

# Jack in the Box #3905

3595 N Loop 336 E, Conroe, Texas



## INVESTMENT DESCRIPTION

Purchase Price: \$ 1,965,000

Base Rent: \$127,725/yr.

Term: Twenty (20) years with four 5-year options.

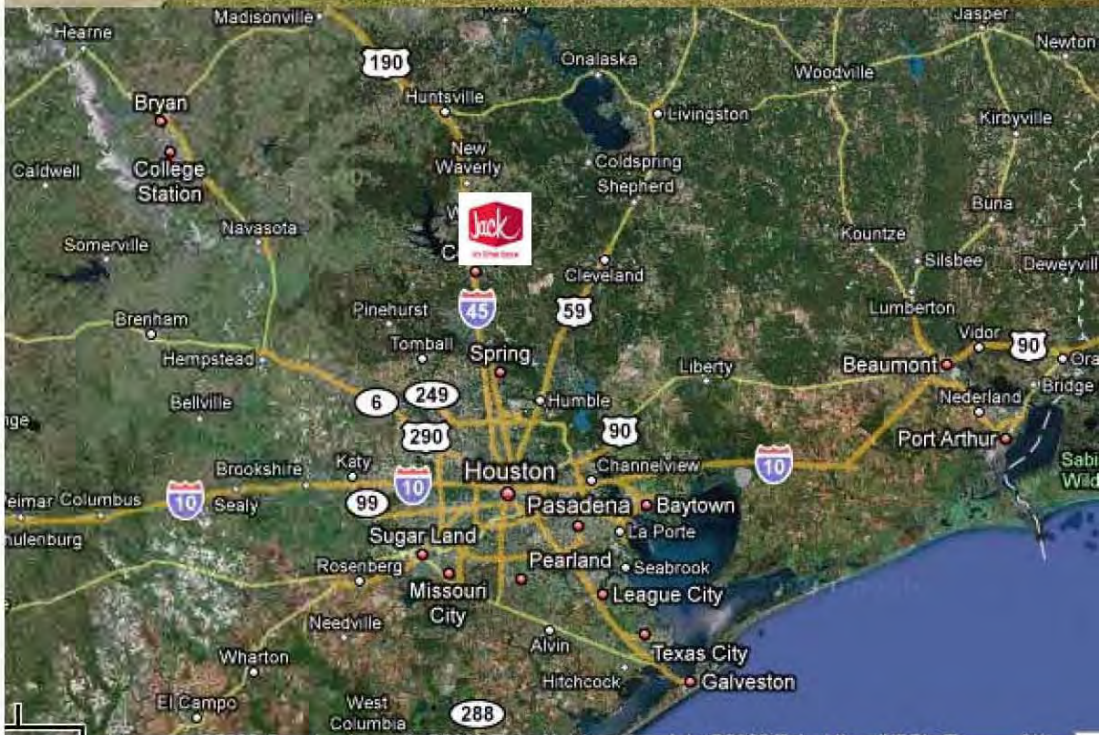
Rent Increases: CPI increases every five (5) years capped at 8%

Miscellaneous: Jack in the Box Inc.'s form of Purchase Contract and Standard Lease Agreement

Approximate Building size: 2,390 square feet

Land/lot size: 69,172 square feet

Year built: September 1997







## DEMOGRPAHICS

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
2008 Total Population	728	5,446	15,366
% Population Change 2008-2013	12.09%	13.99%	13.67%
2008 Total Daytime Population	1,619	6,672	14,465
2008 Total Daytime Work Population	882	3,156	6,160
% 2008 White Population	71.70%	67.61%	62.25%
% 2008 Black Population	1.24%	2.42%	11.14%
% 2008 Other Population	27.06%	29.97%	26.61%
% 2008 Hispanic Population	33.93%	37.33%	39.79%
% 2008 Non-Hispanic Population	66.07%	62.67%	60.21%
2008 Average Household Income	\$60,195	\$58,706	\$55,084
2008 Median Household Income	\$47,291	\$43,014	\$39,588
% 2008 Household Income < \$50,000	52.79%	59.29%	64.22%
% 2008 Household Income \$50,000 - \$75,000	32.62%	27.01%	24.68%
% 2008 Household Income > \$75,000	14.59%	13.70%	11.10%
% 2008 Total Owner Occupied Housing Units	72.43%	72.16%	67.77%
% 2008 Total Renter Occupied Housing Units	27.57%	27.84%	32.23%
% 2008 White Collar Occupations	47.72%	49.53%	44.54%
% 2008 Blue Collar Occupations	52.28%	50.47%	55.46%
% 2008 High School Graduate (Incl Equivalency)	32.37%	30.41%	31.81%
% 2008 Post HS Education	35.03%	36.35%	31.82%
2008 Median Age Total Population	33.15	32.45	29.67
2008 Target Pop (18-44)	273	2,091	6,318