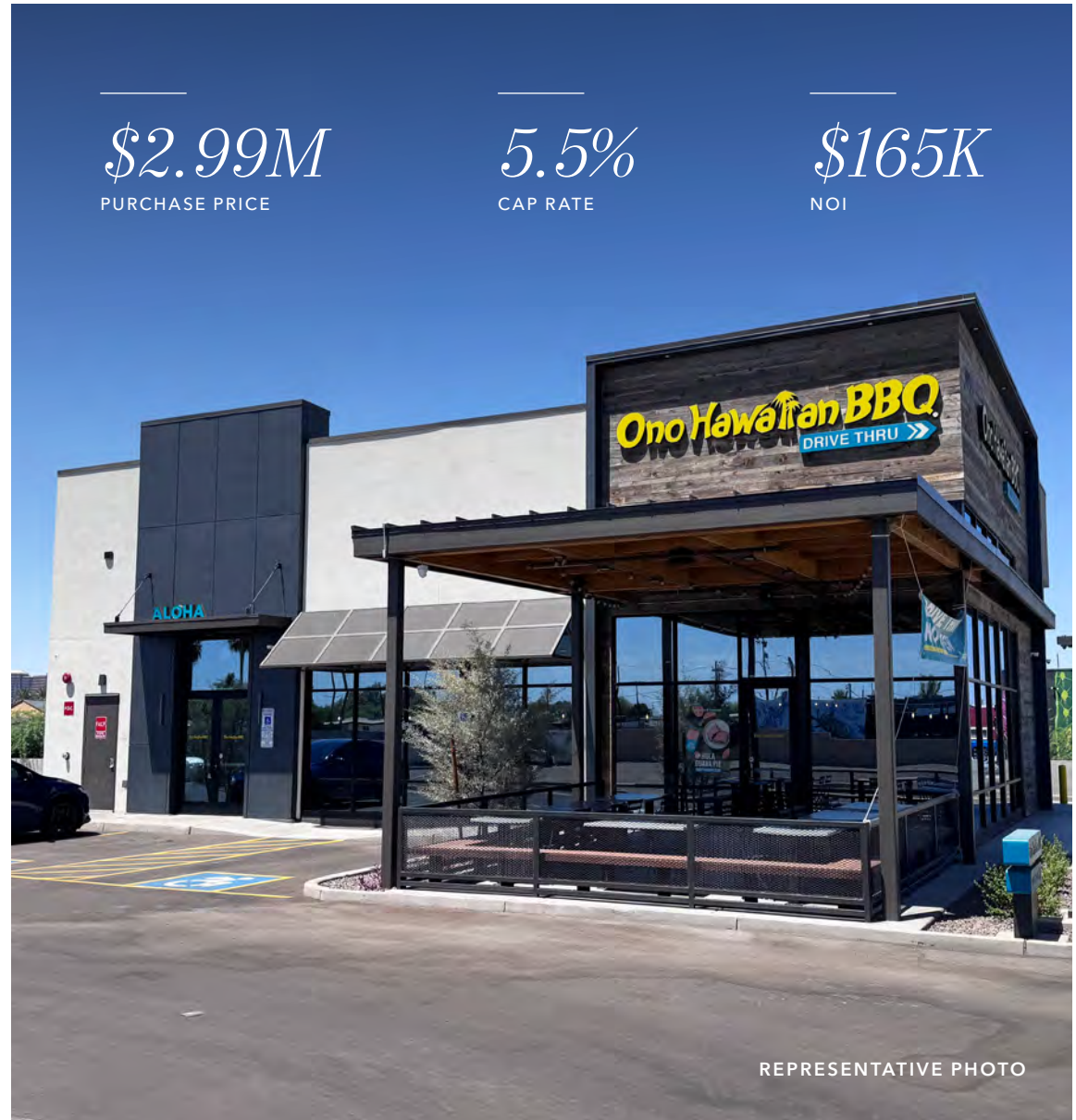
Kidder Mathews is pleased to present an exceptional opportunity to acquire a fully leased Ono Hawaiian BBQ property in Royse City, Texas. This freestanding building spans ±2,629 SF and is situated on approximately ±0.97 acres of land. The absolute NNN lease features 10 percent rental increases every 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/RENOVATED	2016/2026
LOT SIZE	±0.97 acres

\$2.99M
PURCHASE PRICE

5.5%
CAP RATE

\$165K
NOI



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS



NEW 15-YEAR ABSOLUTE NET LEASE

Ono Hawaiian BBQ executed a new 15-year absolute net lease running through August of 2040, 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.



PROVEN CONCEPT

Ono Hawaiian BBQ is a proven restaurant concept operating since 2002 with 120+ locations throughout California, Arizona & Texas.



