

Bimbo Bakeries USA, Inc.

611 Gun Barrel Ln, Gun Barrel City, TX 75156



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$532,000



Cap Rate
7.50%



Price/SF
\$88.67

FINANCIAL

Listing Price	\$532,000
Down Payment	100% / \$532,000
NOI	\$39,900
Cap Rate	7.50%
Price/SF	\$88.67
Rent/SF	\$0.55

OPERATIONAL

Lease Type	Double Net
Guarantor	Subsidiary of a Corporation
Lease Expiration	08/31/2028
Gross SF	6,000 SF
Rentable SF	6,000 SF
Lot Size	1.01 Acres (43,995 SF)
Occupancy	100%
Year Built	1999



BIMBO BAKERIES USA, INC.

611 Gun Barrel Ln, Gun Barrel City, TX 75156

INVESTMENT OVERVIEW

The subject property is a 6,000 Square foot free standing building on just over one acre in Gun Barrel, Texas. The tenant Bimbo Bakeries USA, Inc. has been operating at this location for 20 years. The tenant uses this site for quick storage for it's freshly bake goods and uses LTL's to serve their regional customers on a daily basis in the East Texas market. Gun Barrel City lies on the eastern shore of Cedar Creek Reservoir fifty-five miles southeast of Dallas. The community developed after construction of the reservoir in 1969 and grew rapidly and home to the popular Cedar Creek Lake.

INVESTMENT HIGHLIGHTS

20 Year Operating History

Priced Below Replacement Costs at \$88 Per Foot

Regional Warehouse for the daily distribution of Freshly Baked Goods to their Regional Customers

SECTION 2

Property Information

TENANT PROFILES

REGIONAL MAP

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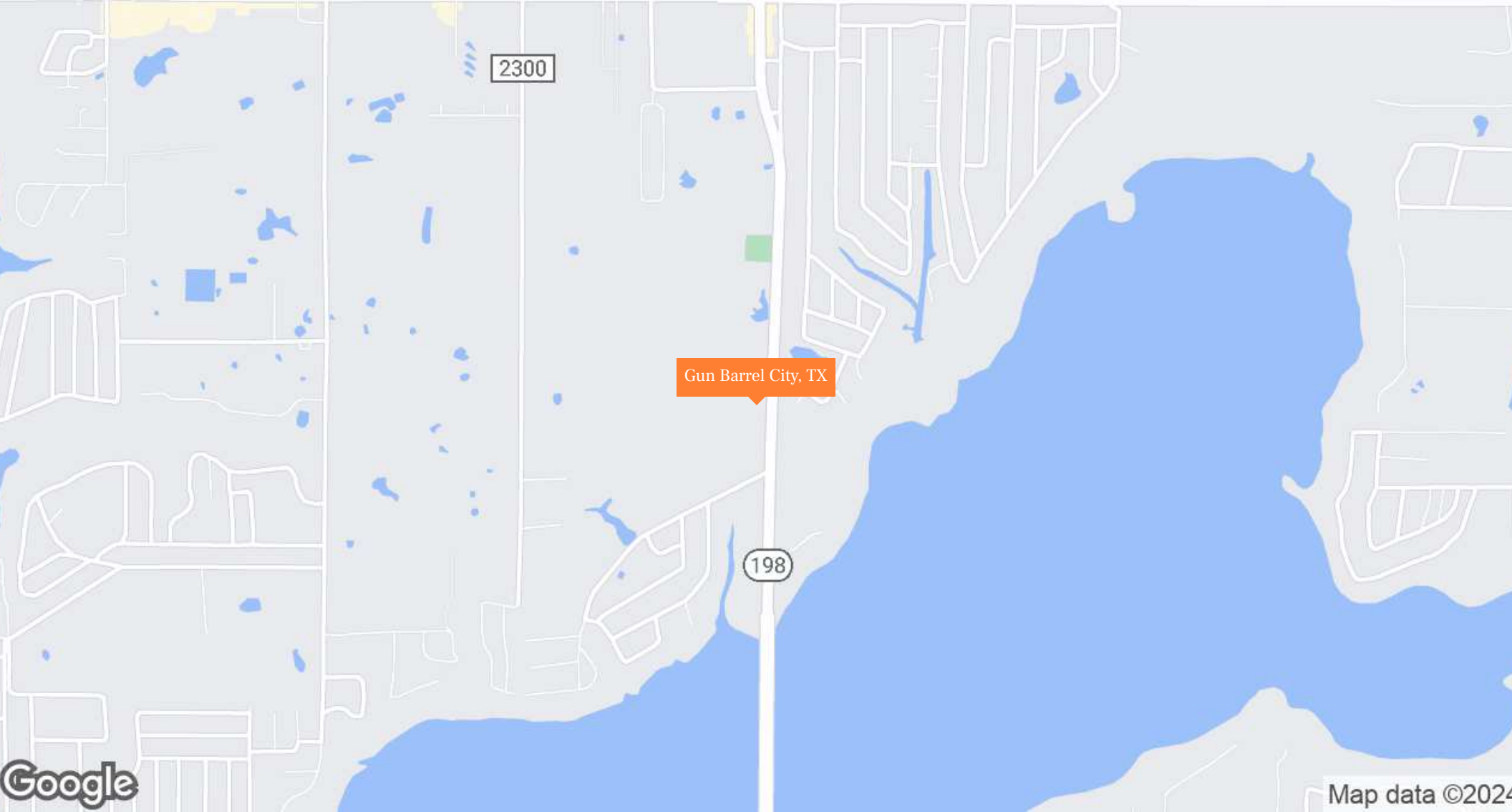
TENANT OVERVIEW

