



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity

6341 Old Pearsall Rd | San Antonio, TX 78242



EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

2101 S IH 35, Suite 402
Austin, TX 78741
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Austin, LLC Lic. # 9004706

WILL SCHUHMACHER

Lic. # 629275

512.277.5924 | DIRECT

will@SIGnnn.com

ELAN SIEDER

Lic. # 01928243

512.649.5185 | DIRECT

elan@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale the 1,526 SF Sonic Drive-In Located at 6341 Old Pearsall Road in San Antonio, Texas. With ~3 Years Remaining on an Triple Net (NNN) Lease, this Opportunity Provides a Secure Investment With Income Growth of an Established Tenant.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,246,512
CAP	6.45%
NOI	\$80,400
PRICE PER SF	\$816.85
YEARS REMAINING	~3 Years
OPTIONS	2 x 5 Years
GUARANTOR	Corporate and Let's Shake On It, LLC (53 Units)

PROPERTY SUMMARY

ADDRESS	6341 Old Pearsall Rd San Antonio, TX 78242
COUNTY	Bexar
BUILDING AREA	1,526 SF
LAND AREA	0.82 AC
BUILT	1999

HIGHLIGHTS



Triple Net (NNN) Lease with Zero Landlord Responsibilities



Corporate and Franchisee (53-Unit Operator) Guarantee



Healthy Rent to Sales Ratio - Monthly Sales Reporting



Icon Cinemas Planned Future Development of a 120,000 SF Movie Theater / Event Center on the Adjacent 65 Acre Lot



Less Than 5-Miles From Joint Base San Antonio (JBSA), Which Includes Lackland AFB, US Army Fort Sam Houston and US Airforce Randolph Base



JBSA Services More DOD Students and Active Runways Than any Other Installation; Houses The DOD's Largest Hospital and the Only Level One Trauma Center - Supporting More Than 250,000 Personnel



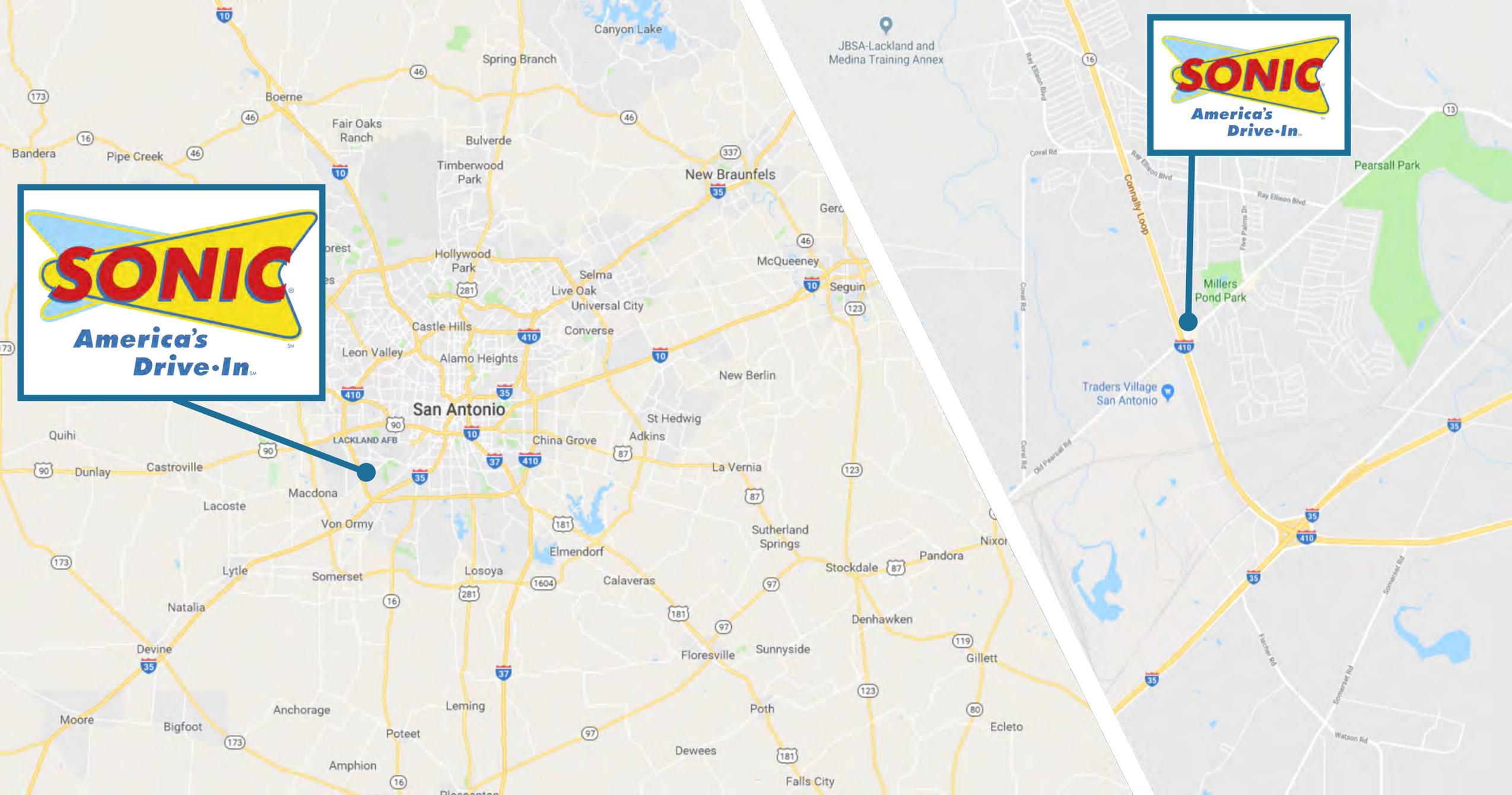
Excellent Traffic with 25,488 VPD Along Old Pearsall Rd