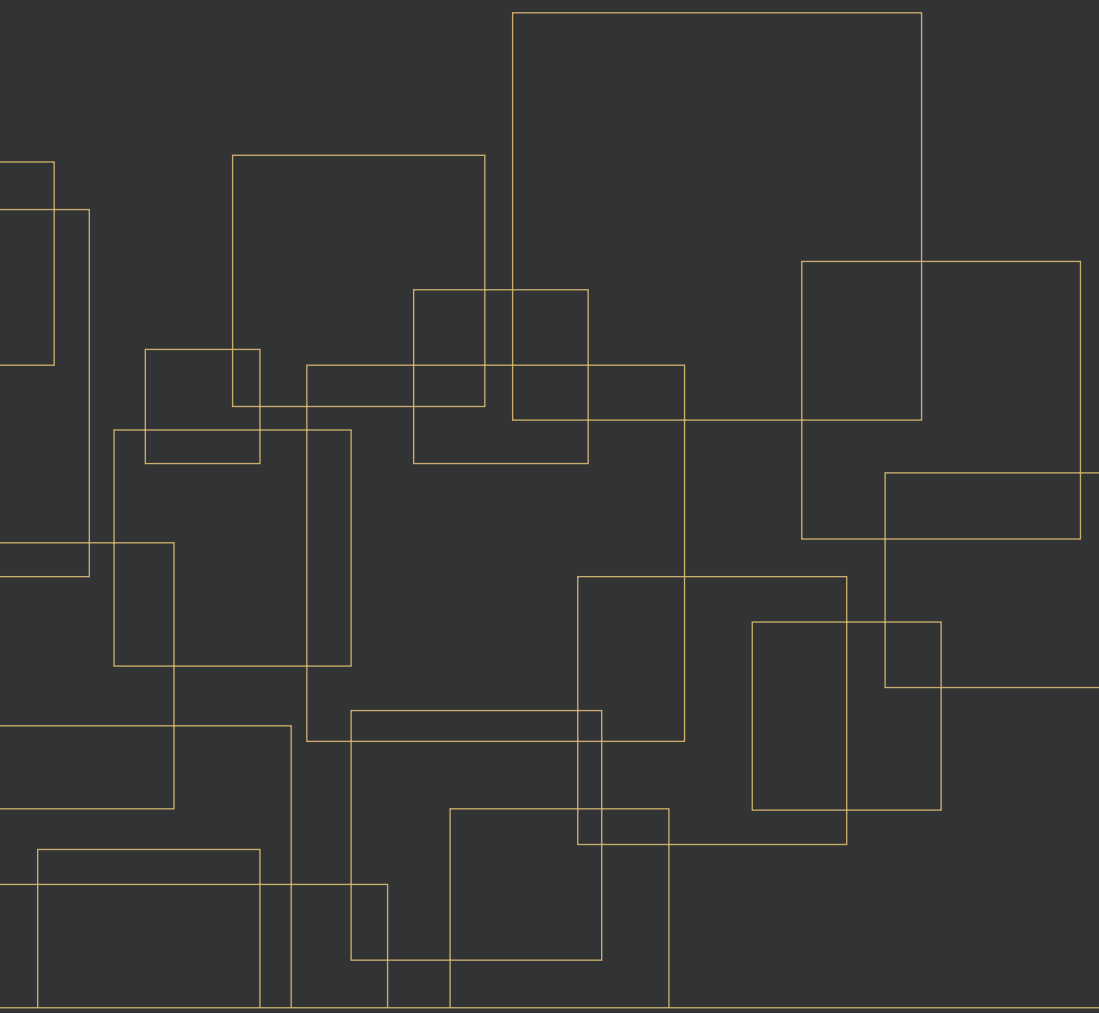
REPLACEABLE RENT

The property is located on what is arguably the most sought-after pad to the Walmart Supercenter, a location that welcomes more than 2.2 million visitors annually.



OWNERSHIP BENEFITS

The fee simple ownership structure provides the owner with depreciation benefits, and a cost segregation study opens up additional opportunity for bonus depreciation. Additionally, Texas is an income tax free state offering further benefits from an investor perspective.



PROPERTY OVERVIEW

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/RENOVATED	2016/2026
TOTAL BUILDING SF	±2,629 SF
GROSS LEASABLE SF	±2,629 SF
STORIES	1