Company:	- Bimbo Bakeries USA
Founded:	- 1945
Headquarters:	- Horsham, PA
Website:	- www.bimbobakeriesusa.com

RENT SCHEDULE

From the breakfast table to lunch boxes to family barbecues, Bimbo Bakeries USA's fresh, high-quality products have delighted Americans for generations. As the largest commercial baking company in the U.S., we are proud to deliver our bread, bagels, buns, English muffins and sweet baked goods to every town, city and community in the United States.

REGIONAL MAP // **Bimbo Bakeries USA, Inc.**



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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FINANCIAL DETAILS // **Bimbo Bakeries USA, Inc.**

THE OFFERING

Price	\$532,000
Capitalization Rate	7.50%
Price/SF	\$88.67

PROPERTY DESCRIPTION

Year Built / Renovated	1999
Gross Leasable Area	6,000 SF
Type of Ownership	Fee Simple
Lot Size	1.01 Acres

LEASE SUMMARY

Tenant	Bimbo Bakeries USA Inc.
Rent Increases	None
Guarantor	Subsidiary of a Corporation
Lease Type	Double Net
Lease Commencement	08/23/2004
Lease Expiration	08/31/2028
Renewal Options	None
Term Remaining on Lease (Yrs)	4 Years
Landlord Responsibility	Roof & Structure
Tenant Responsibility	All Other

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$39,900	\$3,325	\$6.65	7.50%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%
		\$0	\$0.00	0.00%

Bimbo Bakeries USA, Inc. // FINANCIAL DETAILS

CAP RATE	PRICE	PRICE/SF	INITIAL CASH-ON-CASH
8.28%	\$482,000	\$80.33	8.28%
7.87%	\$507,000	\$84.50	7.87%
7.50%	\$532,000	\$88.67	7.50%
7.16%	\$557,000	\$92.83	7.16%
6.86%	\$582,000	\$97.00	6.86%

OPERATING INFORMATION	
Year 1 Net Operating Income	\$39,900
Rent/SF	\$6.65 /SF
Gross Leasable Area	6,000 SF

LEASE SUMMARY	
Tenant:	Bimbo Bakeries USA Inc.
Guarantor:	Corporation
Credit Rating:	0
Rent Commencement:	08/23/2004
Lease Expiration:	08/31/2028
Options:	
Lease Type:	Double Net
Base Rent:	\$6.65 /SF \$0.55 /SF/Month \$39,900 Annual Rent
Rent Increases:	None

