

JACK IN THE BOX

5509 ROOSEVELT AVE, SAN ANTONIO, TX 78221



OFFERING MEMORANDUM

5509 Roosevelt Ave, San Antonio, TX 78221

0.90 ACRES | \$1,424,017 | 5.75% CAP



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This Confidential Offering Memorandum ("COM") is provided by Foresite Commercial Real Estate, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Foresite Commercial Real Estate.

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Foresite Commercial Real Estate relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Foresite Commercial Real Estate, all or any part of this COM or the Information; (3) upon request by Foresite Commercial Real Estate at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless comp all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Foresite Commercial Real Estate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

EXCLUSIVELY OFFERED BY:

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PROPERTY OVERVIEW

Freestanding Restaurant with Jack In The Box Corporate Tenant Operated by Franchisee

Strategically located on Roosevelt Avenue with excellent access from Loop 410, this site enjoys a combined daily traffic count exceeding 100,000 vehicles—77,575 from Loop 410 and 25,589 from Roosevelt Avenue. The property is surrounded by dense residential neighborhoods and is in close proximity to major traffic drivers and employment hubs including Texas A&M University-San Antonio, Brooks City Base, Mission Espada, Americold Logistics, International Manufacturing, the San Antonio Police Training Academy, and Toyota Motor Manufacturing.

Upcoming development further enhances the value of this location, with an expected H-E-B, medical care facilities, urgent care center, and new single-family home construction all nearby. Several recently delivered and ongoing neighborhood and PUD developments in the immediate area signal continued growth, offering strong upside potential for investors or owner-users.



The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies.

INVESTMENT SUMMARY

OFFERING

PRICING	\$1,424,017
NET OPERATING INCOME	\$81,881
CAP RATE	5.75%
PRICE PER LAND SF	\$36.32
LEASE TYPE	GROUND LEASE
RENEWAL OPTIONS	2 X 5 YEARS
RENT INCREASES	8% EVERY 5 YEARS
LEASE TERM REMAINING	4+ YEARS
LANDLORD RESPONSIBILITIES	NONE

