



OFFERING MEMORANDUM | COLLIERS INTERNATIONAL



LOCATION

Uptown Blvd,
Cedar Hill, TX 75104

EXCLUSIVELY OFFERED BY

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BRYSON BATTLE
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NEW HOOTERS PROTOTYPE

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NEW HOOTERS PROTOTYPE





EXECUTIVE SUMMARY

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Colliers international is pleased to present for sale a single tenant, net leased, new construction Hooters restaurant located on Uptown Boulevard in Cedar Hill, TX. The location was strategically selected for its strong trade area, access from HWY 67 (J. Elmer Freeway) and retail within the immediate area. Hooters brand is experiencing a huge resurgence with fresh capital coming from private equity. This new construction Hooters Restaurant incorporates the new 21st century design.

Hooters of American will be operating under brand new 20 year NNN leases. The new lease will contain four (4), five (5) year renewal options and feature 8.5% rent increases every five years. These are true NNN lease structure with zero landlord responsibilities. This investment opportunity is being offered for sale at \$3,559,322, a net operating income of \$210,000 and a corresponding cap rate of 5.90%. The property is available for a March 2017 closing.



OFFERING SUMMARY

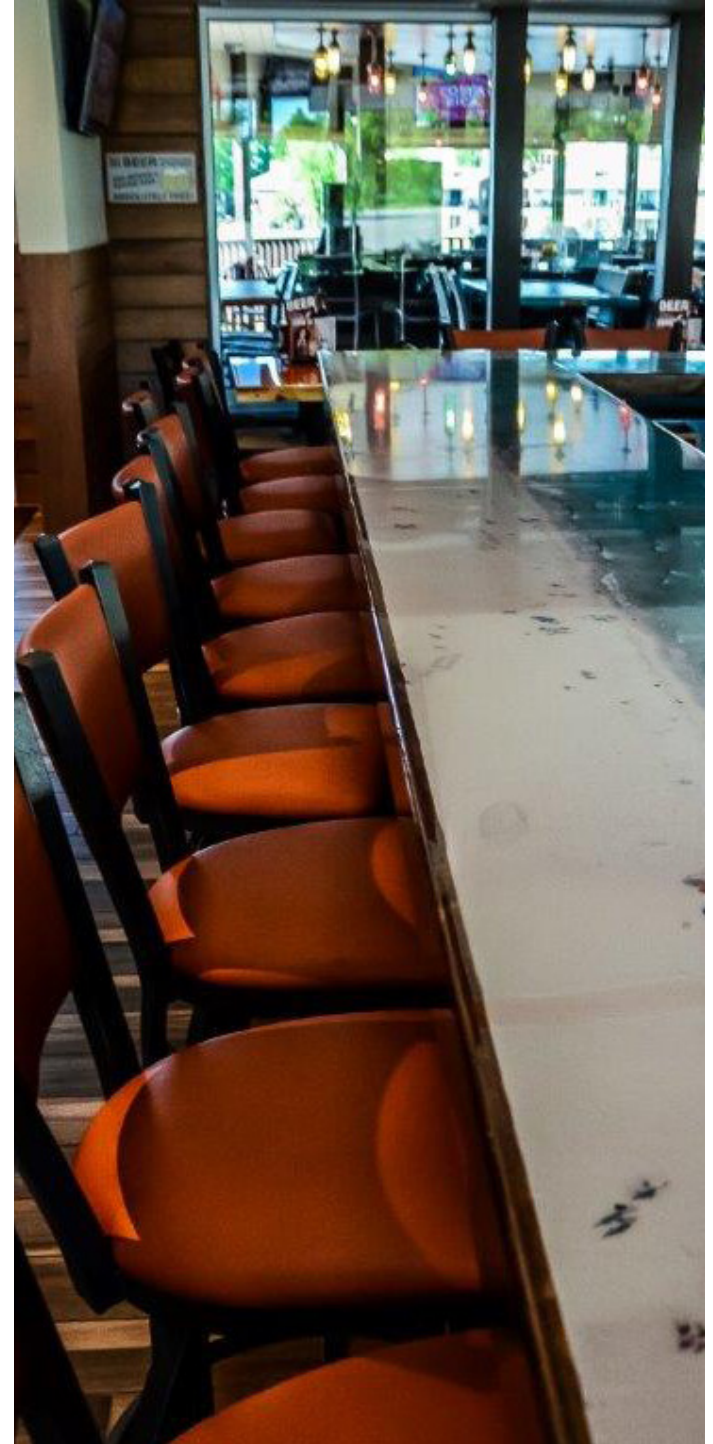
ASKING PRICE	\$3,559,332
CAP RATE	5.90%
NOI	\$210,000
LEASE TERM	20 Years
ESCALATIONS	8.5% Every 5 years
SIZE	± 6,400 SF + patio
OPTIONS	Four, 5-year