TAX INFORMATION

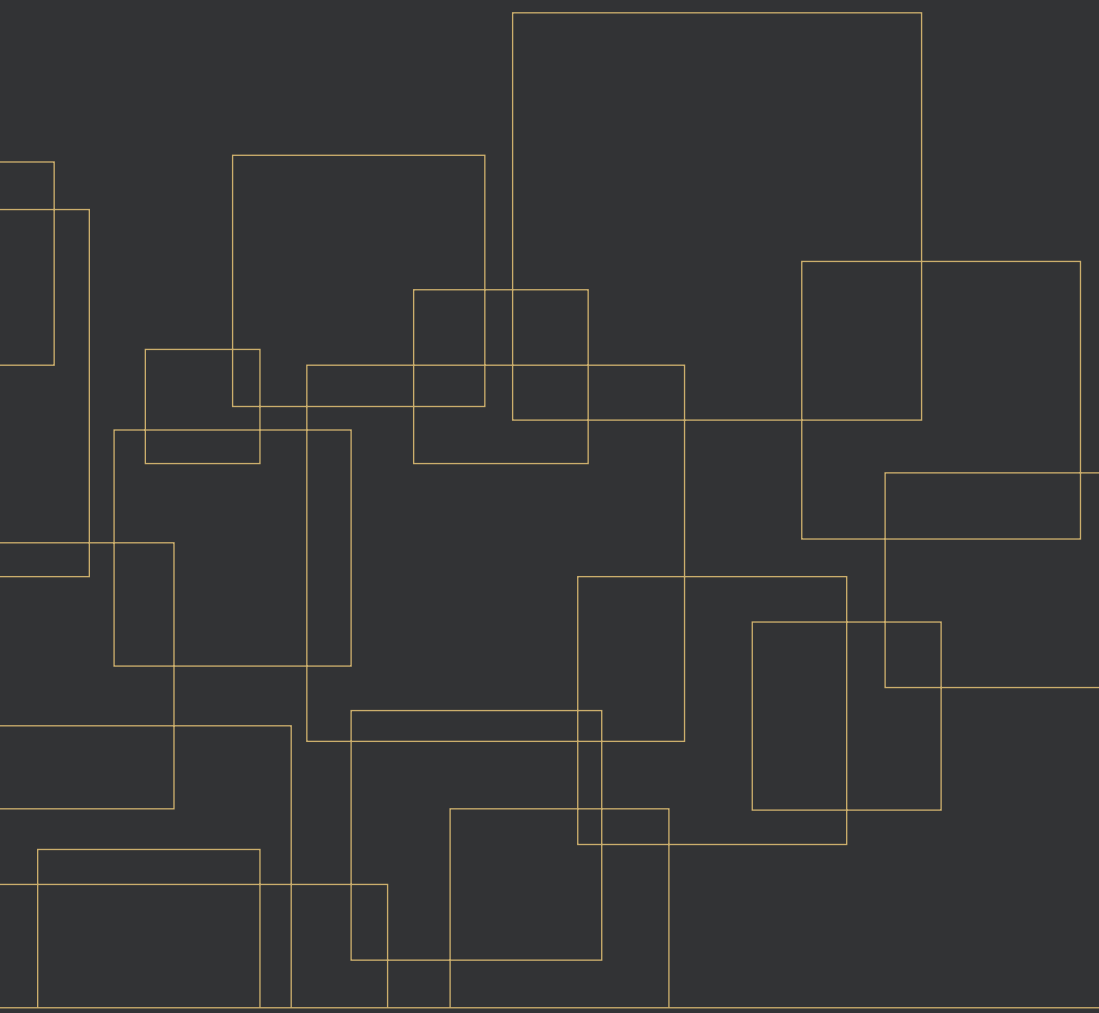
LAND VALUE	\$500,854
IMPROVEMENT VALUE	\$563,360
TOTAL TAXABLE VALUE	\$1,063,944
2025 PROPERTY TAX	\$25,021

NEARBY TENANTS



PROPERTY OVERVIEW





LOCATION OVERVIEW



ROYSE CITY, TX

Royse City is a growing bedroom community about 30 miles northeast of downtown Dallas, situated between Dallas & 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

