

EXCLUSIVE OFFERING THE RANCH AT LAS COLINAS

PROPERTY: THE RANCH AT LAS COLINAS. AN APPROXIMATE 15,312 SF RESTAURANT WITH PATIO. BUILT IN 2001.

TENANT: THE RANCH AT LAS COLINAS, LLC. GUARANTY BY FRONT BURNER, LP (NEXT 4 YEARS).

LEASE: APPROXIMATELY 9 YEARS REMAINING ON 15-YEAR LEASE, PLUS OPTIONS. ABSOLUTE NET LEASE.

LOCATION: 907 WEST JOHN CARPENTER FREEWAY, IRVING (DALLAS), TEXAS

CALL FOR PRICING



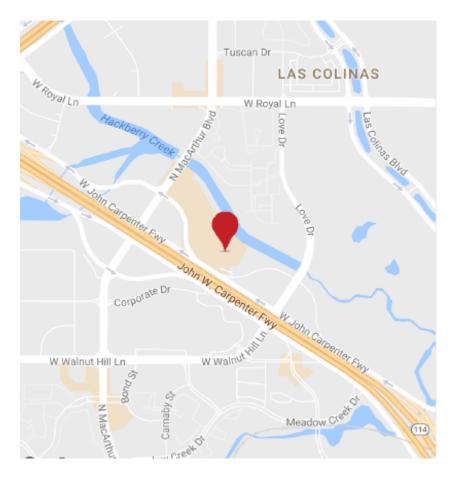
INVESTMENT HIGHLIGHTS THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039

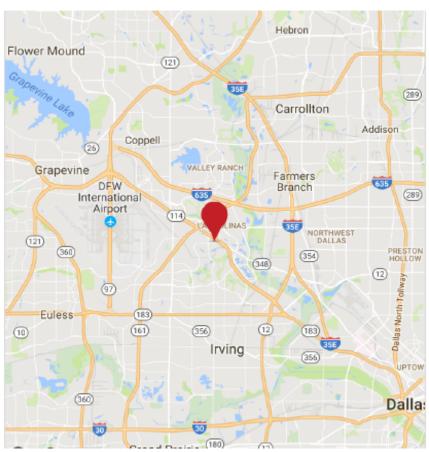
- 15-YEAR ORIGINAL LEASE TERM WITH APPROX., 9 YEARS REMAINING. 10% INCREASE IN JULY 2027. ONE, 10-YEAR, AND ONE, 5-YEAR RENEWAL OPTION; 10% INCREASES EACH 5 YEARS.
- OUTSTANDING LOCATION IN A HIGH-GROWTH,
 AFFLUENT URBAN INFILL AREA—HEART OF LAS
 COLINAS. 8 FORTUNE 500 COMPANIES HAVE
 GLOBAL HEADQUARTERS IN IRVING AND 53
 FORTUNE 500 COMPANIES HAVE OFFICES IN THE
 CITY. APPROXIMATELY 3 MILES EAST OF DALLAS FORT WORTH INTERNATIONAL AIRPORT THE
 4TH BUSIEST AIRPORT IN THE U.S.
- PROFITABLE AND WELL KNOWN RESTAURANT WITH GROWING SALES REVENUE. GUARANTEE FROM FRONT BURNER RESTAURANTS, LP.
- EXCELLENT QUALITY CONSTRUCTION YOC 2001





LOCATION MAP THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039







AERIAL THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039





AERIAL MAP THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039





LAS COLINAS INFORMATION

With roughly 25 million SF of office space, nearly equivalent to the Dallas CBD, Las Colinas is home to more than 2,000 companies, including the Fortune 500 global headquarters for Caterpillar, Inc., ExxonMobil, Fluor, Commercial Metals and Kimberly-Clark. Other companies with facilities in Las Colinas include Mission Foods, Trend Micro and La Quinta Inns and Suites, Abbott Laboratories, Accenture, AAA-Texas, AT&T, BlackBerry, The Big 12 Conference and Conference USA Headquarters, TheBlaze, Boy Scouts of America, Citigroup, Cortland Partners, First Choice Power, Flowserve, General Motors Financial, Infor, Microsoft, NEC America, Nexstar Media Group, Nokia, Nokia Siemens Networks, Oracle, Paycom, PLH Group, PNM Resources, Inc., Stellar, TRT Holdings, Inc., Verizon, Vizient, Inc., Westwood One, and Zale Corporation.

Las Colinas also features three private country clubs, including the Las Colinas Country Club owned by ClubCorp, Hackberry Creek Country Club and four championship golf courses surrounded by gated communities. The TPC Four Seasons Las Colinas Resort previously hosted the Byron Nelson Championship of the PGA Tour.