Population of 55,213 Residents with an Average Household Income of \$49,342 Located Within a 3-Mile Radius



Nearby Tenants Include: Walmart Supercenter, Dollar General, CVS, Valero, Culebra Super Meat Market, AutoZone, McDonald's, Bill Miller BBQ, Domino's Pizza, Speedy Cash and O'Reilly Auto Parts



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ICON CINEMA

COMING SOON



Bob Miller
EST. 1953

TACUERIA
MEXICO INC.

FRED'S
FISH
FRY

Old Pearsall Rd



BURGER KING **McDonald's** **Church's**
Sprint **PANDA EXPRESS** **SUBWAY** **Great Clips**
DOLLAR TREE **Pizza Hut**

SUBWAY
Arbys

CHARLEYS
SUBWAY
GNC
LIVE WELL

Travelodge

SUBWAY
CIRCLE K **VALERO**

H-E-B **GOLDS GYM**
First Community Bank



Church's **CVS pharmacy**

Walmart
Supercenter

DOLLAR GENERAL

VALERO **CIRCLE K**

Old Pearsall Rd



SONIC
America's Drive-In

ICON CINEMA
COMING SOON

FAMILY DOLLAR

Little Caesars
metroPCS

AutoZone

VALERO **CIRCLE K**

O'Reilly
AUTO PARTS



SUBWAY

McDonald's **SUBWAY** **cricket**
TACO BELL **Dominos** **Shell**

CITY OVERVIEW

San Antonio | Bexar County | Texas



SAN ANTONIO, TEXAS

San Antonio, TX

San Antonio, officially named the City of San Antonio, is the seventh most populated city in the United States and the second most populated city in the state of Texas, with a population of 1.512 million in 2017. The city is located in the south-central part of Texas, and the southwestern corner of an urban region known as the Texas Triangle. The city serves as the seat of Bexar County, and the city is the main center of the San Antonio - New Braunfels Metropolitan Statistical Area. Commonly referred to as Greater San Antonio, the metropolitan area has a population of over 2.45 million based on the 2017 US Census estimate, making it the 24th largest metropolitan area in the United States and third-largest in the state of Texas.



