



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



TRIPLE NET (NNN) LEASE INVESTMENT OPPORTUNITY

1212 East 280 Bypass | Phenix City, AL 36867
Columbus | Auburn | Opelika MSA

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,400 SF Del Taco Located at 1212 East 280 Bypass in Phenix City, Alabama. This Brand New Construction Will Include a New 20 Year Triple Net (NNN) Lease With No Landlord Responsibilities, Providing For a Stable Investment Opportunity.



Representative Image

OFFERING SUMMARY

PRICE	\$2,390,000
CAP	5.65%
BLENDED CAP	6.55%
NOI	\$135,000
PRICE PER SF	\$995.83
LEASE GUARANTY	Franchisee

PROPERTY SUMMARY

ADDRESS	1212 East 280 Bypass Phenix City, AL 36867
COUNTY	Russell
BUILDING AREA	2,400 SF
LAND AREA	1.21 AC
BUILT	2019

HIGHLIGHTS



Brand New Construction - Single Tenant Triple Net (NNN) - New 20 Year Lease With No Landlord Responsibilities - 5.65% CAP Rate



Two (5) Year Renewal Options With 10% Rent Increases Every 5 Years



The Franchisee is a Top Rated Operator in the Del Taco System and Operates One of the Highest Grossing Del Tacos With Plans to Continue to Add New Locations



Multiple Large Subdivisions and Apartment Developments Located Within a 1-Mile Radius of Site and Over 100,300 Residents Within a 5-Mile Radius



Signalized Intersection With Strong Traffic Counts - Over 36,000 Vehicles Per Day



Phenix City's Nickname, the "Hub City", Comes From Being a Part of Both the Columbus, Georgia Metropolitan Area and the Auburn, Alabama Metropolitan Area



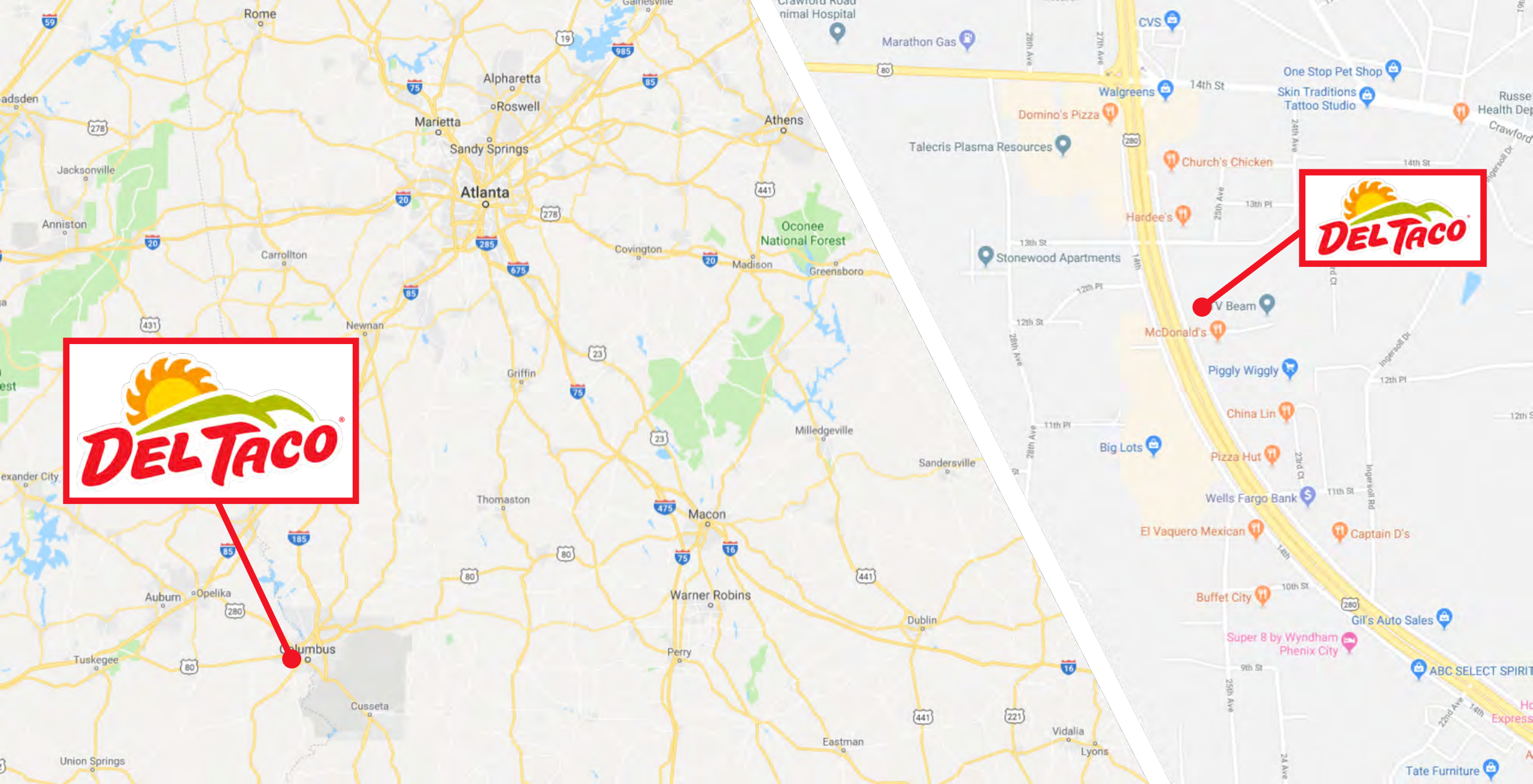
With Such Easy Access to Major Metropolitan Areas, the Busiest Airport in the World - Atlanta's Hartsfield-Jackson International Airport, Major Seaports and Rail Systems, the Phenix City Region Has Established Its Place on the Global Map