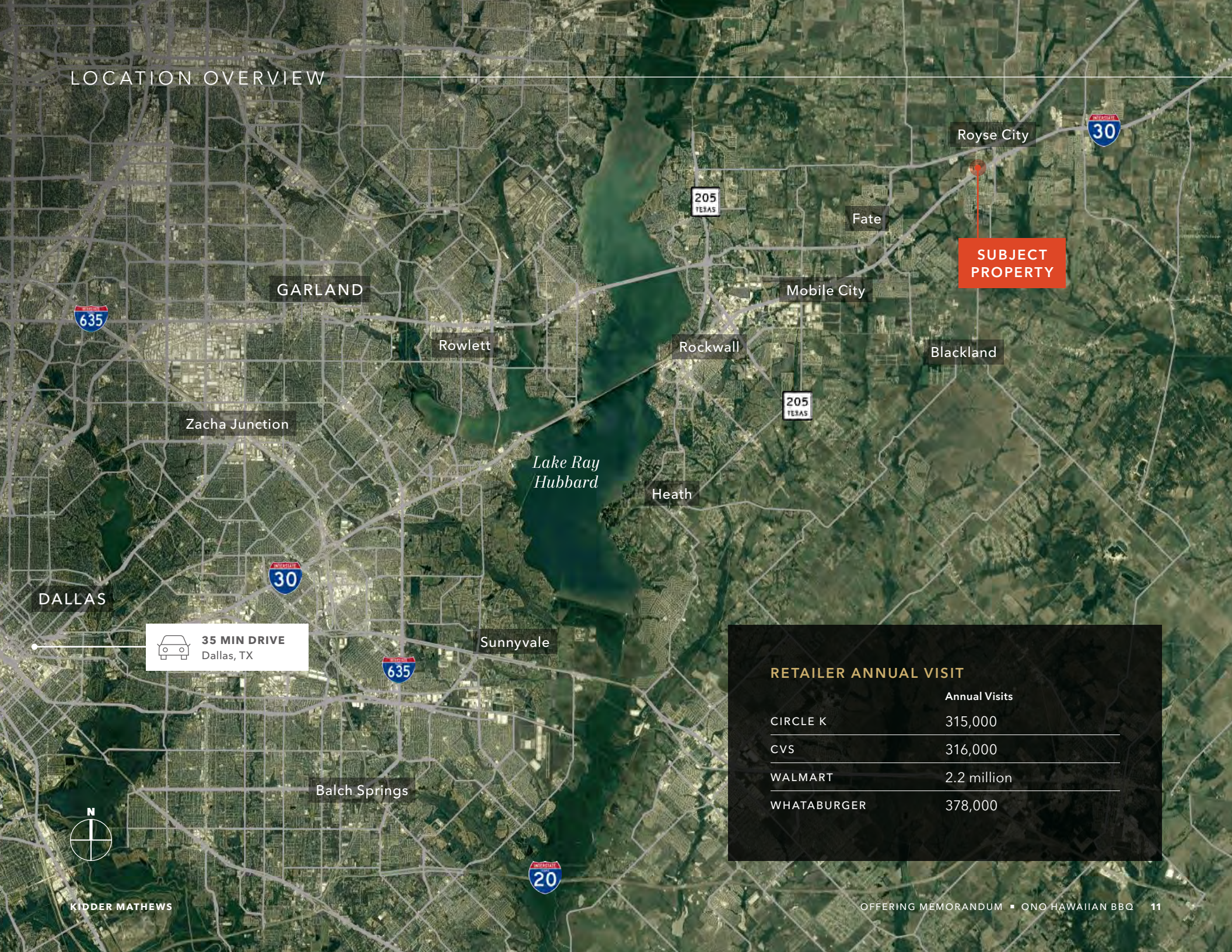
±150

CORPORATE
HEADQUARTERS
CENTERS

4TH

LARGEST MSA
IN THE UNITED
STATES

LOCATION OVERVIEW



Royse City

SUBJECT PROPERTY

GARLAND

Fate

Mobile City

Rowlett

Rockwall


Blackland

Zacha Junction

Lake Ray Hubbard

Heath

DALLAS

 **35 MIN DRIVE**
Dallas, TX

Sunnyvale

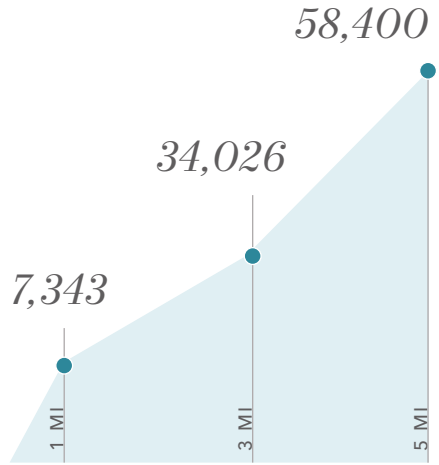
Balch Springs



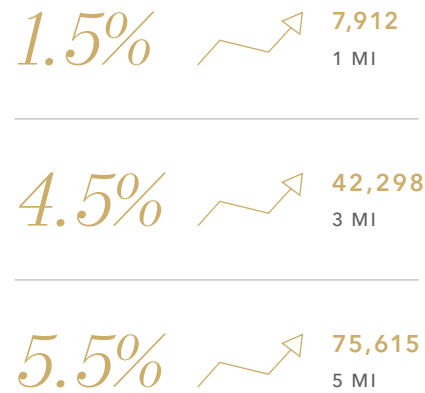
RETAILER ANNUAL VISIT	
	Annual Visits
CIRCLE K	315,000
CVS	316,000
WALMART	2.2 million
WHATABURGER	378,000

