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SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$2,300,000 – 5% CAP
JACK IN THE BOX | CORPORATE – ABSOLUTE NNN LEASE



1490 POINSETT HWY, GREENVILLE, SC

310.736.4179
JOE CAPUTO
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Property. 2,867 SF building on 0.99± acres.
Tenant. Lessee: Jack in the Box Eastern Division L.P. | Jack in the Box | 2,250 Restaurants in 22 states | Revenue \$1.54 Billion
Lease structure. 13+ Year corporate absolute NNN lease, plus (4), 5-year options to renew, with various rent increases in initial term & option periods.
Location. Jack in the Box is strategically located along Poinsett Hwy (36,000 VPD), just south of Pleasantburg Dr. (34,000 VPD). Poinsett Hwy is a major north-south thoroughfare which serves the main north retail hub of Greenville, SC. The subject property sits adjacent to the Cherrydale Regal Theater and the Cherrydale Shopping Center, anchored by TJ Maxx, Ross, Ingles, Shoe Carnival, Old Navy, Dollar Tree, and Gold's Gym. Numerous national credit tenants in the immediate trade area include Lowe's, Walgreen's, Staples, AutoZone, Family Dollar, Petco, Dunkin Donuts, Starbucks, Chick-fil-A, Wendy's, Zaxby's, Burger King, and many more. The subject property is conveniently located 2-miles north of downtown Greenville, SC.

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**DISCLAIMER**

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1490 POINSETT HWY, GREENVILLE, SC

PRICE CAP RATE:	\$2,300,000 5%
NET OPERATING INCOME:	\$115,000 *
BUILDING AREA:	2,867± Square Feet
LAND AREA:	0.99± Acres
YEAR BUILT:	2000
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	13+ Years, (4) 5-Year Options
Rent Commencement:	July 2016
Lease Expiration:	June 2030
Lease Type:	Corporate – Absolute NNN Lease
Rent Increases:	See parenthesis below
Annual Rent 7/29/2016 – 8/27/2017	\$110,000 (Current)
Annual Rent 8/28/2017 – 6/27/2020	\$115,000 (4.54% Increase) *
Annual Rent 6/28/2020 – 6/27/2025	\$121,000 (5.21% Increase)
Annual Rent 6/28/2025 – 6/27/2030	\$133,100 (10% Increase)
Option 1 6/28/2030 – 6/27/2035	\$143,748 (8% Increase)
Option 2 6/28/2035 – 6/27/2040	\$155,247 (8% Increase)
Option 3 6/28/2040 – 6/27/2045	\$167,667 (8% Increase)
Option 4 6/28/2045 – 6/24/2050	\$181,081 (8% Increase)
Right of First Refusal:	Yes

*Pricing is based on rent increase (\$115,000) in August 2017.

TENANT OVERVIEW

LESSEE: Jack in the Box Eastern Division L.P.
 GUARANTOR: Jack In The Box Inc.



Jack in the Box | www.jackinthebox.com

Jack in the Box Inc. (NASDAQ: JACK), founded in 1951, is a restaurant company that operates and franchises Jack in the Box® restaurants and, through a wholly owned subsidiary, Qdoba Mexican Eats restaurants in a combined 47 states plus the District of Columbia. Based in San Diego, Jack in the Box Inc. has approximately 21,000 employees. Jack in the Box is among the nation's leading fast-food hamburger chains, with more approximately 2,250 quick-serve restaurants in 21 states. As the first major hamburger chain to develop and expand the concept of drive-thru dining, Jack in the Box has always emphasized on-the-go convenience, with approximately 70 percent of the half-billion guests served annually buying food at the drive-thru or for take-out. In addition to drive-thru windows, most restaurants have indoor dining areas and are open 18-24 hours a day.

For the fiscal year ending in 2015, the company had \$1.54 billion in revenue, \$108.81 million in net income, and \$226.88 million in net operation cash flow.

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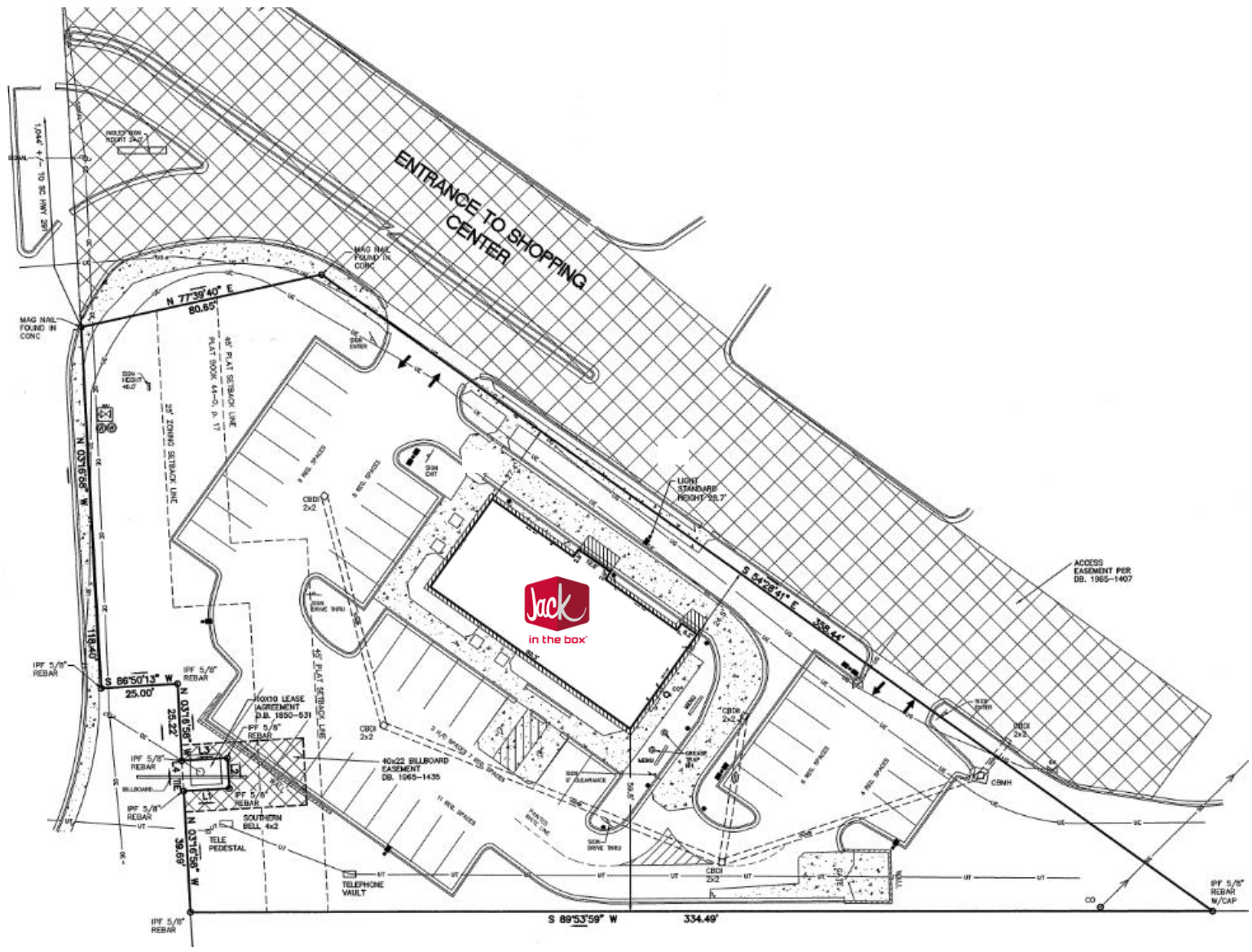


1490 POINSETT HWY, GREENVILLE, SC





POINSETT HIGHWAY
(US HIGHWAY 276)
(100' R/W)



1490 POINSETT HWY, GREENVILLE, SC



IMMEDIATE TRADE AREA

Jack in the Box is strategically located along Poinsett Hwy (36,000 VPD), just south of Pleasantburg Dr. (34,000 VPD). Poinsett Hwy is a major north-south thoroughfare which serves the main north retail hub of Greenville, SC. The subject property sits adjacent to the Cherrydale Regal Theater and the Cherrydale Shopping Center, anchored by TJ Maxx, Ross, Ingles, Shoe Carnival, Old Navy, Dollar Tree, and Gold's Gym. Numerous national credit tenants in the immediate trade area include Lowe's, Walgreen's, Staples, AutoZone, Family Dollar, Petco, Dunkin Donuts, Starbucks, Chick-fil-A, Wendy's, Zaxby's, Burger King, and many more. The subject property is conveniently located 2-miles north of downtown Greenville, SC.

GREENVILLE, SC

Greenville, South Carolina had a population of 61,397 as of 2013 making it the sixth-largest municipality in the state. While having a small city population, its urban population was 400,492 as of 2010, good for the third-largest and fastest urban area in South Carolina. Greenville is the largest city in the Greenville-Anderson Mauldin Metropolitan Statistical Area. The MSA had a population of 850,965 in 2013, making it the largest in South Carolina.

As a warm southern community with a diverse economy and an abundance of amenities, it is no wonder that Greenville, SC is consistently ranked one of the nation's top places to do business and best places to live. Greenville is a mid-sized metro area with a low cost of living, mild climate, exceptional healthcare, award-winning school system, and an overall quality of life that is unmatched. Located along I-85 midway between Atlanta, Georgia and Charlotte, North Carolina, Greenville offers the appeal of a big city with small-town hospitality that is hard to find elsewhere.

Greenville has received countless accolades over the past few years, and continues to attract national attention on a near monthly basis. Livability ranked Greenville's downtown among the top 10 in the country, CBS News called Greenville one of "2015's Hottest Vacation Destinations," Forbes has listed Greenville as one of the "15 Best Cities for Young Adults" and as one of the "Top Cities With the Greatest Capacity for Innovation" and The New York Times called Greenville "a national model for a pedestrian-friendly city center."

Companies with headquarters in Greenville include Vidant Health, NMHG Americas, Grady White, Metrics, and Attends Health Care Products. The city's industry historically was centered around the sale and processing of tobacco, but today the major industries are health care, education and manufacturing. The largest employer is Vidant and the second largest is East Carolina University with specialized manufacturing and scientific industries augmenting the employment portfolio.

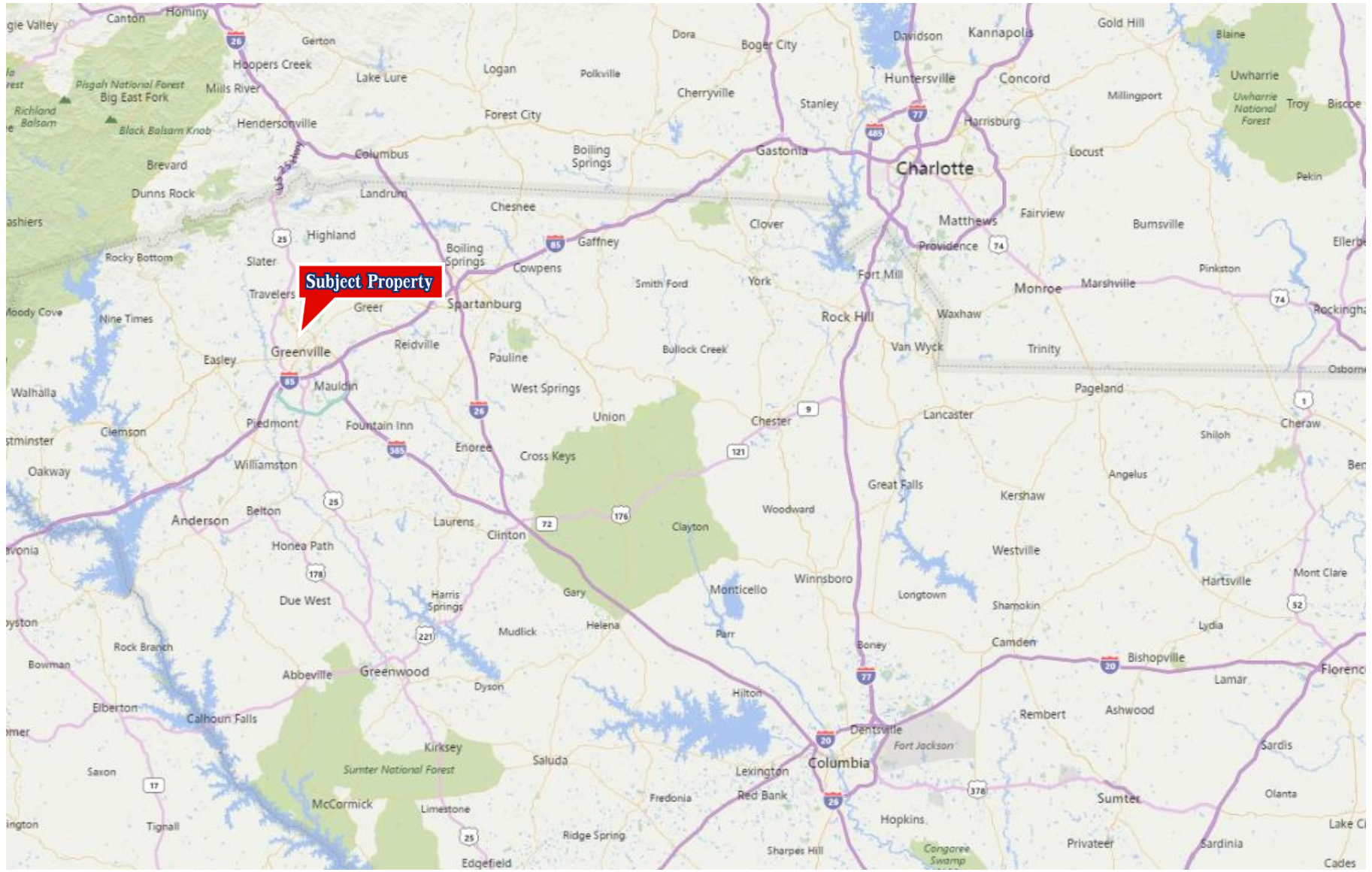
Greenville's downtown has long been one of the Upstate's most popular destinations for shopping, dining and entertainment, and over the past few years, has amassed a multitude of accolades and awards from national publications.

