



CAN BE PURCHASED IN WHOLE OR IN PART

FOR SALE - OFFERING MEMORANDUM

Golden Chick QSR Portfolio

FOUR ABSOLUTE NET-LEASED STORES

San Antonio, Texas Region

PRESENTED BY:

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TX #549653

EXECUTIVE SUMMARY



OVERVIEW

SVN | Traditions is pleased to present an exceptional opportunity for retail and restaurant investors: the acquisition of an 4-property Golden Chick portfolio strategically located across San Antonio, Texas.

This portfolio offers critical mass in a single transaction—allowing investors to efficiently deploy capital across multiple assets without the challenges of piecing together one-off acquisitions. With three properties in the San Antonio area and one in La Vernia, the portfolio provides both market depth and geographic diversification.

All locations benefit from high-traffic corridors and strong retail positioning, with absolute net leases that place responsibility for operating expenses entirely on the tenant.

There are 7 more owned and operated stores. The business is currently being marketed to other franchisees, who will lease back under new 10-year lease terms. This leaves potential for seven more net-leased stores to be acquired.

OFFERING SUMMARY

PRICE (REAL ESTATE ONLY)	\$7,200,000
ANNUAL PORTFOLIO NOI	\$415,335
CAP RATE	5.8%
YEAR BUILT	2013 to 2014
NUMBER OF STORES	Four

HIGHLIGHTS

Efficient Capital Deployment: Acquire critical mass in a single transaction—no need to piece together individual stores.

Modern, Well-Kept Assets: All locations are contemporary, well-maintained, and positioned in high-traffic, busy trade areas.

Attractive Lease Structure: 100% absolute NNN leases—tenant responsible for all operating expenses.

Strategic Market Coverage: 3 stores in San Antonio metro + 1 in La Vernia, Texas.

Brand Strength: Golden Chick is a well-established, growing QSR concept with strong regional brand recognition.

PORTFOLIO SUMMARY

Address	City	Status	Bldg SF	Year Built	Site (AC)	Term Remain	NOI	Annual Bump
14427 US Hwy 87 W	La Vernia	Leased	2,322	2014	0.950	7 Years	\$103,834	2.5%
4110 Foster Road	San Antonio	Leased	2,178	2013	1.041	7 Years	\$103,834	2.5%
8534 S. IH-35	San Antonio	Leased	2,226	2014	1.063	7 Years	\$103,834	2.5%
22002 US Highway 281	San Antonio	Leased	2,576	2014	1.056	7 Years	\$103,834	2.5%
PORTFOLIO NOI							\$415,335	