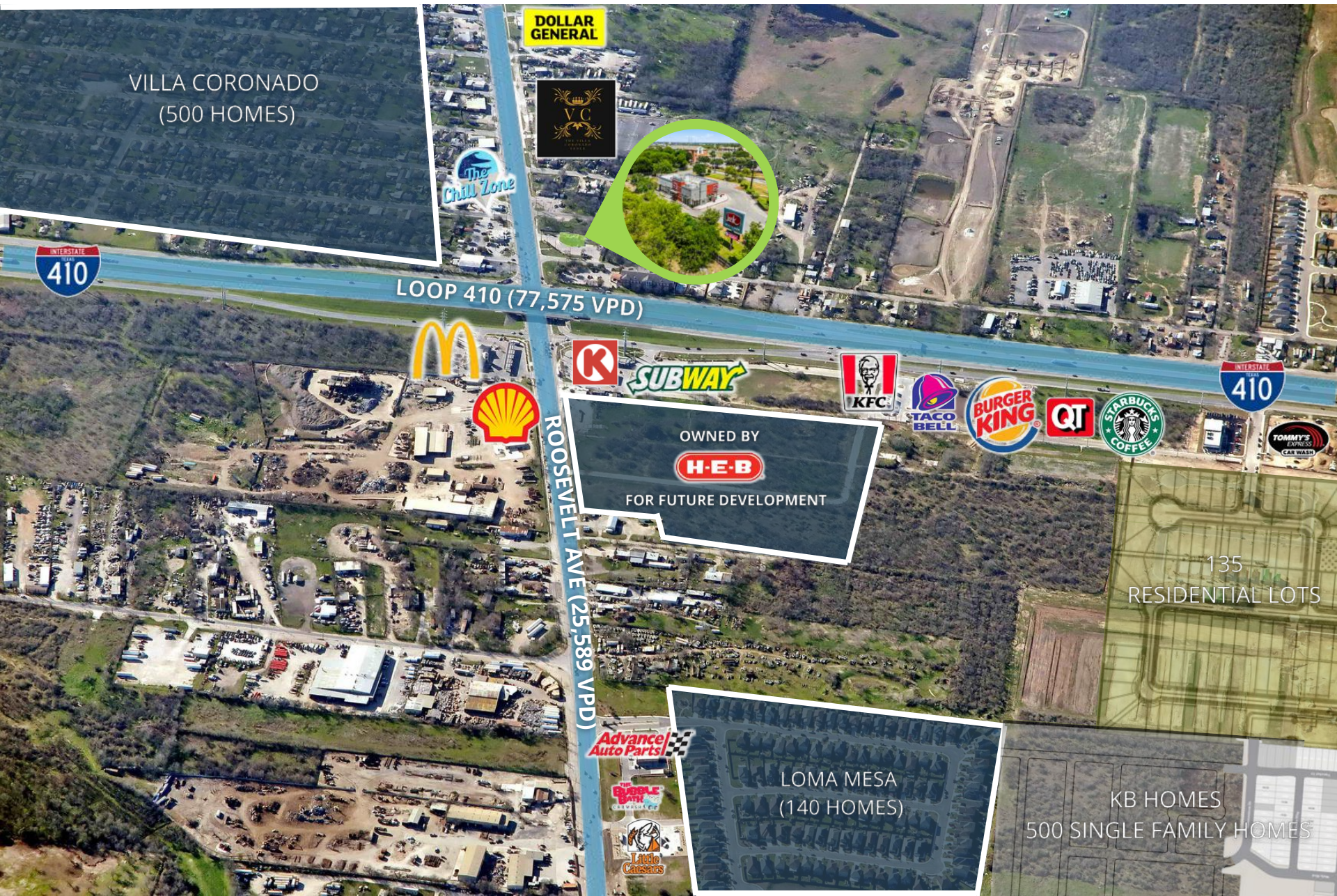
PROPERTY STATS

LOT SIZE	0.90 acres
YEAR BUILT	2009
VEHICLE COUNTS	77,575 ON Loop 410
DAYTIME POPULATION	18,650 PEOPLE WITHIN A 3 MILE RADIUS

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AERIAL









INVESTMENT HIGHLIGHTS

PROPERTY

NNN Ground Lease with zero landlord responsibilities. This quick-service restaurant sits on a 0.90-acre lot designed for high-volume QSR operations. The layout and site features make it ideal for ongoing or future tenancy. Its current use by Jack in the Box highlights operational efficiency, while the adaptable design supports long-term viability and strong re-tenanting potential.

LOCATION

Excellent access from Loop 410, which boasts an average of 77,575 cars per day and Roosevelt Ave, with 25,589 cars per day. The restaurant is well-positioned close to expected H-E-B, future medical care location, Urgent Care, residential lots and single family homes.

STRONG POPULATION GROWTH

New home activity is spurring the retail development in this area. Over 9,000 homes are planned or under development. The new University Health Hospital and Toyota Factory expansion are bringing hundreds of new jobs to the immediate area.

RENT GROWTH

8% rental increases every 5 years throughout the initial term and renewals, growing NOI and hedging against inflation. The current rent being paid is below the national average for Jack in the Box and is highly replaceable should the tenant vacate.

TENANT STRENGTH

Corporate Guaranty - Publicly Traded (NASDAQ:JACK) - Market Cap of \$382+ Million
The tenant operates over 2,200 locations in 23 states. They have been committed to this location for over 15 years.



LEASE SUMMARY



LEASE ABSTRACT

Tenant:	Jack In The Box
Guarantor:	Corporate
Franchisee:	Jack In The Box Eastern Division L.P.
Premises:	5509 Roosevelt Ave, San Antonio, TX 78221
Annual Rent:	\$81,881
Year Built	2009
Rent Commencement:	01/2011
Lease Expiration:	01/2030
Lease Term Remaining:	4+ Years
Renewal Options:	2 x 5 Years
Rent Increases:	8% Every 5 Years
Lease Type:	Ground Lease
Right of First Refusal:	Yes
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility

TENANT OVERVIEW

TENANT NAME	LEASE START	LEASE END	ANNUAL RENT	MONTHLY RENT
Jack In The Box	01/2011	01/2030	\$81,881	\$6,823
<i>Option 1</i>	<i>01/2030</i>	<i>01/2035</i>	<i>\$88,431</i>	<i>\$7,369</i>
<i>Option 2</i>	<i>01/2035</i>	<i>01/2040</i>	<i>\$95,506</i>	<i>\$7,959</i>



WEBSITE www.jackinthebox.com

COMPANY TYPE Public (NASDAQ: JACK)

LOCATIONS 2,200 in 23 states

Jack in the Box, Inc. is an American fast food restaurant chain founded on February 21, 1951, by Robert O. Peterson in San Diego, California, where it is headquartered. The chain has over 2,200 locations, primarily serving the West Coast of the United States.

Jack in the Box Inc. operates and franchises quick-service restaurants under the Jack in the Box and Del Taco brands in the United States. JIB is one of the nation's largest hamburger chains, and Del Taco is the second largest Mexican-American QSR chain by units in the U.S. with approximately 597 restaurants across 17 states.