STABLE INCOME – EASE OF MANAGEMENT

- Lease is corporately guaranteed by Hooters of America
- 6400 square foot brand new state of the art design and construction with patio
- Sale-leaseback with a thriving brand
- NNN lease – no Landlord responsibilities
- Available for immediate close

1031 EXCHANGE OPPORTUNITY

- Hooters has new long term growth strategy with new infusion of capital
- Commitment to both Corporate and franchise store expansion
- Rents established to maintain healthy long term rent to sales ratios
- Very Strong Trade Area





PROPERTY DESCRIPTION

PROPERTY ADDRESS: TBD # Uptown Boulevard
Cedar Hill, Tx 75104

OFFERING PRICE: \$3,559,322

NOI: \$210,000

CAP RATE: 5.90%

LEASE EXPIRATION: 20 Years from deal execution

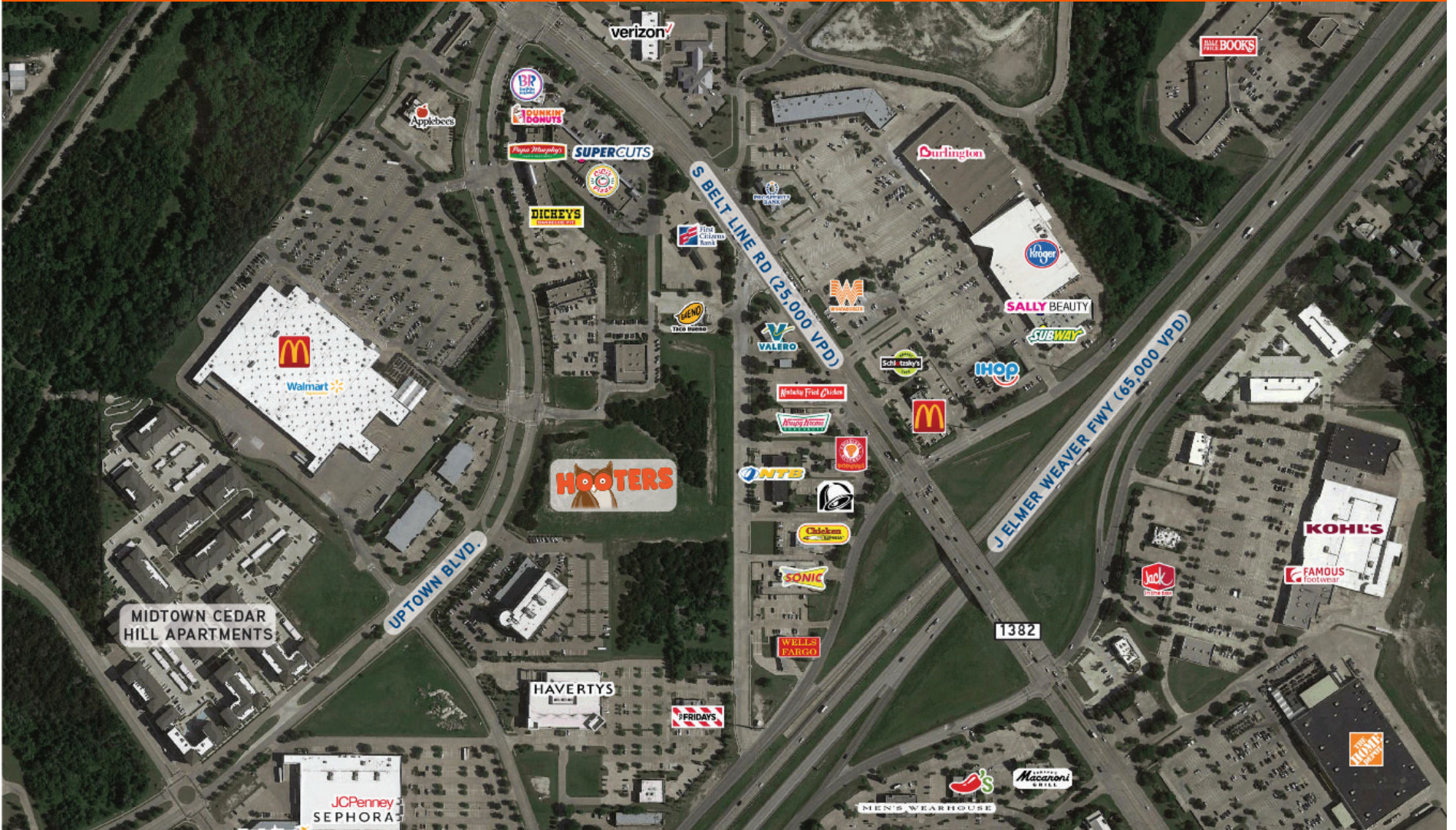
OPTIONS: Four, five (5) year

ESCALATIONS: 8.5% every five (5) years including options

NEW CONSTRUCTION: March 2017

BUILDING SIZE: 6,400 SF plus patio

PARCEL SIZE: 1.7 Acres





GENERAL NOTES:
Property Area: 70,370 SF - 1.7 Acres
Building Area: 6,400 SF





HIGHLIGHTS

- Hooters is one of the most recognizable brands among US consumers today
- World Famous, often-imitated-but-never-replicated Chicken Wings
- World Famous Hooters Girls including the Orange Pride Alumni
- The Hooters Community Endowment Fund which raises money for local and national charities including Jimmy V Foundation for Cancer Research, Make-A-Wish Foundation, the U.S.O., Special Olympics, American Diabetes Association, Juvenile Diabetes Foundation and Muscular Dystrophy Association (over \$10 million contributed from Hooters).

GROWTH

- Renovation of 20+ stores per year (\$20 million invested to date \$10 million being used for continued renovations)
- New store growth of 20+ stores per year
- New and improved menu
- National and Local Marketing Campaign in excess of \$45 Million Annually

FACTS

- Balanced customer mix with women representing almost 40% of all Hooters guests.
- Each Hooters attracts over 3,250 guests per week
- New and improved menu
- Hooters Restaurants draw from a larger trade area than the average casual dining concept.
- Consistent AUV (\$3 million plus) and unit Growth 10

