FAMOUSLY DELICIOUS

BEEF-A-ROO

Quick Service Restaurant
Absolute NNN Single Tenant

PROPERTY SITE

ELYSIAN REALTY

OFFERING MEMORANDUM

A PROPOSAL BY
ELYSIAN REALTY

FOUNDER

JEFF LOVE

Elysian Capital

1601 Elm Street, Suite 4210
Dallas, Texas 75201

ELYSIAN
REALTY

BEEF-A-ROO

Jeff Love has over fifteen years of experience investing and developing commercial and residential real estate. Jeff began his success with a construction company that he grew and sold when he was just 18 years old. He went on to pursue residential development where he continued to gain entrepreneurial momentum. Love's success in monetization of assets and keen sense of market trends led to the creation of US Assets Inc. in 2014, a private equity firm. As founder and CEO of now two private equity companies (US Assets Inc. and Elysian Capital Inc.), Jeff has created a diverse portfolio of investment assets across the country that have included retail, healthcare, food services, convenience stores, and event venues. Jeff's earliest commercial accomplishment was the acquisition of White Oak Station which included a portfolio of over 100 convenience stores in the southeast region of the United States. From there he went on to acquire Beef-a-Roo and Penguin Point Restaurant brands located in Illinois and Indiana. Within healthcare, Love is the former CEO of Exceptional Healthcare, a $100 million annual revenue company since its conception five years ago. Due to Jeff's extensive real estate experience, he holds a majority interest and is on the board of directors of the various subsidiaries.

Love's investment strategy focuses on commercial real estate opportunities and operating businesses within the United States by creating a nationally recognizable brand. His energetic approach to commercial real estate investments has made him one of the industry leaders and a prominent innovator in the future of projects, including making Inc. 5000's 2020 list of fastest growing companies.

Jeff and his wife, Sarah, reside in Midlothian, TX with their four children, and are active members of various local religious organizations. Jeff actively participates in his community and contributes to charitable and civic organizations. He is an advocate of the Fallen Heroes program and the Boys and Girls Club of America and an active participant in the Republican Governors Association (RGA) and the Conservative Political Action Conference (CPAC).

INVESTMENT HIGHLIGHTS

BEEF-A-ROO

LAND
0.74 ACRES

BUILDING
2,665 SF

YEAR BUILT
1995

PROPERTY TYPE
QUICK SERVICE RESTAURANT

INVESTMENT HIGHLIGHTS

- QUICK SERVICE FAST FOOD RESTAURANT
- ABSOLUTE TRIPLE NET (NNN)
- 2% ANNUAL INCREASES
- 20 YEARS (NNN) WITH OPTIONS, SINGLE SITE LEASE
- FEE SIMPLE (LAND AND BUILDING)
- ROCINANTE EQUITY INC DBA ELYSIAN CAPITAL, INC OF NO MORE THAN 20 YEARS

BEEF-A-ROO

ELYSIAN REALTY

PROPERTY PHOTOS

ELYSIAN REALTY

PROPERTY PHOTOS

FORMER QSR

BEEF a ROO

LEASE SUMMARY

INVESTMENT TYPE
ABSOLUTE TRIPLE NET (NNN)