Greenville is the cultural and entertainment center for the upstate, including an award winning downtown, a major performing arts center, a 17,000 seat arena, a 340,000 square foot convention and exhibition center, nationally recognized museum collections, and 39 parks, playgrounds and recreation centers. Additionally, Greenville's public school system is the largest in the state, and includes 11 magnet academies for special study at the elementary, middle, and high school levels. Over 10 colleges and universities are located in and within close proximity of Greenville.

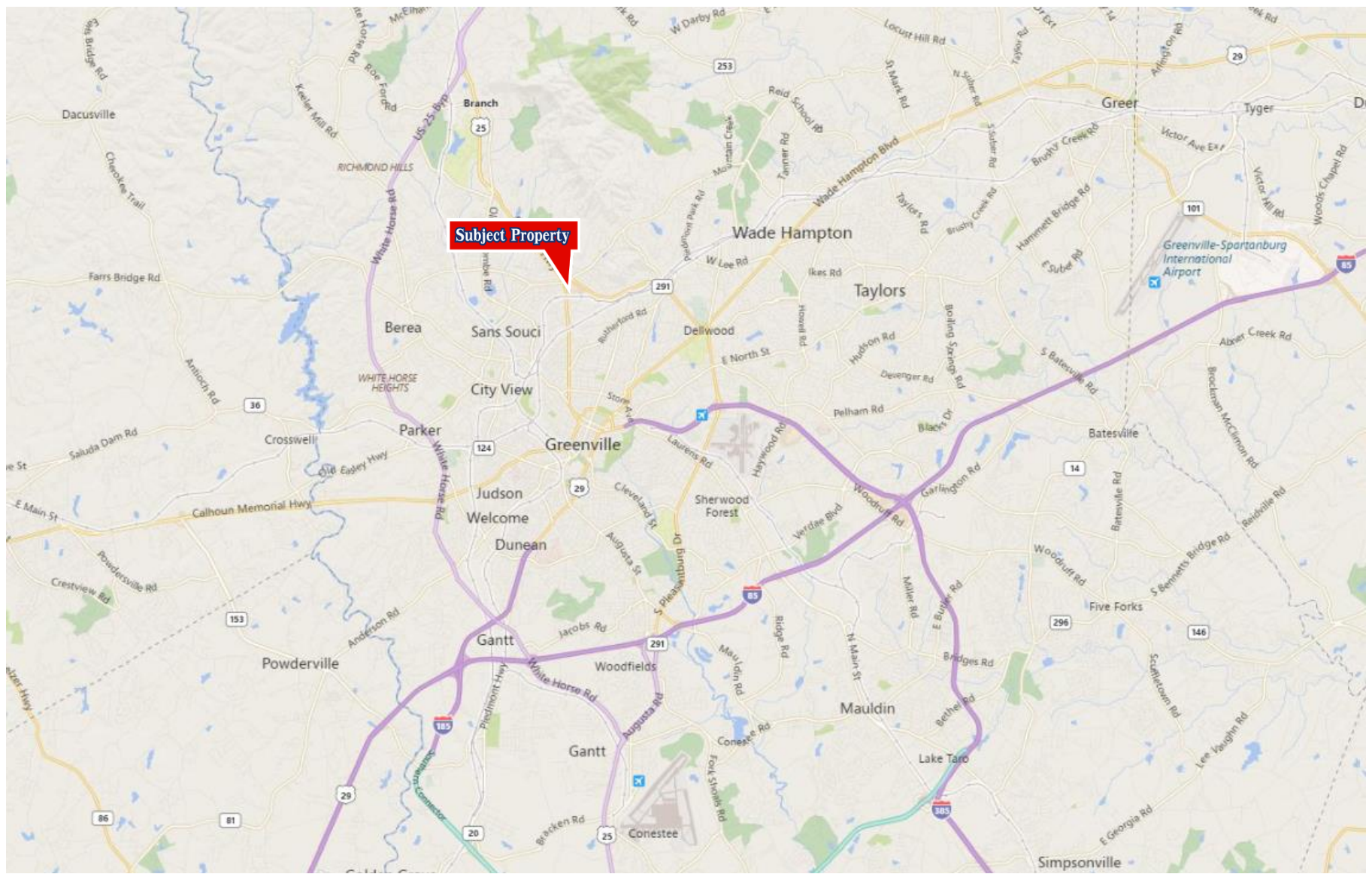


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1490 Poinsett Hwy		1 mi radius	3 mi radius	5 mi radius
Greenville, SC 29609-3634				
POPULATION	2016 Estimated Population	6,690	61,880	146,031
	2021 Projected Population	7,175	66,054	155,955
	2010 Census Population	6,033	56,633	135,346
	2000 Census Population	6,120	54,923	131,708
	Projected Annual Growth 2016 to 2021	1.4%	1.3%	1.4%
	Historical Annual Growth 2000 to 2016	0.6%	0.8%	0.7%
HOUSEHOLDS	2016 Estimated Households	2,849	24,860	60,896
	2021 Projected Households	3,043	26,543	64,927
	2010 Census Households	2,529	22,106	55,241
	2000 Census Households	2,506	21,865	54,540
	Projected Annual Growth 2016 to 2021	1.4%	1.4%	1.3%
	Historical Annual Growth 2000 to 2016	0.9%	0.9%	0.7%
AGE	2016 Est. Population Under 10 Years	14.8%	12.2%	11.9%