It contains high-rise office towers, retail centers, upscale residences, apartment complexes, and leisure facilities. Notable attractions include the Mustangs at Las Colinas sculpture and fountain, and Las Colinas Flower Clock. The Mustangs of Las Colinas are featured in the courtyard of the Towers at Williams Square, where another ClubCorp Property, La Cima Club, is located. The complex also features a River Walk-styled canal offering gondola rides, as well as the above-ground Las Colinas APT System. Las Colinas has over 1.3 million SF of retail space and 3,400 single-family homes.

A 40-acre tract is also home to the Irving Convention Center at Las Colinas.

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LEASE ABSTRACT THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039

TENANT: THE RANCH AT LAS COLINAS, LLC. GUARANTY BY FRONT BURNER, LP (THROUGH AUGUST 15, 2027)

COMPLETION: 2001

BUILDING SIZE: APPROXIMATELY 15,312 SF (100% LEASED TO A SINGLE TENANT)

LAND SIZE: 66,211 SF, OR 1.52 ACRES

TERM: ORIGINALLY FIFTEEN (15) YEARS WITH ONE, 10-YEAR AND ONE 5-YEAR RENEWAL OPTION. APPROX. 9 YEARS REMAIN

ON INITIAL TERM.

LEASE

COMMENCEMENT: AUGUST 15, 2017

RENT/ MONTH RENT/ ANNUM

RENTAL RATE: CURRENT THROUGH 6/30/2027 \$29,791.67 \$357,500 (\$23.35/SF) 7/1/2027 THROUGH 6/30/2032 \$32,770.83 \$393,250 (\$25.68/SF)

OPTIONS: ONE, 10-YEAR AND ONE, 5-YEAR RENEWAL OPTION; 10% RENTAL RATE INCREASES EVERY FIVE YEARS.

EXPENSES: TENANT IS RESPONSIBLE FOR ALL EXPENSES ARISING FROM THE USE OR OPERATION OF THE PROPERTY.

ABSOLUTE NET LEASE.



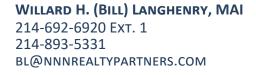
YIELD ANALYSIS CARENOW 1017 HEBRON PARKWAY CARROLLTON, TX 75010

PURCHASE PRICE: CALL FOR PRICING

CURRENT RENTAL INCOME:

	RENT/ MONTH	RENT/ ANNUM	
CURRENT THROUGH 6/30/2027	\$29,791.67	\$357,500 (\$23.35/SF)	
7/1/2027 THROUGH 6/30/2032	\$32,770.83	\$393,250 (\$25.68/SF)	
AVG. OVER REMAINING PRIMARY TERM:	\$31,431.58	\$377,179 (\$24.63/SF)	







TENANT DESCRIPTION
THE RANCH AT LAS COLINAS
907 WEST JOHN CARPENTER FREEWAY
IRVING, TEXAS 75039

THE RANCH AT LAS COLINAS IS A RESTAURANT WITH ITS ROOTS REACHING DEEP INTO TEXAS SOIL

The King of southern charm – experience the true taste of Texas at The Ranch at Las Colinas. Explore seafood from the Gulf of Mexico, bold Tex-Mex flavors from the South, and the comfort food of your childhood.

Our roots are deep down into our local Texan soil, which is why our mission is to locally source as much of our fresh ingredients from our great state. We take inspiration from the hard-working ranch hands that harvest our produce out in the fields just as much as the white-collared business man that works long hours in the city. We have created a space in which both can dine together and enjoy a drink, which inspired a saying here at The Ranch – "Be yourself and you'll fit right in."

Texan tradition collides with wild, contemporary style for a true Texan experience. Come on by and see the best of what Texas has to offer.



TENANT INFORMATION
THE RANCH AT LAS COLINAS
907 WEST JOHN CARPENTER FREEWAY
IRVING, TEXAS 75039

LIVE MUSIC ON THE PORCH

The Ranch at Las Colinas doesn't just source neighboring towns for fresh ingredients, we also farm Texas for great musicians. And there's a very nice crop this year.

From Amarillo to Austin and El Paso to Athens, we've corralled the best up-and-coming Texas artists to play live for you on The Porch — the most intimate venue this side of the Rio Grande.

Check out our schedule below, pick a date and then come down to The Porch— a small stage that rocks as loud as the music.