Alabama's State and Local Taxes are One of the Lowest in the Nation



Located Along Dense Retail Corridor - Nearby Tenants Include: Church's Chicken, Domino's, Applebee's, Hardee's, Piggly Wiggly, Tractor Supply Co., Big Lots, Family Dollar, Advanced Auto Parts, CVS And Walgreens



Del Taco | 1212 East 280 Bypass | Phenix City, AL 36867



DEL TACO

Durango Mexican Restaurant

Hog Rock Bar-B-Q

Pawn Headquarters

Caldwell Veterinary Clinic

beam CTV POWERED BY YOU



FACTORY CONNECTION

CHINA LIN

ROSES

creditcentral

CASH

WELLS FARGO

Krystal

AVON



ALABAMA TITLE LOANS

EL VAQUERO

Grover's Place

280

BB&T

SCOTTS TIRE

Advance Auto Parts



Aaron's



WAFFLE HOUSE



TITLEMAX



Advance America



FAMILY DOLLAR

BIG LOTS!

Alabama Department of Human Resources

hair)masters
TACO BELL
PAPA JOHN'S
SHOE SHOW

TSC TRACTOR HIBBETT
SUPPLY CO. SPORTS
Applebee's DOLLAR TREE CAFE
SUBWAY

planet fitness
DUNKIN'