INCREASES
2% ANNUAL INCREASES

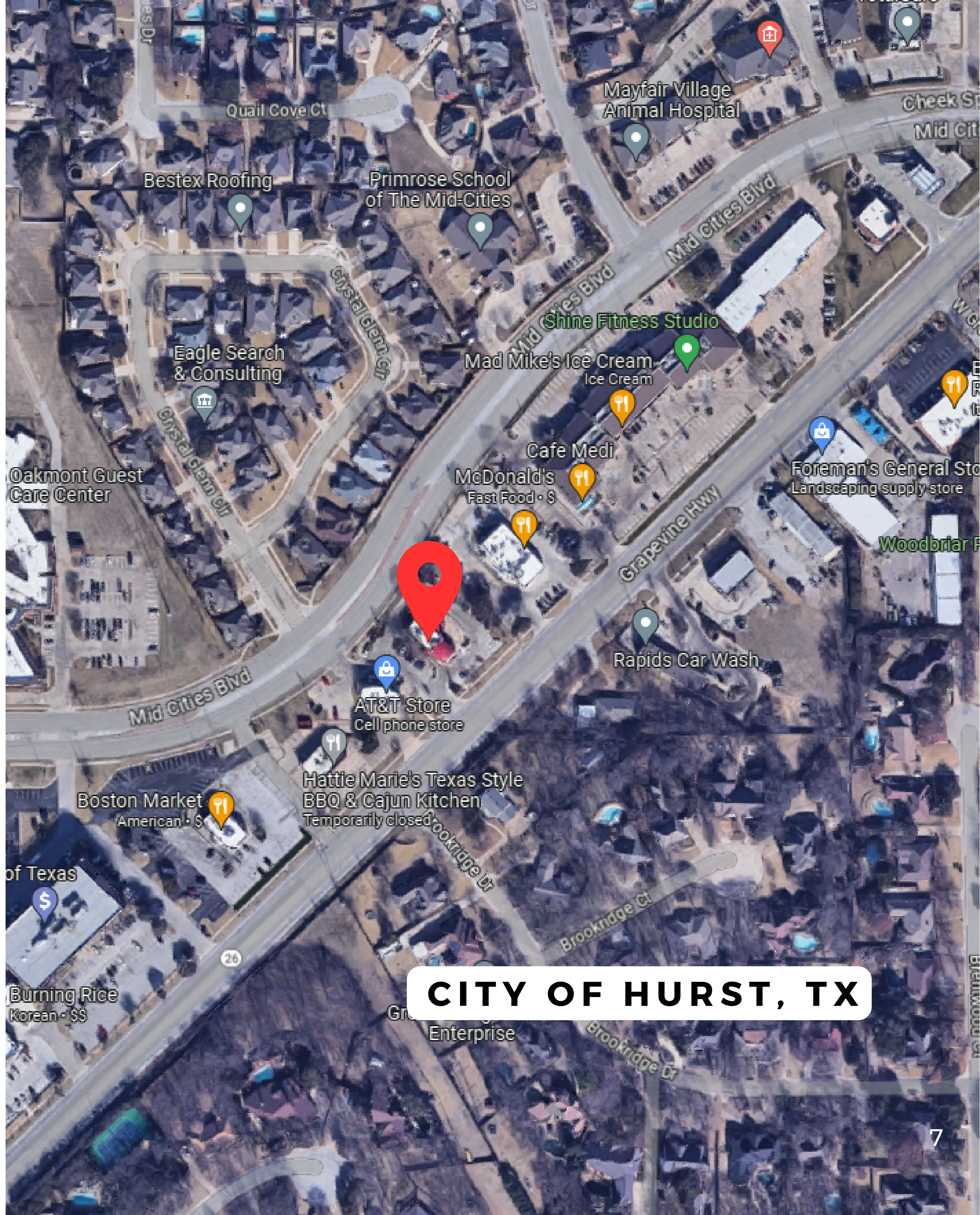
TERMS
20 YEARS (NNN) WITH OPTIONS, SINGLE SITE LEASE

INVESTOR OWNERSHIP
FEE SIMPLE (LAND AND BUILDING)

LEASE GUARANTOR
ROCINANTE EQUITY INC DBA ELYSIAN CAPITAL, INC OF NO MORE THAN 20 YEARS

PROPERTY SITE

ELYSIAN
REALTY



FINANCIAL ANALYSIS

INCOME

BASE RENT	$264,000
TAXES	$---------
INSURANCE	$---------
MAINTENANCE	$---------
TOTAL REVENUE	$---------

EXPENSES

TAXES	$---------
TAXES	$---------
INSURANCE	$---------
MAINTENANCE	$---------
TOTAL OPERATING EXPENSE	$---------

NOI $264,000

ELYSIAN REALTY

NOI
$264,000

PRICE
3.2 MILLION

ANNUAL RENT INCREASE
2%

CAP RATE
8.25%

TENANT OVERVIEW

BEEF A ROO WAS FOUNDED IN 1967. IT STARTED OUT WITH A WILD WEST THEME, HENCE “BEEF A ROO”. THE MENU MAINSTAY WAS FRESHLY SLICED TO ORDER HOT BEEF SANDWICHES, BUT A LOT HAS CHANGED IN ALMOST 50 YEARS. THE RESTAURANT BRAND HAS AN EXTENSIVE MENU WITH STANDOUT SALADS, CRISPY FRIES AND ONION RINGS, THEIR VERY FAMOUS CHEESE FRIES, AND OF COURSE THEIR SIGNATURE ROAST BEEF. BEEFAROO ALSO OFFERS CATERING SERVICES AS WELL AS MERCHANDISE. THE BUSINESS PLATFORM IS ESTABLISHED, A SEASONED STAFF IS IN PLACE WITH A REPUTABLE BRAND, AND THERE ARE AREAS FOR GROWTH. BEEFAROO HAS BEEN DEDICATED TO SERVING FRESH HANDMADE MEALS AT AFFORDABLE PRICES. THEY’RE A FAMILY-OWNED INDEPENDENT CHAIN OF 7 LOCATIONS IN THE ROCKFORD AREA AND PLAN TO EXPAND ACROSS THE NATION.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	9,257	97,345	281,125
2027 POPULATION PROJECTION	9,227	97,911	283,954
ANNUAL GROWTH 2023-2028	-0.1%	0.1%	0.2%
MEDIAN AGE	48.7	41.8	39.8
BACHELOR DEGREE OR HIGHER	46%	38%	38%
U.S. ARMED FORCES	0	13	167
HOUSEHOLDS	**1 MILE**	**3 MILE**	**5 MILE**
2023 HOUSEHOLDS	3,589	38,878	106,880
2028 HOUSEHOLD PROJECTION	3,579	39,088	107,854
ANNUAL GROWTH 2023-2028	-0.1%	0.1%	0.2%
OWNER OCCUPIED HH	3,320	27,012	74,452
RENTER OCCUPIED HH	259	12,076	33,402
AVE HOUSEHOLD SIZE	2.5	2.5	2.6
AVE HOUSEHOLD VEHICLES	2	2	2
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVG HOUSEHOLD INCOME	$133,870	$114,267	$117,886
MEDIAN HOUSEHOLD INCOME	$113,151	$90,436	$90,284
HOUSING	**1 MILE**	**3 MILE**	**5 MILE**
MEDIAN HOME VALUE	$329,417	$292,660	$288,321
MEDIAN YEAR BUILT	1984	1983	1985

BROKERS

DAVE AARANT

Elysian Realty
Texas Corporate Broker License
#90007879

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