SAN ANTONIO RIVER WALK

Economy

San Antonio has a diversified economy with a gross domestic product (GDP) of approximately \$96.8 billion. This ranks the city fourth in Texas and 38th in the United States. San Antonio's economy focuses primarily on military, health care, government-civil service, financial services, oil and gas, and tourism. Within the past twenty years, the city has become a significant location for American-based call-centers and has added a sizable manufacturing sector centered around automobiles. San Antonio is home to the headquarters of six Fortune 500 companies: Valero Energy, Andeavor (formerly Tesoro Corp), USAA, iHeartMedia, NuStar Energy and CST Brands Inc. H-E-B, the 13th-largest private company in the U.S. is also based in San Antonio.



ALAMO

Contemporary Life

San Antonio is famous for the historical Spanish missions, Alamo, River Walk, Tower of the Americas and Alamo Bowl. The city hosts the annual San Antonio Stock Show & Rodeo, one of the largest in the country. San Antonio has a strong military presence and is home to 31 higher education facilities including the University of Texas Health Science Center at San Antonio, the University of Texas at San Antonio, Texas A&M University-San Antonio and the Alamo Community College District among others. The city has vibrant art community that reflects the rich history and culture of the area. Commercial entertainment includes SeaWorld and Six Flags Fiesta Texas theme parks. The city is visited by approximately 26 million tourists every year.

DEMOGRAPHICS

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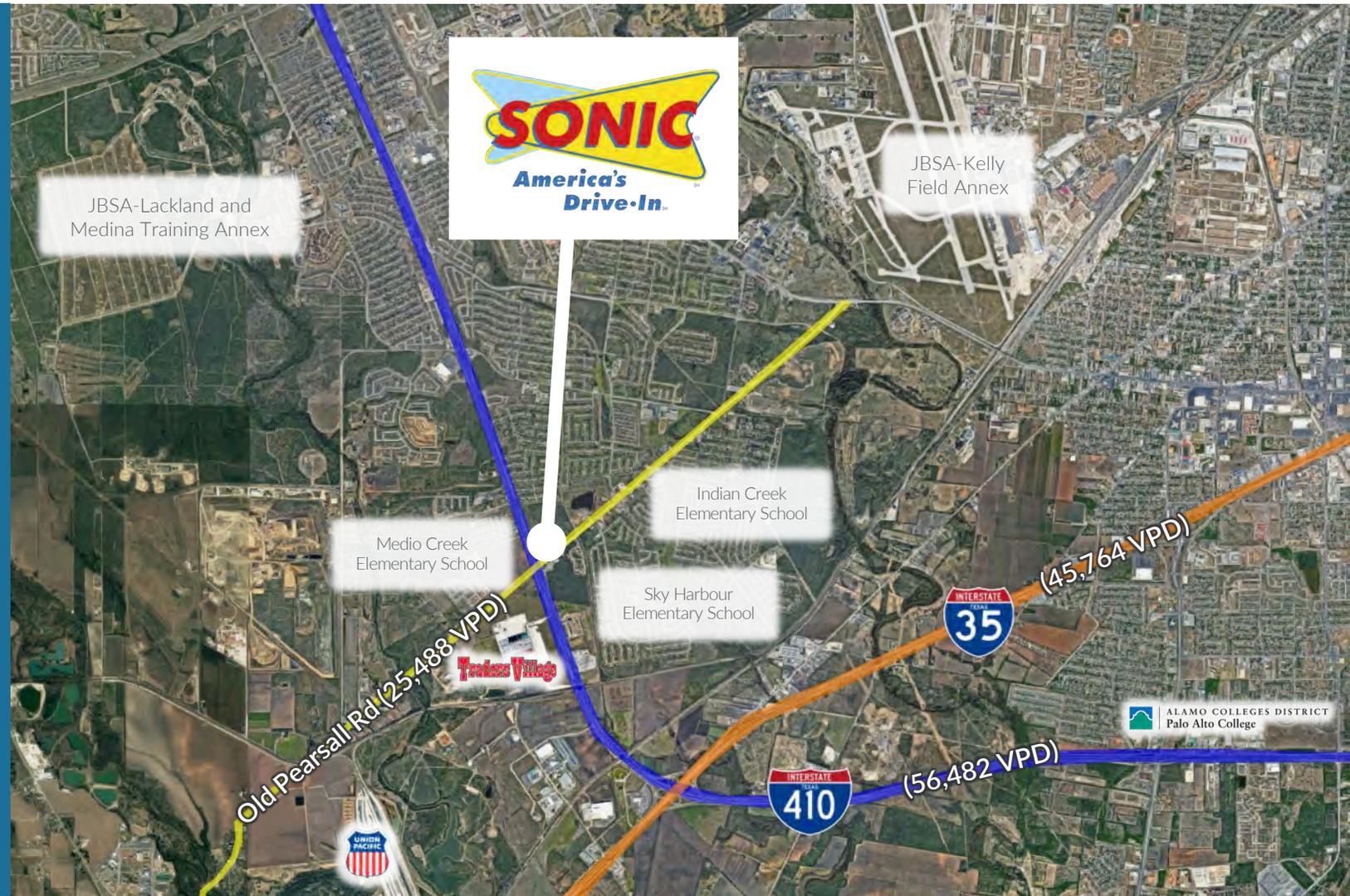
Population