280

CVS pharmacy

FAMILY DOLLAR
O'Reilly
AUTO PARTS

Rainbow
DOLLAR TREE
CITITRENDS
piggly wiggly

COURTYARD
Marriott

WELLS
FARGO

80
DEL TACO

Walgreens

Hardee's
GREASE
MONKEY

BB&T
MCDONALD'S

Advance
Auto Parts

YOUR
PIE

Aaron's WAFFLE
HOUSE
BURGER KING
Arbys
NAPA

Pizza hut
piggly wiggly

BB&T
Kentucky Fried Chicken

BIG
LOTS!
SUNOCO
SHERWIN-WILLIAMS
FAMILY DOLLAR

H
Holiday Inn
Express

WELLS
FARGO
CAPTAIN D'S
Krystal

Church's
CHICKEN

RODEWAY
INN

431

H
HOULIHAN'S
Marriott

QUALITY
Hampton
by HILTON

CITY OVERVIEW

Phenix City | Russell County | Alabama

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Phenix City, AL

Phenix City is a city in Lee and Russell counties in the state of Alabama, and the county seat of Russell County. The city's 2017 estimate population is about 36,219 residents. Phenix City lies immediately west across the Chattahoochee River; the river separates the city and the much larger city of Columbus, Georgia. Phenix City is sometimes called "Hub City". Most of the city is included in the Columbus Metropolitan Statistical area with 308,755 residents, but a section is located in Lee County, and is therefore in the Auburn, Alabama Metropolitan Statistical Area with 158,991 residents. The entire city is part of the Columbus- Auburn- Opelika Statistical Area.



Economy

Due to the cities close proximity, Columbus's economy affects Phenix City's. Columbus is home to numerous company headquarters including Aflac, TSYS, Realtree, Synovus, and the W.C. Bradley Company. Fort Banning is a major city employer located in the Chattahoochee County. According to Columbus' 2017 Comprehensive Annual Financial Report, the city's top employers are: Fort Banning with 38,958 employees, Muscogee County School District with 6,300 employees, TSYS with 4,690 employees, Aflac with 3,670 employees, Columbus Regional Healthcare System with 3,180 employees, and St. Francis Hospital, Inc. with 3,000 employees.



Contemporary Life

The city is home to the National Civil War Naval Museum, which is a museum featuring historic Navy ships used during the Civil War, reenactments & ghost tours. The city also includes the Coca-Cola Space Science Center which is an interactive space museum and observatory offering simulators, film screenings & observation events appropriate for all ages. The city is near the Chattahoochee RiverWalk which is a 22-mile walking and biking area along the Chattahoochee River in Columbus, GA. The city is also near the National Infantry Museum, the Columbus Museum, the Flat Rock Park, Lake Harding, the Columbus Botanical Garden, and the Columbus Historic District.

DEMOGRAPHICS

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Del Taco | 1212 East 280 Bypass | Phenix City, AL 36867