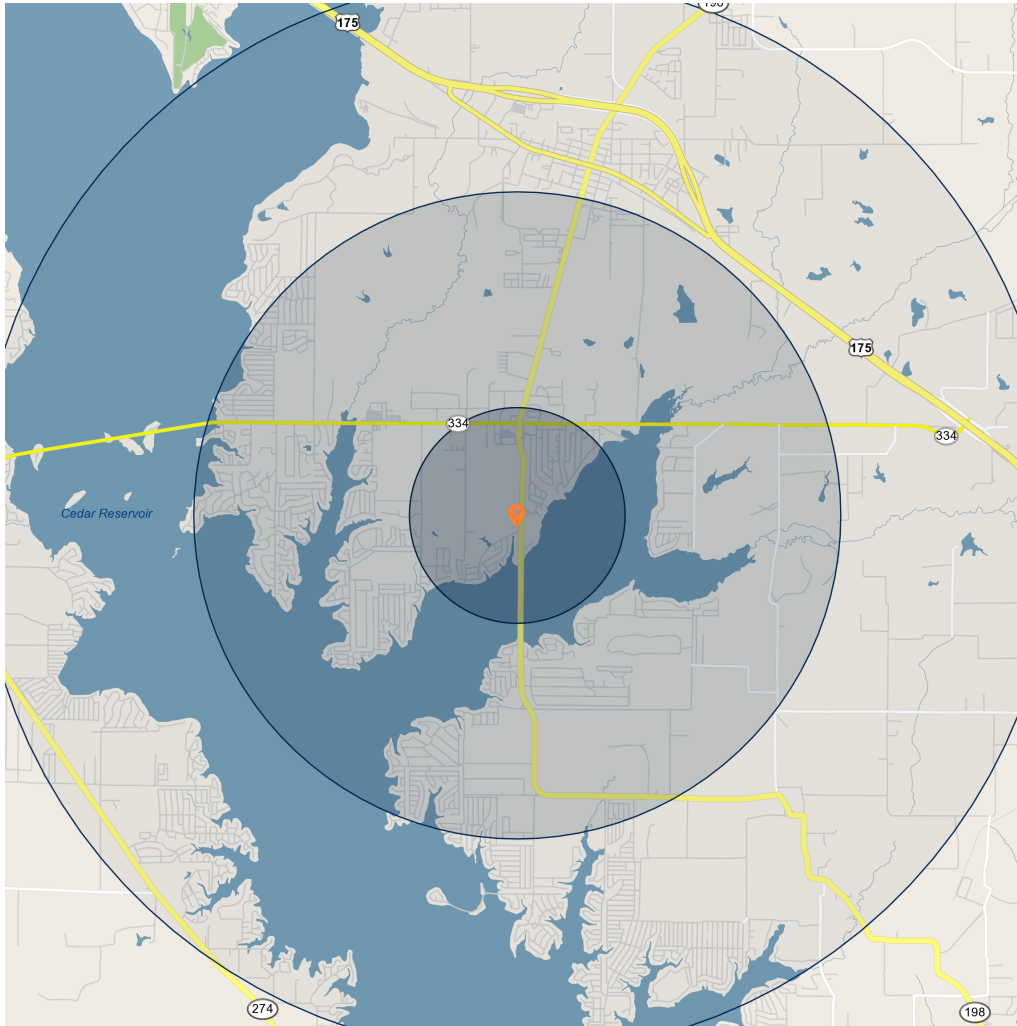
SECTION 4

Market Overview

DEMOGRAPHICS

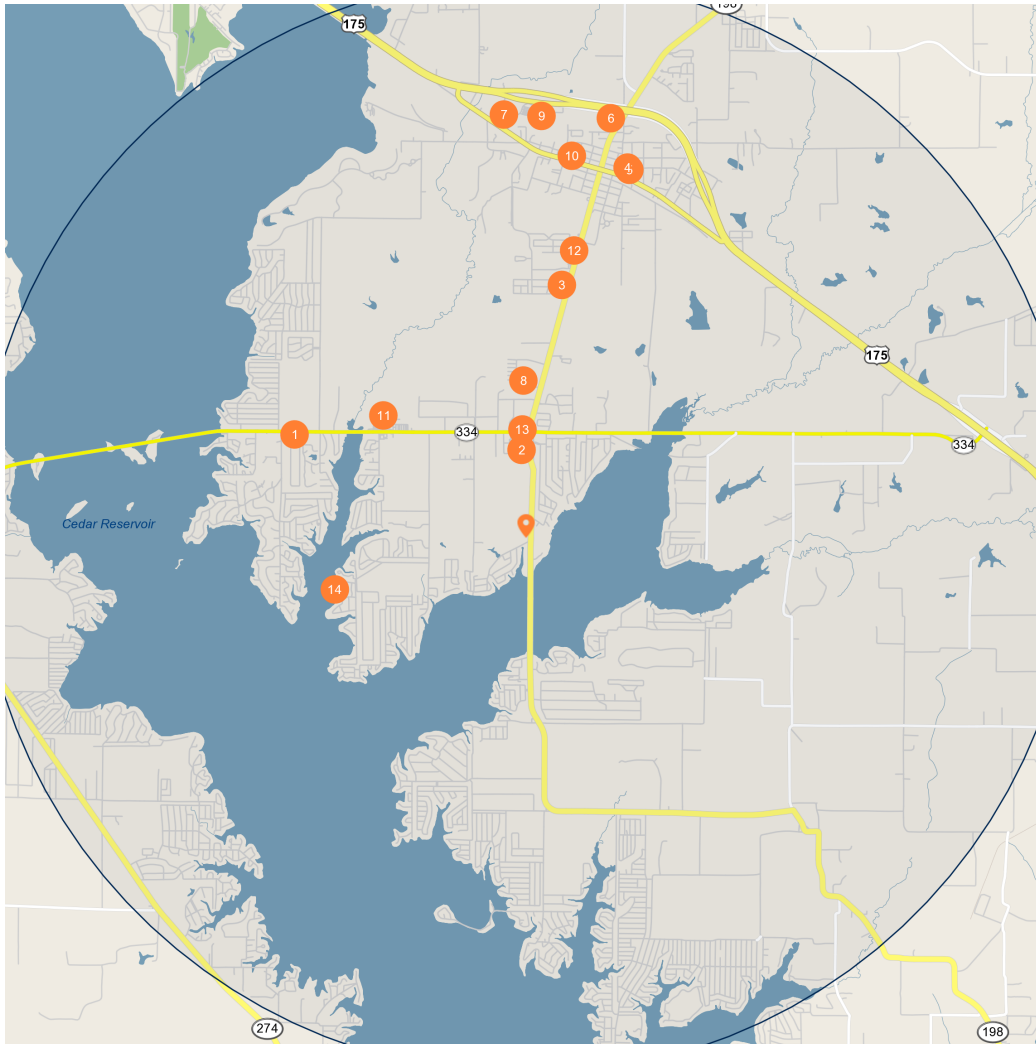
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Bimbo Bakeries USA, Inc. // DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2028 Projection	1,580	12,180	21,134
2023 Estimate	1,548	11,899	20,751
2020 Census	1,506	12,279	21,388
2010 Census	1,522	10,811	19,310
HOUSEHOLD INCOME			
Average	\$65,425	\$66,516	\$64,685
Median	\$40,604	\$48,758	\$48,748
Per Capita	\$26,873	\$28,149	\$27,608
HOUSEHOLDS			
2028 Projection	652	5,172	9,045
2023 Estimate	636	5,035	8,846
2020 Census	628	4,968	8,751
2010 Census	605	4,422	8,024
HOUSING			
Median Home Value	\$136,109	\$145,863	\$144,152
EMPLOYMENT			
2023 Daytime Population	1,569	9,306	15,495
2023 Unemployment	3.37%	5.25%	5.55%
Average Time Traveled (Minutes)	36	37	37
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	39.78%	38.35%	38.60%
Some College (13-15)	19.72%	22.92%	23.06%
Associate Degree Only	9.40%	6.89%	6.27%
Bachelor's Degree Only	7.46%	9.54%	10.00%
Graduate Degree	2.31%	3.29%	3.41%

DEMOGRAPHICS // Bimbo Bakeries USA, Inc.



Major Employers

Employees

1	Enhabit Inc-Caring Hearts Hospice	2,350
2	Lowes Home Centers LLC-Lowes	139
3	Mabank Independent School Dst-Mabank Alternative Lrng Ctr	135
4	Mabank Independent School Dst-Mabank Alternative Lrng Ctr	135
5	Mabank Independent School Dst-Lakeview Elementary School	135
6	Mabank Independent School Dst-Mabank Intermediate School	135
7	Mabank Independent School Dst-Mabank Junior High School	135
8	Mabank Independent School Dst-Southside Elementary School	134
9	Mabank Independent School Dst-Mabank High School	134
10	Mabank Independent School Dst-Central Elementary School	134
11	Walmart Inc-Walmart	113
12	Brookshire Grocery Company-Brookshires 064	109
13	C Y L Corporation-Mc Donalds 10519	53
14	Competitive Edge Realty LLC	53