	2016 Est. Population 10 to 19 Years	11.8%	11.8%	11.8%
	2016 Est. Population 20 to 29 Years	16.3%	18.0%	17.0%
	2016 Est. Population 30 to 44 Years	18.4%	20.0%	19.0%
	2016 Est. Population 45 to 59 Years	19.0%	18.5%	18.8%
	2016 Est. Population 60 to 74 Years	13.5%	12.6%	14.0%
	2016 Est. Population 75 Years or Over	6.2%	6.8%	7.5%
	2016 Est. Median Age	34.4	35.4	37.0
MARITAL STATUS & GENDER	2016 Est. Male Population	47.6%	49.5%	48.6%
	2016 Est. Female Population	52.4%	50.5%	51.4%
	2016 Est. Never Married	42.9%	39.2%	37.7%
	2016 Est. Now Married	27.7%	33.7%	36.1%
	2016 Est. Separated or Divorced	19.9%	19.4%	18.3%
	2016 Est. Widowed	9.5%	7.8%	7.9%
INCOME	2016 Est. HH Income \$200,000 or More	1.7%	3.4%	4.1%
	2016 Est. HH Income \$150,000 to \$199,999	1.5%	2.6%	3.0%
	2016 Est. HH Income \$100,000 to \$149,999	3.8%	8.3%	8.7%
	2016 Est. HH Income \$75,000 to \$99,999	5.9%	8.2%	9.3%
	2016 Est. HH Income \$50,000 to \$74,999	13.3%	15.8%	16.4%
	2016 Est. HH Income \$35,000 to \$49,999	13.3%	12.2%	13.2%
	2016 Est. HH Income \$25,000 to \$34,999	13.5%	12.3%	12.5%
	2016 Est. HH Income \$15,000 to \$24,999	19.3%	16.6%	14.6%
	2016 Est. HH Income Under \$15,000	27.6%	20.4%	18.3%
	2016 Est. Average Household Income	\$38,488	\$55,386	\$59,770
	2016 Est. Median Household Income	\$27,606	\$40,071	\$44,185
	2016 Est. Per Capita Income	\$16,427	\$22,850	\$25,271
	2016 Est. Total Businesses	369	3,927	8,963
	2016 Est. Total Employees	3,455	40,802	96,869