NEW HOOTERS PROTOTYPE



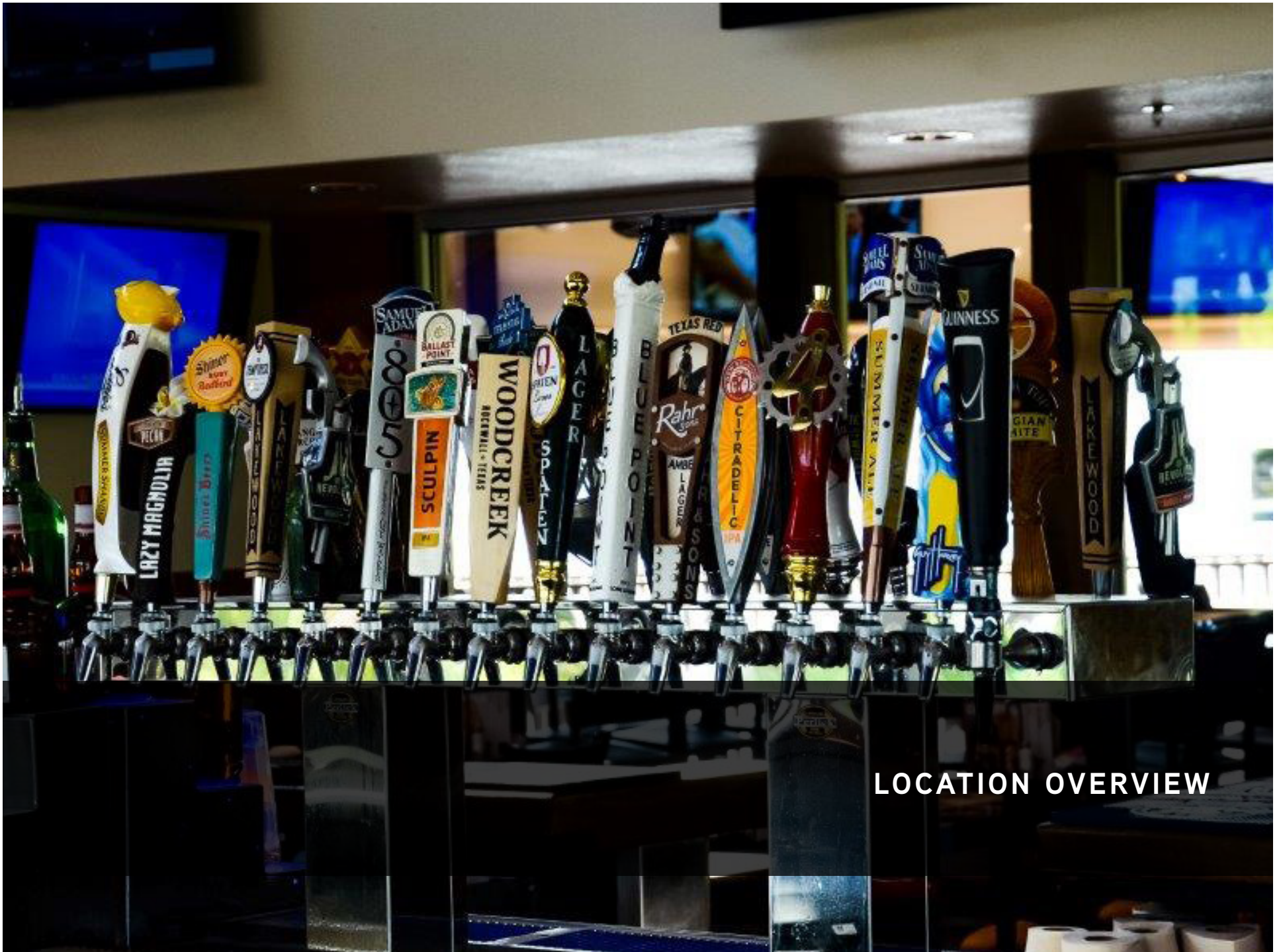
HOOTERS OVERVIEW

Hooters of America, LLC is the Atlanta-based operator and franchiser of over 425 Hooters locations in 26 countries. The privately held corporation owns 194 units.

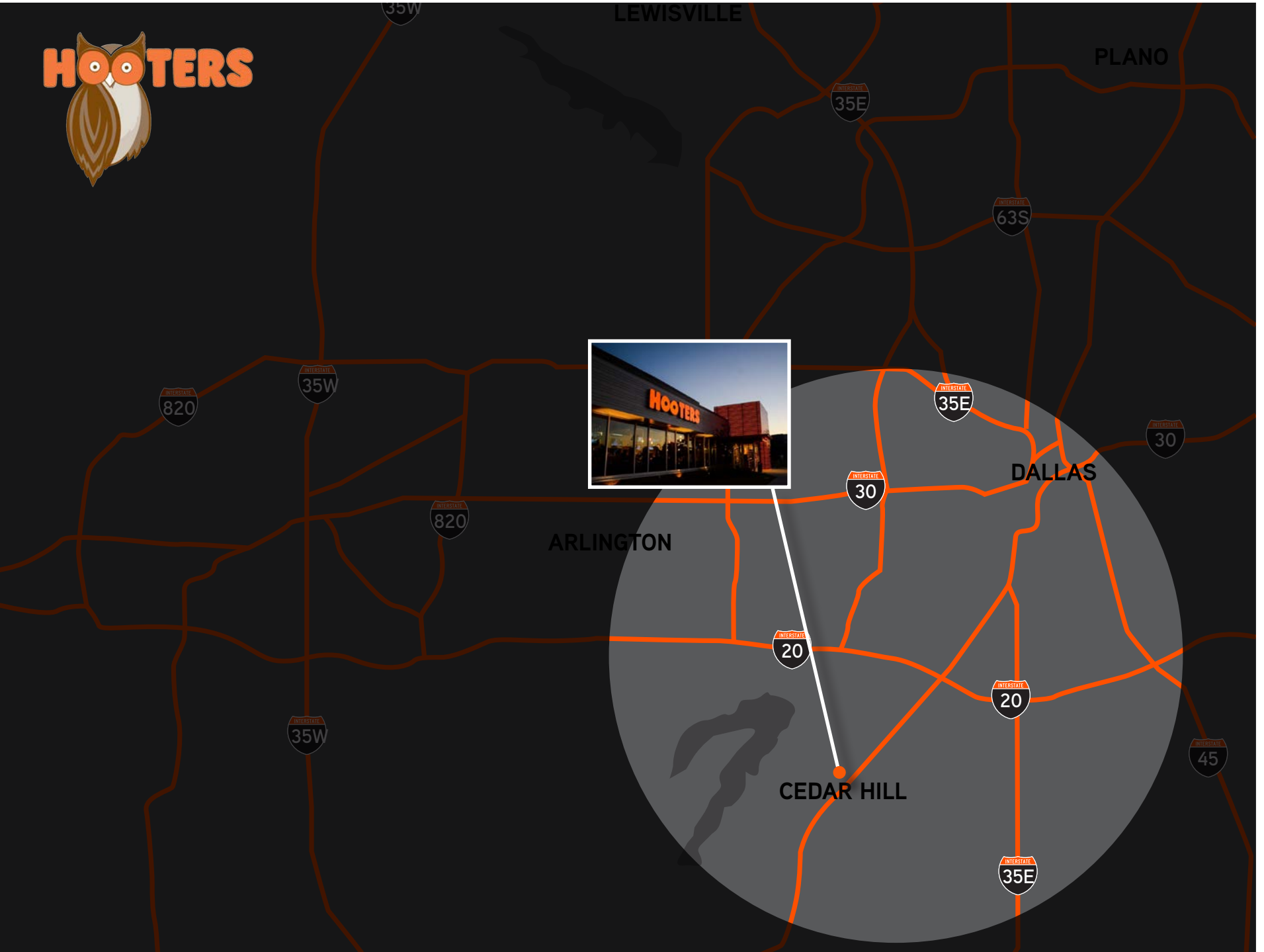
The first Hooters opened October 4, 1983, in Clearwater, Florida. The Original Six founders were quickly detained for impersonating restaurateurs, but fortunately for America, they were soon allowed to go about their business. During its history, the Hooters concept has remained true to its roots. The current logo, uniform, menu and ambiance are all very similar to what existed in the original store. This consistency is understandable given Hooters continued success and high ranking amongst the industry's growth leaders.

