



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Absolute Triple Net (NNN) Lease Investment Opportunity

747 Sunset Drive | Grenada, MS 38901

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation with JDS Real Estate Investment Services, Inc.

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer for Sale the 2,245 SF Popeyes Located at 747 Sunset Drive in Grenada, Mississippi. With 10+ Years Remaining on an Absolute Triple Net (NNN) Lease and Attractive Rent Increases, This Opportunity Provides a Secure Investment With Income Growth of an Established Tenant.



Actual Property Image

OFFERING SUMMARY

PRICE	\$824,308
CAP	6.50%
NOI	\$53,580
PRICE PER SF	\$367.17
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	747 Sunset Drive Grenada, MS 38901
COUNTY	Grenada
BUILDING AREA	2,245 SF
LAND AREA	0.47 AC
BUILT	2007

HIGHLIGHTS



INVESTMENT OPPORTUNITY WITH SIGNIFICANT NOI GROWTH

- 10+ Years Remaining on an Absolute NNN Lease - Provides For Ease of Management With No Landlord Responsibilities
- Significant NOI Growth With 2% Annual Rent Increases Throughout the Lease Term and Annually Throughout Options
- Two (10) Year Renewal Options



NATIONAL TENANT & INDUSTRY LEADER

- Established, High Credit Single Tenant Fast Food Restaurant
- Popeyes is One of the World's Largest QSR Chicken Concepts With Over 2,600 Locations Around the World
- Guaranteed by Interfoods of America, Inc. – One of the Largest Popeye's Franchisees Operating 132 Locations in 6 States



EXCELLENT INTERSTATE LOCATION

- Sunset Drive Sees 23,000 Vehicles Per Day and Has Direct Access to Interstate 55 Which Draws Over 21,000 Additional Vehicles Daily
- Less Than 2-Miles Off Interstate 55 – Main Thoroughfare For the City of Grenada From South to North
- One of the Fastest Growing Cities in Mississippi; Grenada is Located in North Central Mississippi - Halfway Between Memphis and Jackson on Interstate 55



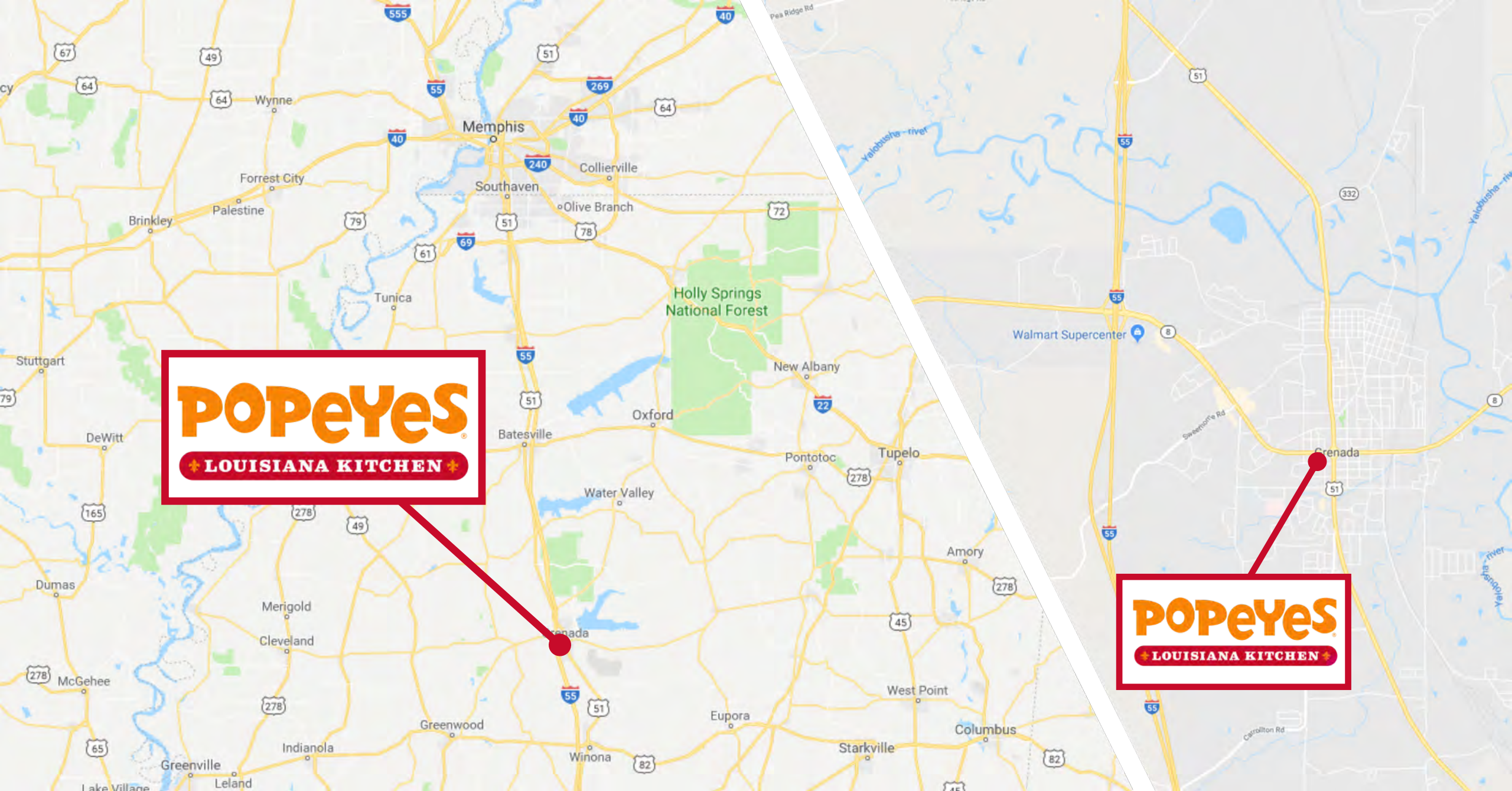
DOMINANT MARKET POSITION

- Close Proximity to Grenada High School, University of Mississippi Medical Center and Multiple Apartment Complexes
- Numerous Hotels Along Sunset Drive Which Draws Travelers Passing Through Grenada to Popeyes
- Well Established Location – Popeyes Has Been Operating at This Location Since 2007