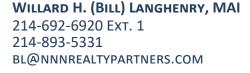


GUARANTOR INFORMATION
THE RANCH AT LAS COLINAS
907 WEST JOHN CARPENTER FREEWAY
IRVING, TEXAS 75039

Front Burner Restaurants, LP is a concept development shop and holding company for the restaurant brands we create and grow. Current concepts are: The Ranch at Las Colinas, Twin Peaks Restaurant, Whiskey Cake, Mexican Sugar, Velvet Taco and Ida Claire.

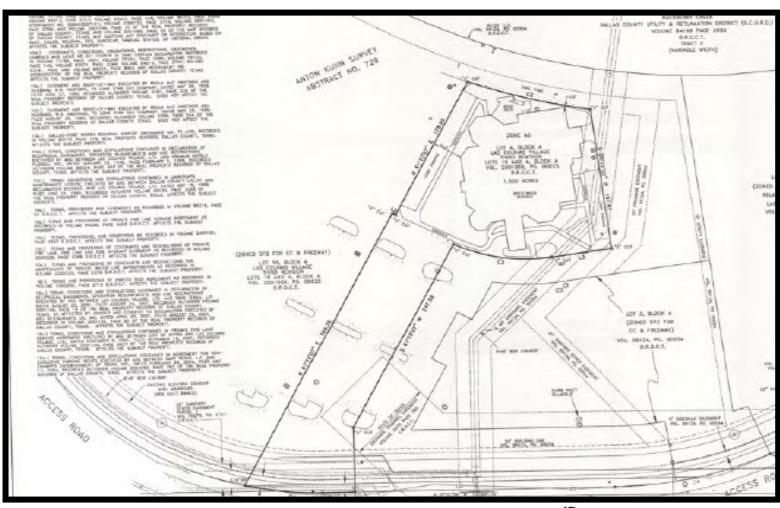
Past concepts include: Rockfish Seafood Grill, Half Shells Oyster Bar & Grill, Ojos Locos Sports Cantina and Red Dog Right.

Guarantee extends through 8-15-2027





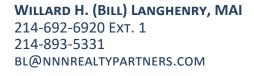
SURVEY THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039





DEMOGRAPHIC/ TRAFFIC COUNT DATA

Demographics -				
			1 mile	3 miles
Population			11,644	95,457
Households			5,235	43,324
Median Age			35	36.30
Median HH Income			\$92,119	\$83,953
Daytime Employees			19,091	85,963
Population Growth '22 - '27			↑ 3.60%	↑ 4.32%
Household Growth '22 - '27			↑ 3.27%	↑ 4.20%
Traffic ———				
Collection Street	Cross Street	Traffic Vol	Last Measu	Distance
W Johnson W Carpente	W Walnut Hill Ln SE	102,944	2022	0.12 mi
W Johnson W Carpente	N Macarthur Blvd NW	2,367	2022	0.16 mi
W John Carpenter Fwy	N Macarthur Blvd NW	2,211	2022	0.20 mi
Love Dr	W Walnut Hill Ln SW	9,351	2022	0.21 mi
N Macarthur Blvd	W John Carpenter Fwy	44,499	2022	0.26 mi
W Walnut Hill Ln	White Hall St E	10,958	2022	0.37 mi
N Macarthur Blvd	W Walnut Hill Ln S	39,457	2022	0.42 mi
W Royal Ln	Sierra Dr W	11,988	2022	0.46 mi
W Johnson W Carpente	N Macarthur Blvd SE	110,000	2017	0.46 mi





ADDITIONAL PHOTOGRAPHS THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039









ADDITIONAL PHOTOGRAPHS— SURROUNDING DEVELOPMENT CARENOW 1017 HEBRON PARKWAY CARROLLTON, TX 75010

SURROUNDING DEVELOPMENT









INFORMATION ABOUT BROKERAGE SERVICES THE RANCH AT LAS COLINAS 907 WEST JOHN CARPENTER FREEWAY IRVING, TEXAS 75039

A

National Realty Partners

11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any coincidental 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.

W H Langhenry	0317476	bl@nnnrealtypartners.c	om	(214)692-6920
Licensed Broker /Broker Firm Name or	License No.	Email		Phone
Primary Assumed Business Name				
Designated Broker of Firm	License No.	Email		Phone
Licensed Supervisor of Sales Agent/	License No.	Email		Phone
Associate				
Sales Agent/Associate's Name	License No.	Email		Phone
_	Buyer/Tenant/Seller/Landlord Initia	ls Date		
Regulated by the Texas Real Esta	te Commission	Information :	available at ww	w.trec.texas.gov IABS 1-0
National Resity Partners, 66621 Suider Plaza, Ste. 200 Da	illas. TX 75205	Phone: 214,692,6920	Fay: 214.692.7550	7696 Greenville