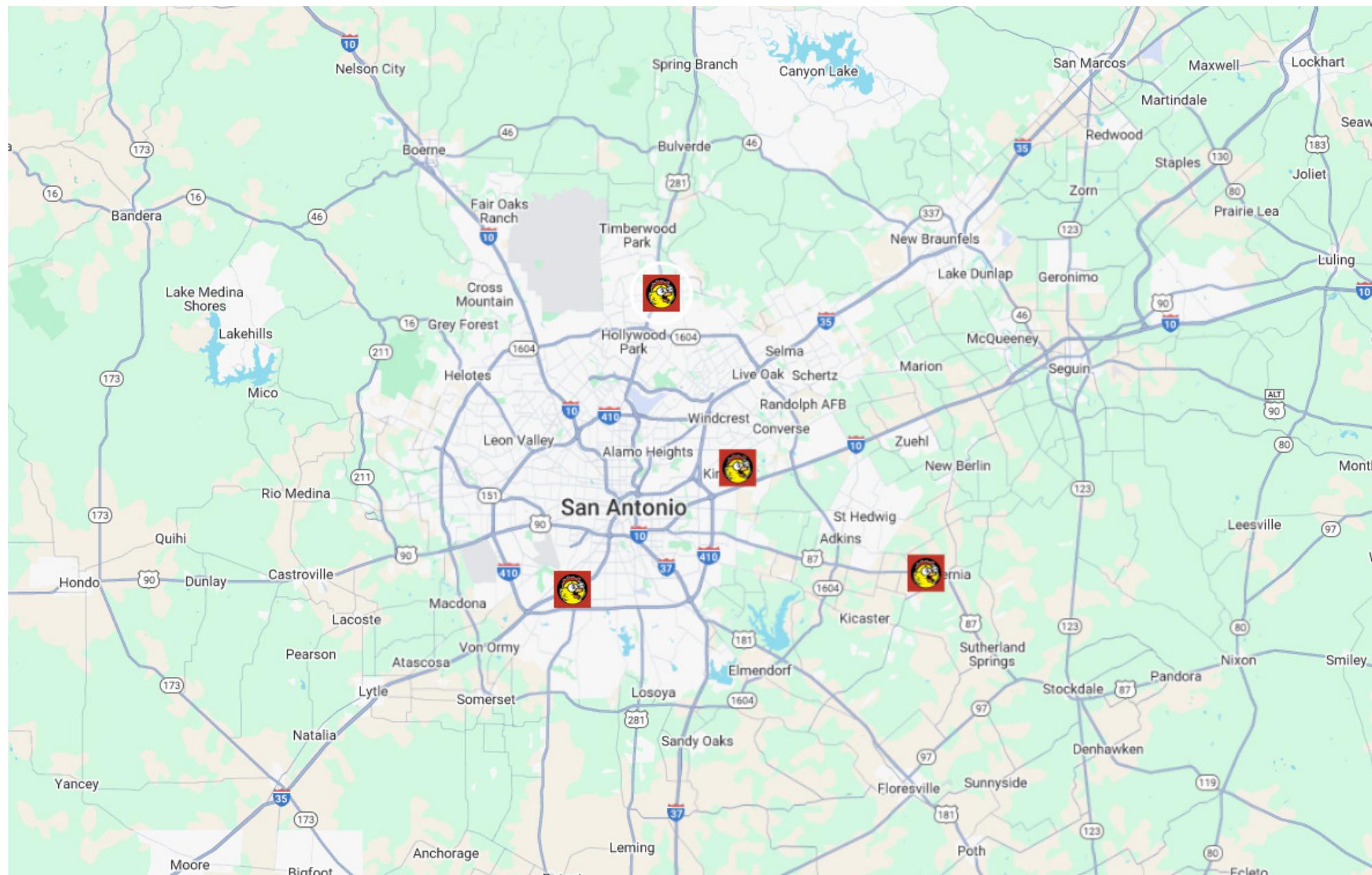
LEASE ABSTRACT

LEASE TYPE	Absolute NNN
ORIGINAL LEASE TERM	10 Years
LEASE COMMENCEMENT	11/4/2022
LEASE EXPIRATION	10/31/2032
TERM REMAINING ON LEASE	+/- 7 Years
RENT INCREASE	2.5%, annually
RENEWAL OPTIONS	Three, 5-year Options
LANDLORD RESPONSIBILITY	None
TENANT RESPONSIBILITY*	100% Tax, Ins, CAM

LEASE NOTES

- *Tenant is responsible and pays directly all taxes, insurance and CAM, including building repairs and replacement of major components (i.e. roof, HVAC).
- Financial reporting from tenant once per year.
- Rent escalations are patterned to continue throughout the lease renewal/extension options.
- The tenant is one of the top operators in the Golden Chick Franchise network.

STORE LOCATION MAP



ABOUT THE FRANCHISE

OVERVIEW

Golden Chick is a quick-service restaurant franchise with a rich history, having been founded in 1967 in San Marcos, Texas. Initially known as "Golden Fried Chicken," the company was created by a former employee of another chicken franchise who believed he could offer a better system. The business began franchising in 1972 and by 1982, had grown to 39 restaurants.

The Golden Chick brand has evolved over the decades, with key milestones shaping its identity and menu. In 1985, it introduced its signature "Original Golden Tenders," made from whole chicken tenderloin that is marinated for 24 hours and hand-battered. This product became the chain's flagship menu item. In 1989, Golden Fried Chicken was acquired by an investment group, and in 1993, the company was rebranded as Golden Chick to reflect menu enhancements and a new restaurant appearance. The company introduced Golden Roast chicken in 1992 and yeast rolls in 2006, expanding its offerings. The menu also includes a variety of other items such as salads, fish, wings, and classic sides like mashed potatoes and battered fries.

As of late 2024, there were 240 Golden Chick locations in the United States, with the majority (90%) located in Texas. The franchise is also present in Oklahoma, Louisiana, Mississippi, Georgia, and Florida. The company has been recognized as one of the top restaurant brands in the U.S. by Nation's Restaurant News.

The franchise model is designed to be supportive for owners. Golden Chick offers low royalty and advertising fees compared to competitors in the chicken QSR industry. Franchisees pay a 4% royalty fee on gross revenues and a 3% advertising fee that is primarily used for local market efforts.

The franchisor provides support to its partners, including field support from regional directors to help with issues related to costs and quality assurance. Golden Chick's focus on its "Original and Still the Best" tagline, which nods to its 1967 roots, is a testament to its long-standing presence and commitment to quality in the market.





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PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. With over two decades in commercial real estate, he has built a career distinguished by deep market expertise, strategic vision, and an unwavering commitment to guiding clients toward achieving their goals. He began his career as a commercial appraiser. In 2015, Travis opened his own valuation firm, Trager Property Advisors which was acquired by a national firm in 2017.

In 2021, Travis left the appraisal profession to open and co-own SVN | Traditions, bringing his analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types, from small commercial to institutional investment grade properties.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly act on a deal, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute

MAI Designation - Appraisal Institute

NAR - National Association of Realtors

TAR - Texas Association of Realtors

SABOR - San Antonio Board of Realtors

Rotary Club of New Braunfels

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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.

11-2-201



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.

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov