



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

1638 Red Bank Rd | Goose Creek, SC 29445



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Actual Property Image



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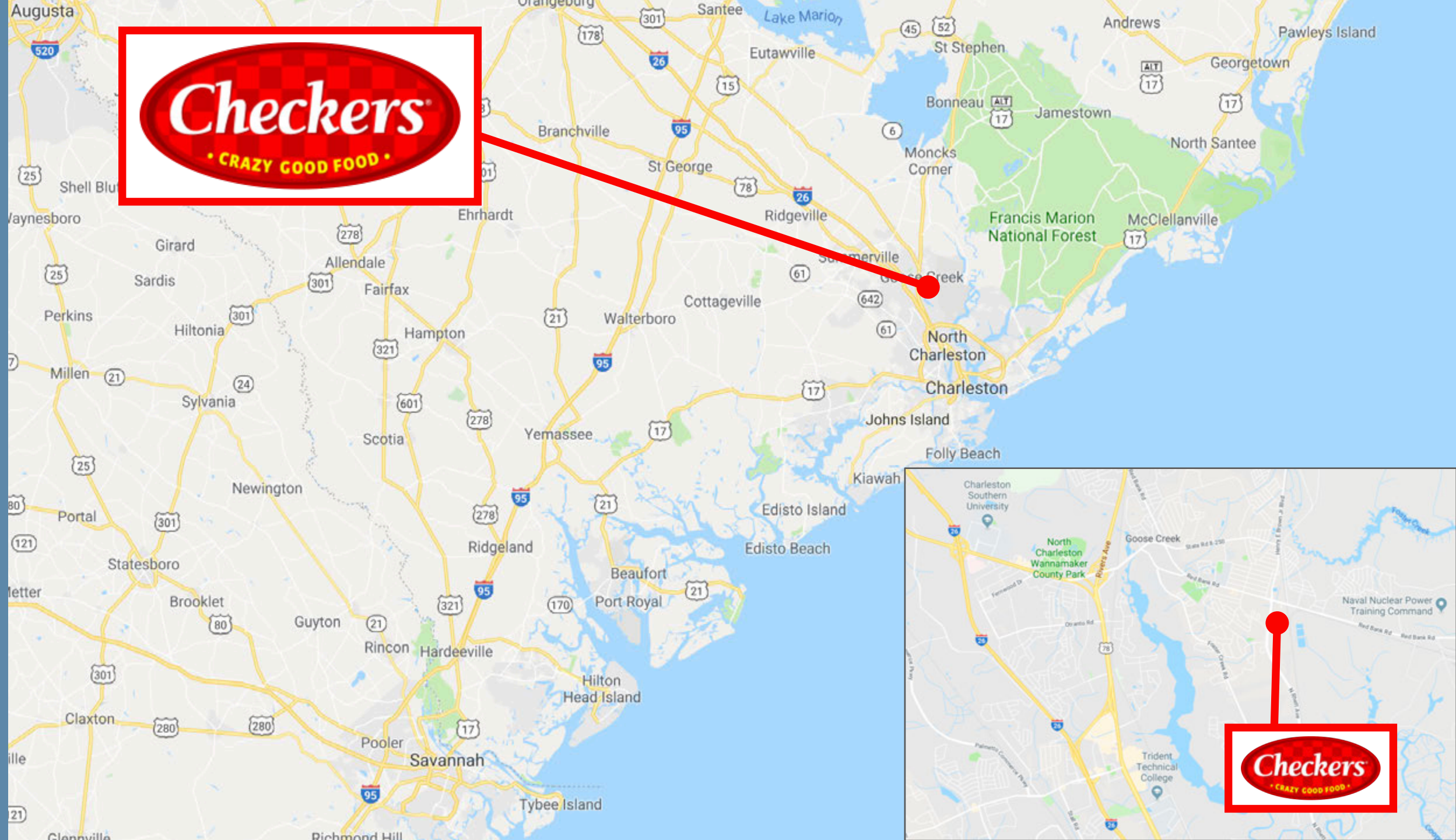
OFFERING SUMMARY	
PRICE	\$2,066,000
CAP	7.50%
NOI	\$155,000
LEASE TERM	20 Years
LEASE GUARANTY	Multi-Unit Personal Guarantee

PROPERTY SUMMARY	
ADDRESS	1638 Red Bank Rd Goose Creek, SC 29445
COUNTY	Berkeley
BUILDING AREA	950 SF
LAND AREA	1.15 Acres
BUILT	2018