Population

3-MILE

43,651

5-MILE

100,337

10-MILE

263,627



Average Household Income

3-MILE

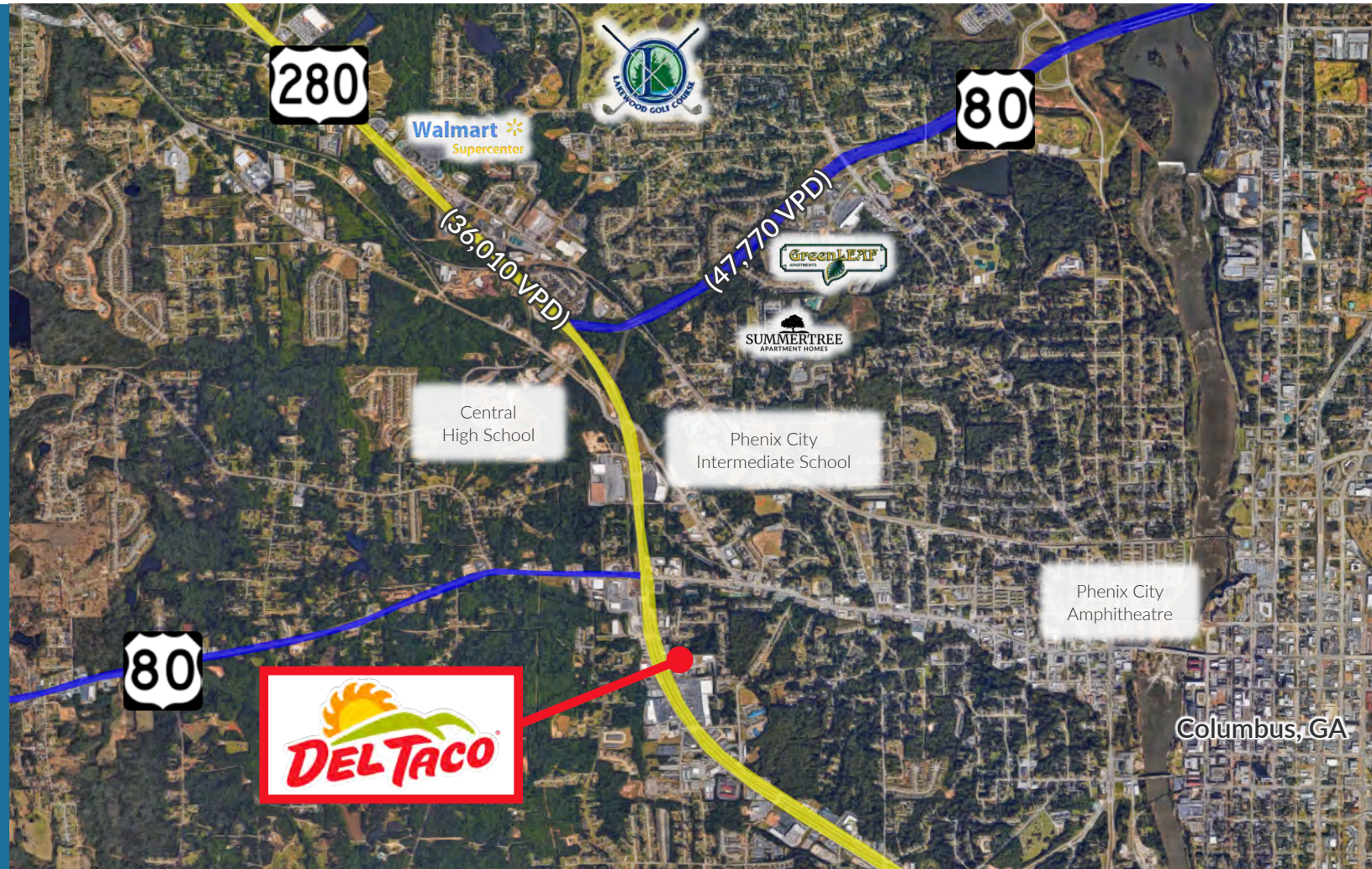
\$47,353

5-MILE

\$51,433

10-MILE

\$58,361



TENANT PROFILE

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Ed Hackbarth and David Jameson opened the first Del Taco in Yermo, CA in 1964. With a menu of 19¢ tacos, tostadas, fries and 24¢ cheeseburgers, Del Taco brought in \$169 in sales on its first day in business - the equivalent of 900 tacos. Things were off to a bold start. For more than 50 years, Del Taco has been serving freshly prepared, craveable food at an unbeatable value. This rare combination is one of the many reasons that they are one of the leading brands in the fast-growing Mexican quick-service restaurant (QSR) category.

Del Taco Restaurants Inc., or Delicious Taco Inc., is an American fast food restaurant chain which specializes in American-style Mexican cuisine as well as American foods such as burgers, fries, and shakes. Del Taco is led by CEO John D. Cappasola, Jr., and is now headquartered in Lake Forest, California. Today the company has more than 565 locations in 14 states, with an incredibly loyal fan base and a strong presence across the western United States, with plenty of room for franchisees to grow in both existing and untapped markets. Due to Del Taco's popularity, business is booming so the company is planning to aggressively expand across the United States.



COMPANY TYPE
NASDAQ: TACO



FOUNDED
1964



OF LOCATIONS
565+



HEADQUARTERS
Lake Forest, CA



WEBSITE
deltaco.com

LEASE SUMMARY

TENANT	Del Taco
PREMISES	A Building of Approximately 2,400 SF
LEASE COMMENCEMENT	Upon Tenant Opening For Business
LEASE EXPIRATION	20 Years From Lease Commencement
LEASE TERM	20 Years
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food 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



RENT ROLL

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Representative Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Del Taco	2,400 SF	\$135,000	\$56.25	10%	Every 5 Years	Upon Tenant Opening For Business	20 Years From Lease Commencement	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.



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