



JDS Real Estate Services, Inc.
MS Lic. # 21201

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

3413 Denny Avenue | Pascagoula, MS 39581

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 824 SF Checkers Located at 3413 Denny Ave. in Pascagoula, Mississippi. This Opportunity Provides For a Secure Investment With Over 19 Years Remaining on an Absolute Triple Net (NNN) Ground Lease for an Established Tenant.



OFFERING SUMMARY

| | |
|-----------------|-------------|
| PRICE | \$1,124,000 |
| CAP | 6.00% |
| NOI | \$67,422 |
| PRICE PER SF | \$1,364.08 |
| YEARS REMAINING | 19+ Years |
| LEASE GUARANTY | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 3413 Denny Ave. Pascagoula, MS 39581 |
| COUNTY | Jackson |
| BUILDING AREA | 824 SF |
| LAND AREA | 0.34 AC |
| BUILT | 1992 |

Actual Property Image

HIGHLIGHTS



Absolute Triple Net (NNN), 20 Year Corporate Guaranteed Lease With Zero Landlord Responsibilities



10% Rent Increases Every 5 Years and At Option



Strategically Located Along a Major Retail Artery for Pascagoula - Over 41,000 VPD and Just 5 Minutes From the 24-Hour Walmart Supercenter



Excellent Visibility With Many Access Points and a Drive Through Lane for Customer Convenience



Outparcel to the Chicot Crossing Shopping Center, Anchored By Office Depot, Save-A-Lot, Dollar Tree and Cato Fashions



1-Mile East of Singing River Hospital - Full Service Hospital With 435 Beds



Strong Demographics With 33,305 Residents Making an Average Household Income of \$50,948 in a 3-Mile Radius



Just 10 Minutes to the Pascagoula Beach Park at the Gulf of Mexico



Nearby Tenants Include: 24 Hour Walmart Supercenter, Lowe's Home Improvement, Planet Fitness, Big Lots, Burkes Outlets, Dollar Tree, Save-A-Lot Food Stores, UPS, Exxon, Enterprise, Hilton Garden Inn and More



Checkers | 3413 Denny Avenue | Pascagoula, MS 39581



Flea Market



L Y Buffet



Denny Ave


CITY ELECTRIC SUPPLY


Regional
Digestive
Specialists, P.C.


Hilton
Garden
Inn


signature MD


GULF COAST
OB/GYN, PA


SINGING RIVER
HEALTH SYSTEM

HEALTHPLEX
SINGING RIVER HEALTH SYSTEM


La Fiesta
Brasserie


LoanMax


McDonald's


TACO BELL

Denny Ave


planet
fitness


ARMY
NATIONAL
GUARD


MISSISSIPPI STATE
DEPARTMENT OF HEALTH

Jackson County
Civic Center

LOWE'S

Celtic Irish Pub

CABLE ONE


FLETCHER
CONSTRUCTION

MURPHY USA

**Office
DEPOT**

Aaron's


DOLLAR TREE

**Save
a lot**

Exxon


Checkers
• CRAZY GOOD FOOD •

verizon

Office DEPOT OfficeMax HIBBETT SPORTS burkes OUTLET
CITITRENDS Aaron's mom
CATO Save a lot Exxon
SHOE SHOW MEGA STORE SALLY BEAUTY DOLLAR TREE

Waffle House 6

Super 8

Industrial Rd

Lowe's planet fitness TACO BELL
McDonald's MURPHY USA

Kentucky Fried Chicken
Hanco Whitney

Walmart Supercenter Canes BIG LOTS! BURGER KING
HIBBETT SPORTS Aspen Dental GNC
metroPCS WOODFOREST NATIONAL BANK

Waffle House Chevron

O'Reilly AUTO PARTS

AutoZone

Popeyes SUBWAY

Denny Ave

DOLLAR GENERAL

Checkers
"CRAZY GOOD FOOD"