DEMOGRAPHICS

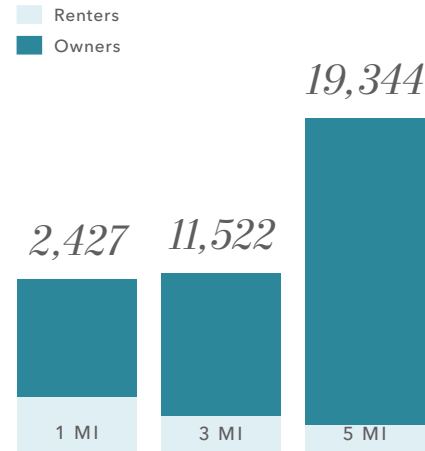
POPULATION



2024-2029 POP GROWTH



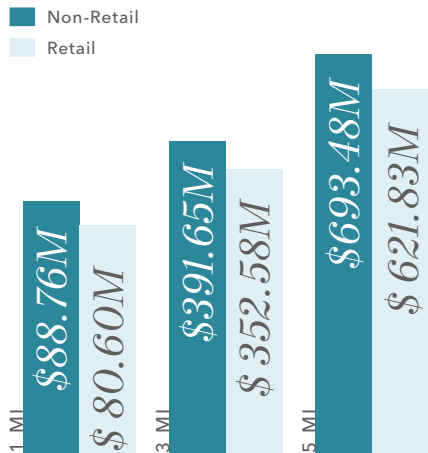
AVERAGE HH SIZE



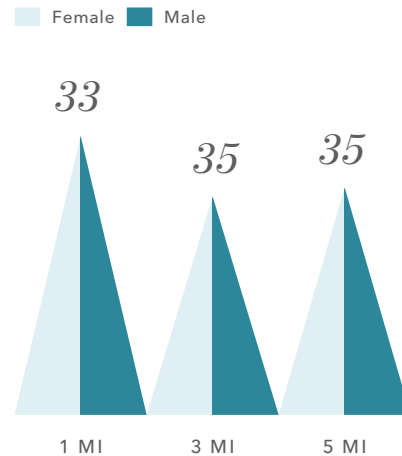
AVERAGE HH INCOME



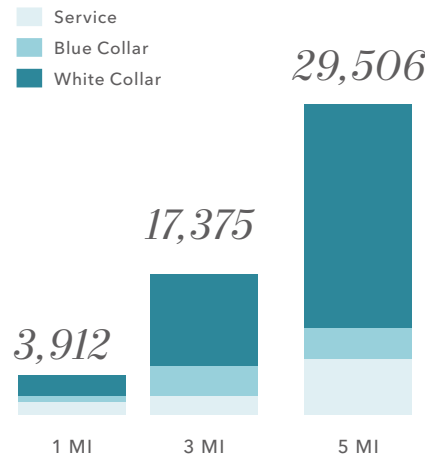
CONSUMER SPENDING



MEDIAN AGE & GENDER

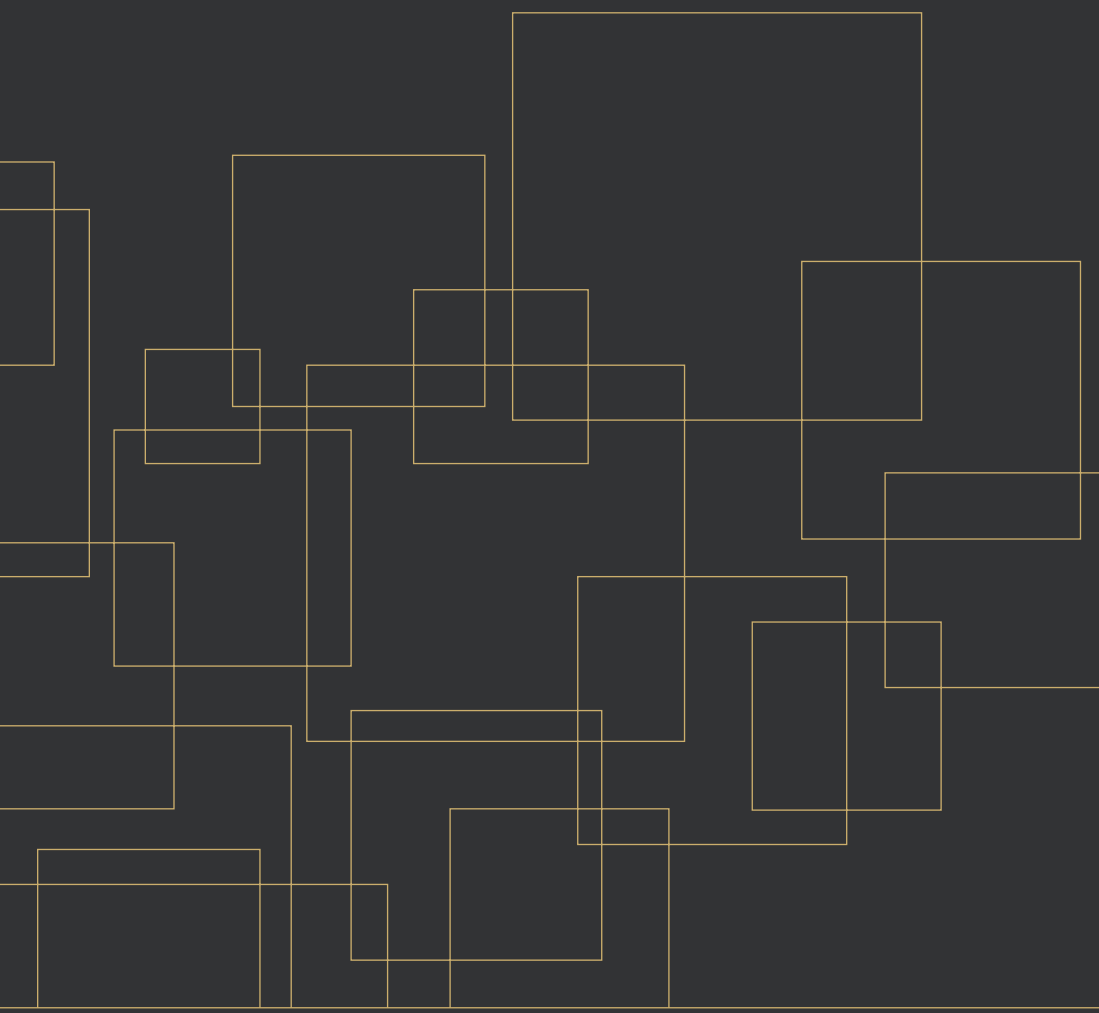


EMPLOYMENT



EDUCATION OVERVIEW





FINANCIALS

PRICING DETAILS

PRICING SUMMARY

PRICE	\$2,990,000