The casual beach-themed establishments feature music, sports on large flat screens, and a menu that includes seafood, sandwiches, burgers, salads, and of course, Hooters world famous chicken wings.

Hooters continues to evolve today with an aggressive branding and expansion program which includes 25+ corporate remodels per year, as well as 25+ new units opening annually.



LOCATION OVERVIEW





CEDAR HILL OVERVIEW

CEDAR HILL TEXAS

This site was strategically selected for its strong demographics and dense retail within the immediate area, including Walmart, JC Penney, Cinemark , Kroger and Uptown Village, an 800,000 square foot retail and office development that houses brands such as Dillard's, H&M, Old Navy and Foot Locker to name just a few. Hooters is in a high growth mode with fresh capital from private equity. The money is being used for both Corporate and Franchise expansion, as well as menu expansion, renovations to existing stores and a brand new modern design for all new stores.

Hooters Restaurant is situated in the Uptown retail area of Cedar Hill and will benefit from excellent proximity to the overall Uptown Cedar Hill trade area as well as excellent visibility to the Walmart Supercenter that services all of Cedar Hill. Hooters is located in a dense and established area of Dallas/Fort Worth. The site benefits from strong growth and demographics, the average household income within a three-mile radius is over \$78,000 and a total population of over 136,000 people within a five mile radius.

The site also benefits from its location relative to U.S. 67, a main North/South thoroughfare into and out of Dallas proper with traffic counts of over 75,000 vehicles per day. The site is also strategically located off of Beltline Road (AKA FM 1382) which boasts traffic counts of over 30,000 vehicles per day. The area benefits from easy access and visibility as well as 300 new apartments across the street, Cedar Hill's City Center, Cinemark Theater, JC Penney and 24 Hour Fitness to the south of the site and large residential neighborhoods directly to the East and West of the Uptown shopping region in which the site is located.