INVESTMENT HIGHLIGHTS

- New 20 Year Absolute Triple Net (NNN) Lease
- Brand New Construction (New Prototype) with Double Drive-Thru: Expected February 2019 Delivery
- Four (4), Five (5) Year Renewal Options
- 7.5% Increases Every 5 Years and At Each Option Period
- Experienced Operator with Multi-Units / Multi-Brands
- Excellent Visibility from Red Bank Road
- Located Just Outside the Entrance of U.S Naval Weapons Station
- Dense Neighborhood Location Within Walking Distance to Over Seven Apartment Complexes and Less Than 1 Mile From Goose Creek High School
- Nearby Retailers Include: Walgreens, McDonald's, Burger King, Hardee's, Waffle House, Dollar General and Food Lion



Checkers
CRAZY GOOD FOOD



US Navy Department
Columbia College

Promflant Access Rd

Associated
Container Sales

Red Bank Rd
28,710 VPD



Walgreens

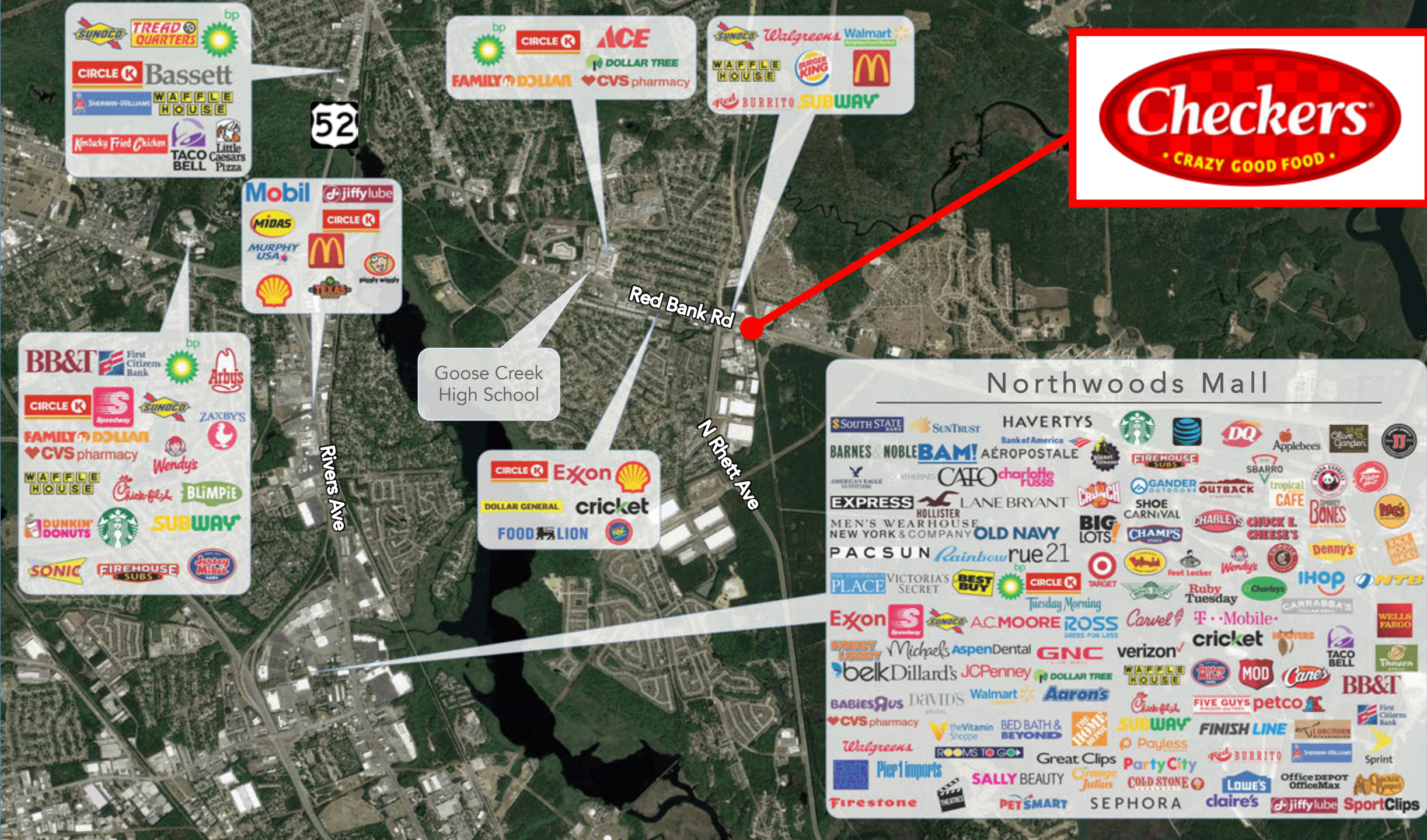


3R of Charleston, Inc.