RENTABLE SF	±2,629
PRICE/SF	\$1,137.31
CAP RATE	5.5%
YEAR BUILT/RENOVATED	2016/2026
LOT SIZE	0.97 Acres
TYPE OF OWNERSHIP	Fee Simple

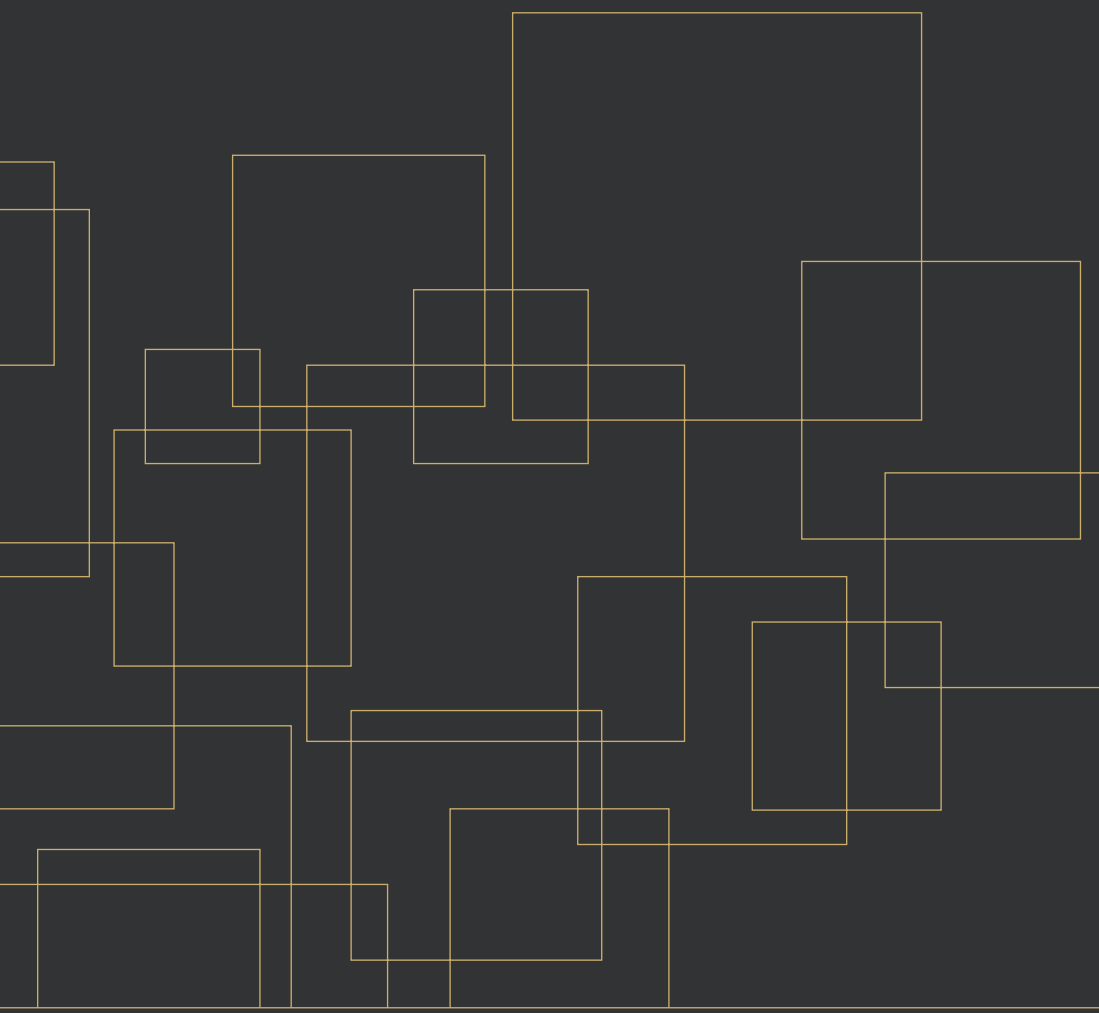
LEASE SUMMARY

TENANT NAME	Ono Hawaiian BBQ
OWNERSHIP	Private
GUARANTEE	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%





TENANT PROFILE



Ono Hawaiian BBQ is a privately held, fast-casual restaurant chain specializing in Hawaiian-inspired plate lunches and island cuisine.

