

Furr's Fresh Buffet

San Antonio, TX

\$4,325,000 / 7.76% CAP



INVESTMENT HIGHLIGHTS

- 15.5 +/- years remaining on a NNN Lease with Fresh Acquisitions, LLC
- Fresh Acquisitions, LLC is wholly owned by FMP - operators of 273 restaurants among 10 different brands
- Furr's, founded in 1946, currently operates 25 stores throughout 5 states
- 1.2% annual escalations along with 5% percentage rent on sales over \$3.7M - Avg. Cap of 8.5%
- Dominant retail corridor off State Hwy. 151 - Target, Home Depot, Lowe's & Gander Mtn.
- Out-parcel to mixed-use development with 500+ apartments and Main Event Entertainment
- San Antonio is projected to grow 1.6% annually over the next 5 years - over 4% in 1-mile radius



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