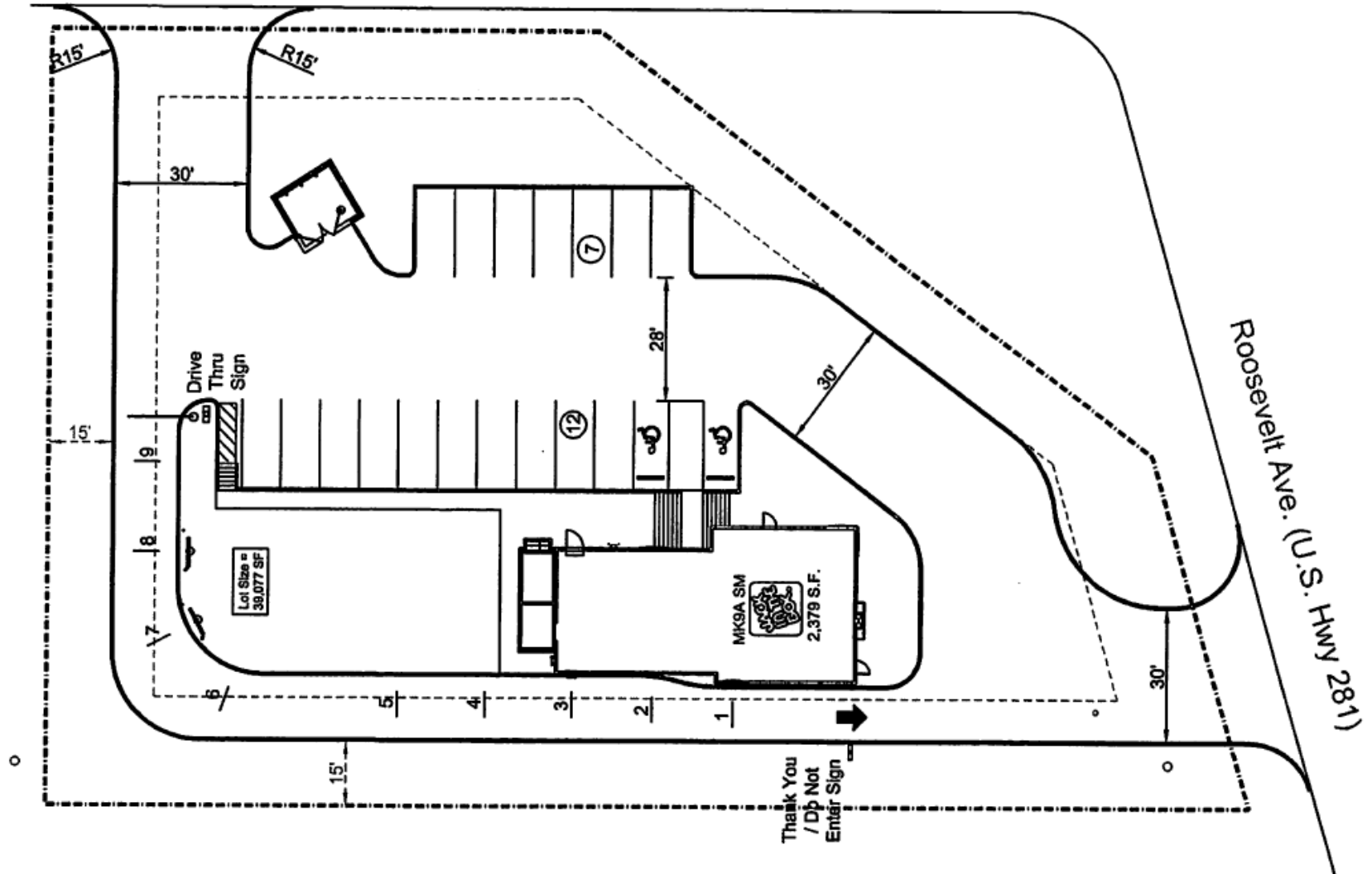


SITE PLAN

JACK IN THE BOX



JACK IN THE BOX



DEMOGRAPHICS



POPULATION	3-MILE
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4Q29 Projection	65,562
4Q27 Projection	59,211
4Q25 Projection	53,526
4Q24 Estimate	50,612
2020 Census	44,123
Growth 2020-Q424	12.82%

HOUSEHOLDS	3-MILE
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4Q29 Projection	22,844
4Q27 Projection	26,631
4Q25 Projection	18,650
4Q24 Estimate	17,635
2020 Census	14,909
Growth 2020-Q424	15.46%

NEW HOME ACTIVITY	3-MILE
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SF Household Growth Projection (1-Year)	1,015
SF Household Growth Projection (3-Year)	2,996
SF Household Growth Projection (5-Year)	5,209
Annual New Home Starts (1Q24-4Q24)	1,037
Annual New Home Closings (1Q24-4Q24)	1,030
Vacant Lots (4Q24)	1,135
Lots Under Development (4Q24)	1,590
Preliminary/Concept Plan Lots (4Q24)	4,298
Total Potential Future Homesites (4Q24)	7,023
Total Estimated Single Family Lots	12,395

SAN ANTONIO

Rising above economic challenges since 1718.

With a diverse economy, skilled work force, and low cost of living, San Antonio's economy has fared well throughout history providing investors stability in uncertain times.

7th

Largest city in America and third fastest growing city in the U.S.

34M

San Antonio hosts more than 34 Million visitors per year for tourism and business events

\$109B

With a gross domestic product of approximately 109 Billion dollars per year, San Antonio hosts a diverse economy

2.36M

San Antonio MSA is home to more than 2.368 million residents and is consistently among the top 5 fastest growing cities in America

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San Antonio, Texas | 78221

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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.



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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Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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