NUMEROUS TENANTS IN AREA

- Nearby Tenants Include: Fred's, Ashley HomeStore, Walgreens, Walmart, Applebee's, Dollar General, Grocery Basket, True Value Home Center, CVS, QuickCare, Sally Beauty, Sonic, McDonald's, Wendy's and More



Popeyes | 747 Sunset Drive | Grenada, MS 38901

Cross
Country
Seeds

Cleveland
STATE BANK
Bank on a better future with us.

Walgreens

Yogurt
Express

Mobil

Sprint

fred's
Pharmacy

EXPRESS
check advance



OneMain Financial
LENDING DONE HUMAN

Exxon

True Value

Grenada High
School

RENASANT
BANK

REGIONS

QUICK CARE
PHARMACY



TECH SMART

SUNSET CHRYSLER
SC
DODGE • JEEP • RAM

KFC

POPEYES

LOUISIANA KITCHEN

BancorpSouth

Sunset Drive



POPEYES
* LOUISIANA KITCHEN *

CITY OVERVIEW

Grenada | Grenada County | Mississippi

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GRENADA, MISSISSIPPI

Grenada, MS

Grenada is a city in Grenada County, Mississippi. Grenada is a place with a warm small town atmosphere nestled in a serene woody landscape. The population of the city was 12,708 residents at the 2016 census. The city is also the county seat of Grenada County. The county is named for the province of Granada in southern Spain. As of the 2016 census, the county population was 21,578 residents. Its western border is formed by the Yazoo River and it sits in front of the Mississippi Delta. Cotton cultivation was important to its economy well into the 20th century. Grenada is located in the Northern region of Mississippi making it about 95 miles from Memphis, TN.



LUVATA

Economy

The economy of Grenada County, Mississippi employs about 8,347 people. The economy of Grenada County specialized in Mining, Quarrying, Oil, Gas Extraction, Manufacturing, and Construction. Grenada County is centrally located between Jackson, Mississippi and Memphis, Tennessee and less than half a day's drive from important markets like St. Louis, Dallas, Atlanta and New Orleans. With a strong manufacturing culture and Mississippi's largest industrial park on I-55, Grenada is poised for growth in industries such as automotive, aerospace, food processing and plastics manufacturing. Grenada companies achieving global success include Luvata, ADP and Vitro America.



LAKE GRENADA

Contemporary Life

A city is in a region overflowing with beautiful natural resources and bountiful opportunities for outdoor recreational activities. The regions many parks, green spaces, and expansive lakes make Grenada a haven for the weary traveler or for those looking for an ideal place to call home. The city is home to the Hugh White State Park, where people love to hike and enjoy a picnic with great scenery. People live a casual lifestyle, play checkers on the city's square, sip a glass of iced tea under an ancient oak, or wade in the water at Grenada Lake. The city has a warm climate and multitude of wildlife, and some of the state's best Southern home-cooking too!

DEMOGRAPHICS

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Popeyes | 747 Sunset Drive | Grenada, MS 38901



Population

3-MILE	5-MILE	10-MILE
12,070	14,491	18,839



Average Household Income

3-MILE	5-MILE	10-MILE
\$51,141	\$52,785	\$53,148



TENANT PROFILE

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Founded in New Orleans in 1972, Popeyes® has more than 40 years of history and culinary tradition. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes to become one of the world's largest quick service restaurant chicken concepts with over 2,900 restaurants in the U.S. and around the world.

Popeyes is committed to supporting local communities. It is franchised in most of the country, and it is up to the individual restaurant franchise owner to decide whether he or she would like to contribute. Popeyes parent company is Restaurant Brands International Inc. ("RBI") is one of the world's largest quick service restaurant companies with more than \$30 billion in system-wide sales and over 24,000 restaurants in more than 100 countries and U.S. territories. Popeyes franchisor, Interfoods of America Inc., is the largest US franchisee of Popeyes restaurants with about 140 locations in six states (mostly Florida). Through the development of new restaurants and the acquisition of existing restaurants, Interfoods of America Inc. has grown from 11 restaurants in the Miami area to 162 restaurants in six markets over the past four years.



COMPANY TYPE
Subsidiary



FOUNDED
1972



OF LOCATIONS
2,900+



HEADQUARTERS
Atlanta, GA



WEBSITE
popeyes.com

LEASE SUMMARY

TENANT	Popeyes
PREMISES	A Building of Approximately 2,245 SF
LEASE COMMENCEMENT	April 12, 2007
LEASE EXPIRATION	April 12, 2029
RENEWAL OPTIONS	2 x 10 Years
RENT INCREASES	2% Annually & During Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fast Food
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
GUARANTOR	Franchisee



Actual Property Image

RENT ROLL

Popeyes | 747 Sunset Drive | Grenada, MS 38901



SIZE			ANNUAL RENT			LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Popeyes	2,245 SF	100%	\$53,580	\$23.87	2%	Annually and During Options	04/12/2007	04/12/2029	2 x 10 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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG 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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