1-MILE	3-MILE	5-MILE
12,382	55,213	112,236



Average Household Income

1-MILE	3-MILE	5-MILE
\$50,629	\$49,342	\$49,033



TENANT PROFILE



Sonic Drive-In is an American drive-in fast-food restaurant chain based in Oklahoma City, Oklahoma. Sonic is the nation's largest and most beloved drive-in chain, serving hot, fresh and made-to-order food for more than 60 years. The company is rapidly expanding and has available territory and ideal locations in all 50 states. Sonic is more than an iconic brand; they are a solid franchise investment focused on the future and backed by visionary leadership, robust national advertising power and operational excellence.

Sonic's diverse menu gives the chain the ability to produce strong results at all times of the day, avoiding the common drop-offs most QSR restaurants encounter in the afternoon or evenings. They have an innovative menu. Sonic's ice cream and slush drinks make up more than 40 percent of their sales. Sonic maximizes profitability by perfecting multiple day parts. Whether clients stop by during breakfast, lunch, afternoon, dinner or evening, there is a menu product calling their name.

As of November 2018, there are more than 3,600 Sonic restaurants. In 2016, it was ranked 13th in QSR Magazine's rankings of the top 50 quick-service and fast-casual restaurant brands in the nation. The chain is known for its use of carhops or roller skates, the company annually hosts a competition to determine the top skating carhop in its system.



COMPANY TYPE
NASDAQ: SONC



FOUNDED
1953



OF LOCATIONS
3,600+



HEADQUARTERS
Oklahoma City, OK



WEBSITE
sonicdrivein.com



LEASE SUMMARY

TENANT	Sonic Drive-In
PREMISES	A Building of Approximately 1,526 SF
LEASE COMMENCEMENT	May 1, 2003
LEASE EXPIRATION	October 1, 2021
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
BONUS RENT	6.5% of Sales Above Base Rent
LEASE TYPE	Triple Net (NNN)
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	Yes



RENT ROLL

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Actual Property Images

SIZE		ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	BONUS RENT	LEASE BEGIN	LEASE END	OPTIONS
Sonic Drive-In	1,526 SF	100%	\$80,400	\$52.69	6.5% of Sales Above Base Rent	05/01/2003	10/01/2021	2 x 5 Years



CONFIDENTIALITY AGREEMENT

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.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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