1490 Poinsett Hwy		1 mi radius	3 mi radius	5 mi radius
Greenville, SC 29609-3634				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	5,230	50,569	119,578
	2016 Est. Civilian Employed	54.1%	56.7%	57.7%
	2016 Est. Civilian Unemployed	4.1%	3.6%	3.5%
	2016 Est. in Armed Forces	-	0.1%	0.1%
	2016 Est. not in Labor Force	41.8%	39.7%	38.8%
	2016 Labor Force Males	46.6%	49.1%	48.1%
2016 Labor Force Females	53.4%	50.9%	51.9%	
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	2,378	24,249	58,619
	2010 Mgmt, Business, & Financial Operations	7.1%	10.5%	11.6%
	2010 Professional, Related	12.0%	18.0%	19.5%
	2010 Service	25.7%	22.9%	20.6%
	2010 Sales, Office	25.1%	24.3%	25.2%
	2010 Farming, Fishing, Forestry	0.1%	0.4%	0.3%
	2010 Construction, Extraction, Maintenance	8.2%	10.3%	9.1%
	2010 Production, Transport, Material Moving	21.8%	13.7%	13.7%
	2010 White Collar Workers	44.2%	52.8%	56.3%
	2010 Blue Collar Workers	55.8%	47.2%	43.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.1%	74.8%	79.6%
	2010 Drive to Work in Carpool	12.6%	11.0%	10.1%
	2010 Travel to Work by Public Transportation	0.7%	0.9%	0.7%
	2010 Drive to Work on Motorcycle	3.2%	0.8%	0.5%
	2010 Walk or Bicycle to Work	2.9%	7.8%	5.2%
	2010 Other Means	0.8%	0.7%	0.7%
	2010 Work at Home	1.7%	4.1%	3.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	34.8%	35.5%	34.3%
	2010 Travel to Work in 15 to 29 Minutes	45.8%	43.8%	44.7%
	2010 Travel to Work in 30 to 59 Minutes	15.3%	17.0%	17.6%
	2010 Travel to Work in 60 Minutes or More	4.1%	3.8%	3.4%
	2010 Average Travel Time to Work	17.9	17.4	17.8
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$105 M	\$1.15 B	\$2.98 B
	2016 Est. Apparel	\$3.66 M	\$40.1 M	\$103 M
	2016 Est. Contributions, Gifts	\$6.34 M	\$74.7 M	\$196 M
	2016 Est. Education, Reading	\$3.76 M	\$43.1 M	\$112 M
	2016 Est. Entertainment	\$5.70 M	\$63.6 M	\$165 M
	2016 Est. Food, Beverages, Tobacco	\$16.8 M	\$180 M	\$462 M
	2016 Est. Furnishings, Equipment	\$3.32 M	\$38.0 M	\$99.0 M
	2016 Est. Health Care, Insurance	\$9.79 M	\$104 M	\$267 M
	2016 Est. Household Operations, Shelter, Utilities	\$33.1 M	\$361 M	\$928 M
	2016 Est. Miscellaneous Expenses	\$1.60 M	\$17.3 M	\$44.4 M
	2016 Est. Personal Care	\$1.38 M	\$15.0 M	\$38.7 M
	2016 Est. Transportation	\$19.8 M	\$217 M	\$561 M