Founded in 2002 and headquartered in Diamond Bar, California, the brand has established itself as a leading regional operator known for its “Aloha” hospitality and made-to-order menu offerings. The company operates 120+ locations across California and Arizona, with continued expansion into new markets including Texas and Southern California submarkets.

Ono Hawaiian BBQ is a proven concept backed by a corporate lease that provides investors a great opportunity to back a growing brand that invests in a high quality buildings on prominent retail sites.



REPRESENTATIVE PHOTO

TENANT NAME	Ono Hawaiian BBQ
FOUNDED	2002
HEADQUARTERS	Diamond Bar, CA
OWNERSHIP	Privately Held
CONCEPT	Fast-casual Hawaiian-inspired cuisine
LOCATIONS	120+ locations across CA, AZ & TX
EXPANSION	Target areas of expansion include Southern CA, AZ & TX
ANNUAL REVENUE	~\$170 Million+
INDUSTRY RANKING	Top 200 U.S. restaurant chains
BRAND POSITIONING	Affordable, high-quality fast-casual dining
INVESTMENT APPEAL	Established regional operator with consistent growth & strong demand

INFORMATION ABOUT BROKERAGE SERVICES



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



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.

2-10-2025



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.

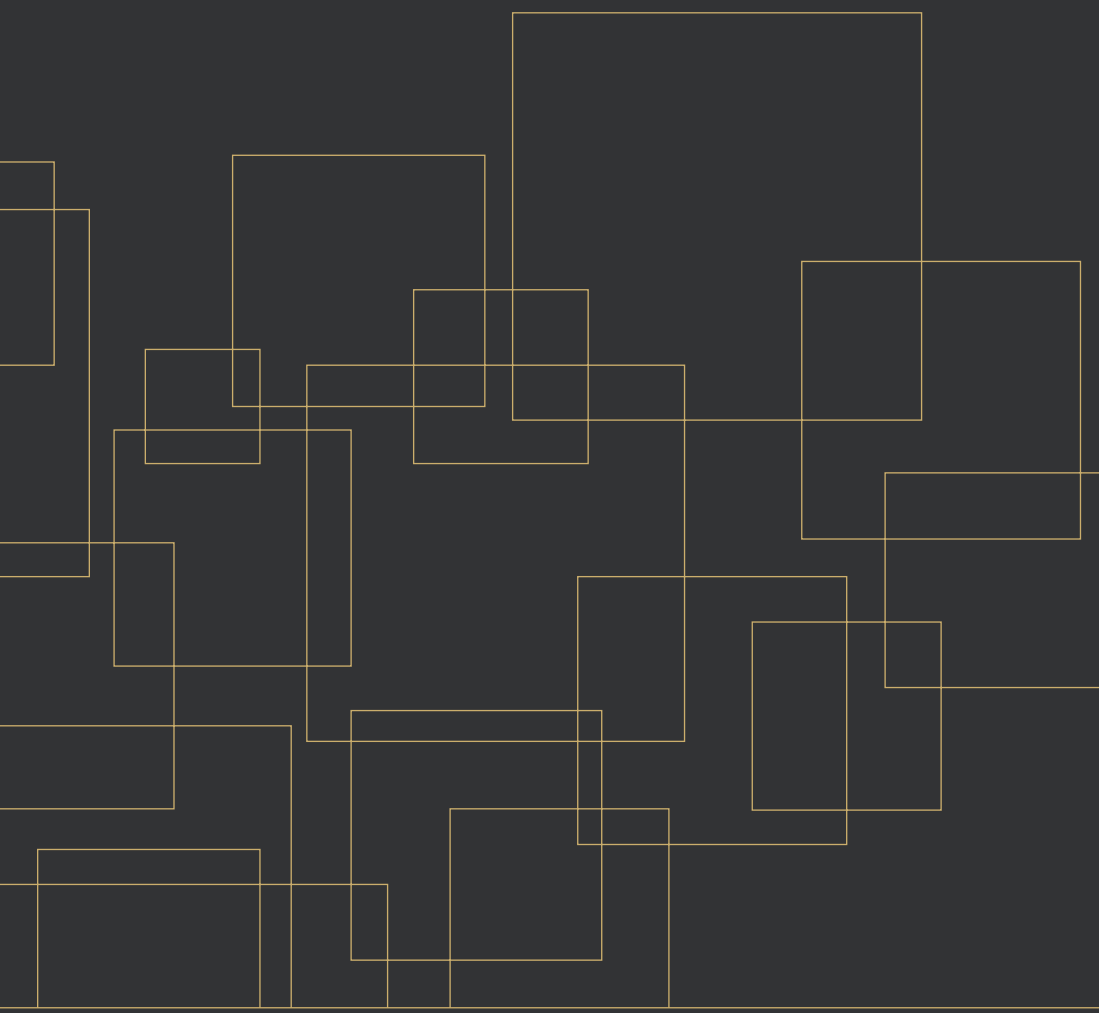
AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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