N Rhett Ave
25,190 VPD





STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
Rivers Ave	67,300
Red Bank Rd	24,500
N Rhett Ave	25,500

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	43,574	113,898	326,049
Average Household Income	\$70,780	\$64,547	\$69,605



GOOSE CREEK, SC



OAKS PLANTATION



CHARLESTON PORT



DOWNTOWN CHARLESTON

ABOUT THE CITY

Goose Creek is a city in Berkeley County in South Carolina. Goose Creek is included in the Charleston-North Charleston-Summerville metro area. The population of the Charleston metropolitan area, comprising Berkeley, Charleston, and Dorchester Counties, was counted by the 2015 estimate at 727,689 – the 78th largest metropolitan statistical area in the United States. South Carolina is now the second most popular destination for movers in the United States, according to United Van Lines' Annual Movers Study. One economist predicts this may be part of a larger trend of people seeking locations where "housing costs are relatively lower, climates are more temperate and job growth has been at or above national average." With 90 miles of coastline, the Charleston metro certainly fits the bill, averaging 43 newcomers a day.

ECONOMY

The Charleston-North Charleston metro area — which includes Charleston, Berkeley and Dorchester counties — grew its economy at a 15.2 percent clip between 2011 and 2016, the data show. Its inflation-adjusted gross domestic product — or the total value of goods and services produced within the region — totaled just under \$34 billion in 2016. The Charleston region ranked as one of the top ten places in the U.S. for job seekers last winter. The survey, by employment services firm ManpowerGroup, ranked each region by the net percentage of employers in each city that plan to hire. With companies like Boeing, Benefitfocus, Daimler, and Snag-a-Job adding thousands of new jobs to the region, it's no surprise Charleston made the list. The city has two shipping terminals, owned and operated by the South Carolina Ports Authority, which are part of the fourth-largest container seaport on the East Coast and the thirteenth largest container seaport in North America.

CULTURE & CONTEMPORARY LIFE

Known for its rich history, well-preserved architecture, distinguished restaurants and mannerly people, Charleston is a popular tourist destination and has received a large number of accolades, including "America's Most Friendly City" by *Travel + Leisure* in 2011 through 2013 and 2014 by *Condé Nast Traveler*, and also "the most polite and hospitable city in America" by *Southern Living* magazine. Charleston is a major tourist destination, with a considerable number of luxury hotels, hotel chains, inns, and bed and breakfasts, and a large number of restaurants serving Lowcountry cuisine and quality shopping. Charleston is also an important art destination, named a top-25 arts destination by *AmericanStyle* magazine.



Actual Property Image



Checkers Drive-In Restaurants, Inc. burst onto the burger scene with their over-the-top flavors in 1986 in Mobile, Alabama. After successfully opening and maintaining 200+ restaurant chain businesses in several Midwestern and Southeastern states, in 1999 Checkers & Rally's brought their passion for big flavor together. This successful merger made Checkers & Rally's the largest double drive-thru restaurant chain in the country. Which in turn helped bolster both the Checkers & Rally's brands on all fronts. Today Checkers & Rally's have more than 800 restaurants open in the United States. And with the hard-working, can-do attitude that every Checkers & Rally's employee and franchisee brings to work with them every day, they're only certain to grow even more.

Checkers Drive-In Restaurants, Inc., is one of the largest chains of double drive-thru restaurants in the United States. The company operates Checkers and Rally's restaurants in 28 states and the District of Columbia.



COMPANY TYPE
Private



HEADQUARTERS
Tampa, FL



OF LOCATIONS
800+



FOUNDED
1986



WEBSITE
checkers.com
rallys.com

LEASE SUMMARY

TENANT	Checkers
PREMISES	A Building of Approximately 950 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	20 Years from Close of Escrow
LEASE TERM	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7.5% Every 5 Years & At Options
LEASE TYPE	Absolute Triple Net (NNN)
USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Checkers	950 SF	100%	\$155,000	7.5% Every 5 Years & At Options	COE	20 Years from COE	4 x 5 Years

Representative Image

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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