DEMOGRAPHICS

POP FACTS: DEMOGRAPHIC REPORT 2016

634 UPTOWN BLVD, CEDAR HILL, TX, 75104-3507

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
POPULATION			
2021 Projection	9,777	70,251	149,865
2016 Estimate	9,004	64,418	137,147
2010 Census	8,050	57,400	121,508
2000 Census	6,130	42,865	90,190
Growth 2016 - 2021	8.59%	9.05%	9.27%
Growth 2010 - 2016	11.85%	12.23%	12.87%
Growth 2000 - 2010	31.33%	33.91%	34.73%

HOUSEHOLDS

2021 Projection	3,430	23,103	50,449
2016 Estimate	3,178	21,344	46,505
2010 Census	2,912	19,582	42,245
2000 Census	2,153	14,201	31,256
Growth 2000 - 2010	7.93%	8.24%	8.48%
Growth 2010 - 2015	9.12%	9.00%	10.08%
Growth 2015 - 2020	35.30%	37.89%	35.16%

2016 EST. POPULATION BY SINGLE CLASSIFICATION RACE

Total	9,004	64,418	137,147			
White Alone	3,385	37.60%	19,496	30.26%	44,310	32.31%
Black or African American Alone	4,246	47.16%	36,124	56.08%	71,832	52.38%
American Indian and Alaska Native Alone	58	0.65%	316	0.49%	725	0.53%
Asian Alone	131	1.46%	1,037	1.61%	2,882	2.10%
Native Hawaiian and Other Pacific Islander Alone	4	0.04%	30	0.05%	78	0.06%
Some Other Race Alone	886	9.84%	5,599	8.69%	13,509	9.85%
Two or More Races	292	3.25%	1,816	2.82%	3,811	2.78%

POP FACTS: DEMOGRAPHIC REPORT 2016

634 UPTOWN BLVD, CEDAR HILL, TX, 75104-3507

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)			
2016 EST. POPULATION HISPANIC OR LATINO						
Total	9,004	64,418	137,147			
Hispanic or Latino	1,969	21.87%	13,693	21.26%	32,120	23.42%
Not Hispanic or Latino	7,035	78.13%	50,725	78.74%	105,027	76.58%
2016 TENURE OF OCCUPIED HOUSING UNITS						
Total	3,178	21,344	46,505			
Owner Occupied	2,064	64.94%	16,079	75.33%	33,257	71.51%
Renter Occupied	1,114	35.06%	5,265	24.67%	13,248	28.49%
AVERAGE HOUSEHOLD SIZE						
Total	2.78	3.00	2.94			

DEMOGRAPHICS

POP FACTS: DEMOGRAPHIC REPORT 2016						
634 UPTOWN BLVD, CEDAR HILL, TX, 75104-3507						
	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2016 EST. HOUSEHOLDS BY HOUSEHOLD INCOME						
Total	3,178		21,344		46,505	
Income < \$15,000	242	7.62%	1,217	5.70%	3,240	6.97%
Income \$15,000 - \$24,999	317	9.99%	1,379	6.46%	3,032	6.52%
Income \$25,000 - \$34,999	256	8.07%	1,499	7.02%	3,899	8.38%
Income \$35,000 - \$49,999	517	16.28%	3,135	14.69%	7,376	15.86%
Income \$50,000 - \$74,999	641	20.15%	4,200	19.68%	9,245	19.88%
Income \$75,000 - \$99,999	517	16.26%	3,507	16.43%	7,025	15.11%
Income \$100,000 - \$124,999	263	8.27%	2,527	11.84%	5,115	11.00%
Income \$125,000 - \$149,999	159	5.01%	1,538	7.21%	3,032	6.52%
Income \$150,000 - \$199,999	145	4.58%	1,352	6.33%	2,574	5.53%
Income \$200,000 - \$249,999	61	1.93%	533	2.50%	982	2.11%
Income \$250,000 - \$499,999	49	1.55%	387	1.81%	815	1.75%
Income \$500,000+	9	0.29%	70	0.33%	169	0.36%
2016 EST. AVERAGE HOUSEHOLD INCOME						
Total	\$73,956		\$84,281		\$80,088	
2016 EST. MEDIAN HOUSEHOLD INCOME						
Total	\$59,988		\$70,487		\$65,428	
2016 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY						
White Alone	\$57,392		\$72,436		\$68,763	
Black or African American Alone	\$65,163		\$72,589		\$65,307	
American Indian and Alaska Native Alone	\$45,055		\$46,886		\$52,760	
Asian Alone	\$70,188		\$79,150		\$72,659	
Native Hawaiian and Other Pacific Islander Alone	\$87,500		\$58,550		\$69,338	
Some Other Race Alone	\$43,242		\$53,342		\$57,629	
Two or More Races	\$57,303		\$59,093		\$49,171	
Hispanic or Latino	\$55,083		\$61,492		\$56,938	
Not Hispanic or Latino	\$61,259		\$72,932		\$67,971	

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.



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