LISTING TEAM



JENETTE BENNETT, CCIM

First Vice President, Shareholder

Jenette Bennett is a first vice president and shareholder with Kidder Mathews. With more than 20 years of experience in commercial real estate, Jenette Bennett, CCIM provides comprehensive advisory services to a diverse range of investor and user clients in the acquisition, disposition, and development of retail assets. Jenette started her career with Don Bennett and Associates, winning Rookie of the Year in 2005. Jenette joined Voit in 2013 which became Kidder Mathews in 2015 and has continued accumulate transactions and experience with intricate retail sales, leasing, and development. Jenette is a Certified Commercial Investment Member (CCIM), having served as President of the Central Arizona CCIM Chapter in 2019 for which they won the President’s Cup, a member of International Council of Shopping Centers (ICSC), and a shareholder with Kidder Mathews. Jenette earned her B.A. from Grand Canyon University.

EDUCATION

BA from Grand Canyon University

SPECIALTIES

Retail real estate seller representation, landlord representation, developer services, site selection, investor services.

AFFILIATIONS & MEMBERSHIPS

Certified Commercial Investment Member Designee (CCIM)

Board Member & Past President & Board Member, Central AZ CCIM Chapter

Member, International Council of Shopping Centers (ICSC)

Involved with Arizona Humane Society

Desert Harbor Doberman Rescue



REPRESENTATIVE PHOTO

OUR TEAM

The Phillips Morris Net Lease Team is a nationally recognized, industry leading retail investment sales team specializing in the acquisition and disposition of net leased properties by major brands across the United States.

The Phillips Morris Net Lease Team draws from over 17 years of combined experience in the net lease space, serving private owners, developers, and franchisees in the analysis, acquisition, disposition, and leasing of single and multi-tenant assets nationwide.

NICK PHILLIPS
Vice President



Nick Phillips is dedicated to assisting investors in the acquisition and disposition of net lease assets nationwide. He specializes in net lease retail and industrial product, having provided years of strategic advisory and sales services to private investors, developers, and franchisees across the country.

→ FULL BIO

MICHAEL MORRIS
Vice President



Michael Morris specializes in advising clients in the acquisition and disposition of retail properties nationwide. Michael believes in a relationship-driven approach to the business and is dedicated to building meaningful connections with his clients that go beyond the scope of any single transaction.

→ FULL BIO

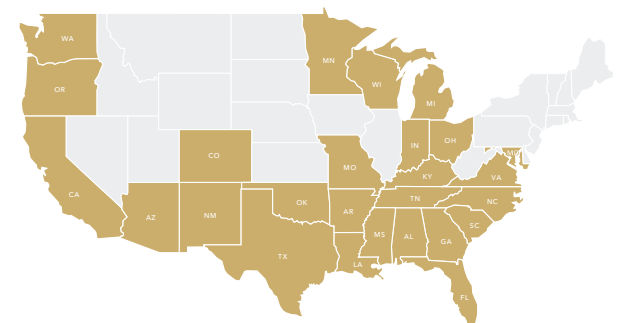
Our team has handled over \$750M in transactions across 27 states.

17+
YEARS OF COMBINED EXPERIENCE

27
STATES WITH SUCCESSFUL TEAM TRANSACTIONS

210+
TOTAL TRANSACTIONS

750M+
SUCCESSFULLY CLOSED VOLUME



→ VIEW TEAM WEBSITE

*Exclusively
Listed by*

JENETTE BENNETT, CCIM

First Vice President

602.513.5113

jenette.bennett@kidder.com

AZ LIC N° SA557543000

**CO-BROKERING
WITH KIDDER
MATHEWS, INC.**

NICK PHILLIPS

Vice President

310.906.3291

nick.phillips@kidder.com

CA LIC N° 02039070

MICHAEL MORRIS

Vice President

310.906.3297

michael.morris@kidder.com

CA LIC N° 02251205

**BROKER OF
RECORD**

BRIAN BROCKMAN

Broker, Bang Realty-Texas Inc

513.898.1551

bor@bangrealty.com

TX LIC N° 701472

KIDDER.COM