Exxon

Walgreens

CVS pharmacy
LENNYS GRILL & SUBS

IHop

AutoZone metroPCS RBC

cricket Little Caesars

BURGER KING DQ goodwill
Hilton Garden Inn
Hardee's Krystal

Badcock & more Pizza Hut

CITY OVERVIEW

Pascagoula | Jackson County | Mississippi

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Pascagoula, MS

Pascagoula is the county seat of Jackson County in the state of Mississippi. The city is one of the largest cities in the whole state. It is the principal city of the Pascagoula Metropolitan Statistical Area, as a part of the Gulfport-Biloxi-Pascagoula Combined Statistical Area, which has a population of about 396,754 residents. The city's 2017 estimate population was about 21,733 residents. Pascagoula is a major industrial city of Mississippi, on the Gulf Coast. Pascagoula boasts grand Spanish moss laden live oaks, splendid ante-bellum structures and charms of the old South, and the city also has the breeziness, pleasant ambiance and architecture of a New England fishing village. The City of Pascagoula's mission is to obtain the highest quality of life for its citizens.



Economy

The economy of Pascagoula employs about 9,052 people and is specialized in Manufacturing, Mining, Quarrying Oil, Gas Extraction, Agriculture, Forestry, Fishing, and Hunting. Today, Pascagoula is home to the state's largest employer, Ingalls Shipbuilding, owned by Huntington Ingalls Industries. The city also has a main operation of the Signal International, LLC, which is a marine construction firm specializing in the construction of large ocean going structures such as offshore drilling rigs, production platforms and barges. The city's other major industries include the largest Chevron refinery in the world, an oil platform builder, and the Mississippi Phosphates. Since the city is one of Mississippi's coastal communities offering a great visit, tourism also affects the city's economy.



Contemporary Life

The city is home to the Pascagoula Beach Park which is a 14-acre park with a playground and picnic pavilions, plus a seasonal splash pad, fishing pier and trail. The city is also home to the Old Spanish Fort Museum, also known as Old French Fort and LaPointe-Krebs House, which was built on the shore of Lake Catahoula by the French. Pascagoula is home to the Round Island Lighthouse that stood from 1859 to 1998. In 1998, it was toppled over by Hurricane Georges, but was later on restored and now it is an important symbol for the city. The Historic Pascagoula Bike Trail was recently established to provide residents and visitors with a historic tour of the beautiful city. The city is also home to many unique shops, delicious restaurants, and beautiful views of the Gulf of Mexico.

DEMOGRAPHICS

Checkers | 3413 Denny Avenue | Pascagoula, MS 39581



Population

3-MILE

33,305

5-MILE

35,544

10-MILE

59,337



Average Household Income

3-MILE

\$50,948

5-MILE

\$51,782

10-MILE

\$54,127



TENANT PROFILE

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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 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 870 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. They specialize in hamburgers, hot dogs, french fries, and milkshakes. The company operates Checkers and Rally's restaurants are located in 28 states and the District of Columbia.



COMPANY TYPE
Private



FOUNDED
1986



OF LOCATIONS
870+



HEADQUARTERS
Tampa, FL



WEBSITE
Checkers.com



LEASE SUMMARY

| | |
|-----------------------|--|
| TENANT | Checkers Drive-In Restaurants, Inc. |
| PREMISES | A Building of Approximately 824 SF |
| RENT COMMENCEMENT | December 14, 2018 |
| RENT EXPIRATION | December 31, 2038 |
| LEASE TERM | 19+ Years Remaining |
| RENEWAL OPTIONS | 1 x 5 Years |
| RENT INCREASES | 10% Every 5 Years & at Option |
| LEASE TYPE | Absolute Triple Net (NNN) Ground Lease |
| PERMITTED 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 |
| GUARANTY | Yes |



Actual Property Image

RENT ROLL

Checkers | 3413 Denny Avenue | Pascagoula, MS 39581



Actual Property Images

| TENANT NAME | SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF | RENTAL INCREASE | INCREASE DATES | LEASE BEGIN | LEASE END | OPTIONS |
|-------------------------------------|----------------|------------------|-------------|-----------------|---------------------------|-------------|------------|------------|
| Checkers Drive-In Restaurants, Inc. | 824 SF | \$67,422 | \$81.82 | 10% | Every 5 Years & at Option | 12/14/2018 | 12/31/2038 | 1 x 5 Year |

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.



Checkers | 3413 Denny Avenue | Pascagoula, MS 39581



Actual Property Image



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