



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

289 Blanding Blvd | Orange Park, FL 32073

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140
Santa Monica, CA 90405
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with SIG RE Services, LLC - Lic. # CQ1055229

DANNY HELD

Lic. # 01946205

310.853.1358 | **DIRECT**
danny@SIGnnn.com

DAN HOOGESTEGE

Lic. # 01376759

310.853.1419 | **DIRECT**
dan@SIGnnn.com

ANDREW ACKERMAN

FL Lic. # BK3369953

770.626.0445 | **DIRECT**
andrew@SIGnnn.com

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

TABLE OF CONTENTS

Whataburger | 289 Blanding Blvd | Orange Park, FL 32073

3



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Maps
Retail Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,778 SF Whataburger Located at 289 Blanding Boulevard in Orange Park, Florida. This Opportunity Includes a Triple Net (NNN) Lease With Over 9 Years Remaining, and the Property is Located in a Highly Populated Area With Many Surrounding Retailers.



OFFERING SUMMARY

PRICE	\$1,613,333
CAP	5.25%
NOI	\$84,700
PRICE PER SF	\$580
LEASE GUARANTY	JWB Ventures LLC

PROPERTY SUMMARY

ADDRESS	289 Blanding Blvd Orange Park, FL 32073
COUNTY	Clay
BUILDING AREA	2,778 SF
LAND AREA	0.89 AC
BUILT	1995

Actual Property Image

HIGHLIGHTS

- Over 9 Years Remaining on a 20-Year Triple Net (NNN) Lease With Zero Landlord Responsibility
- 10% Rent Increases Every 5 Years and At Each Four (5) Year Option
- Low Rent / Low Price Point Provides Future Value Add Potential
- Corporate and Personal Guarantee of High Net Worth Individual
- Drive-Thru With Multiple Points of Entry
- Dense Population of Over 136,000 Residents Within a 10-Mile Radius
- Heavy Traffic Counts of Over 89,000 VPD
- Less Than 1-Mile From Orange Park Medical Center and Orange Park High School
- Neighboring Tenants Include: Publix, Boot Barn, McDonald's, Lowe's Home Improvement and Budget Car Rental





Whataburger | 289 Blanding Blvd | Orange Park, FL 32073

STAPLES **DUNKIN'**
Pizza Hut **BURGER KING** **TIRE KINGDOM** **CARPET ONE**
CHASE **CAP WORLD**
truck accessories & trailers

Publix **WELLS FARGO**
ZAXBY'S **POPEYES** **LOUISIANA KITCHEN** **H&R BLOCK**
cicis **Great Clips** **Joey Mize**

Orange Park High School

THE PARK
at
BLANDING
APARTMENT HOMES

CareSpot
Express Healthcare

Morgan Mini Stor-it

BUDDY'S **Budget**
HOME FURNISHINGS
SalonCentric **Combat Athletics**
SmokeCity **THE SPRINGS CHURCH**

LOWE'S

Bowl America

InTown
SUITES

Freddy's
STEAKBURGERS

McDonald's

OLD TIME
Pottery

AMCO

DD

FAMOUS AMOS

Cash America Pawn

car spa

CAPTAIN D'S
SEAFOOD RESTAURANT

Save a lot

ihop

NO.1 CHINA

mattressdirectjax

DOLLAR GENERAL

Maaco
America's BodyShop

Tuesday Morning

SUNTRUST

WHATABURGER

Tunis
Seafood • Wings • Subs

Blanding Blvd

DOWNTOWN
JACKSONVILLE

ORANGE PARK
MALL



Blanding Blvd



Tuesday Morning

RED LOBSTER T-Mobile
FIREHOUSE SUBS PAPA JOHN'S
SUPERCUTS cricket

THE HOME DEPOT at home Chick-fil-A PANDA EXPRESS
PETSMART verizon
Kentucky Fried Chicken Bank of America Sprint
MEN'S WEARHOUSE Shell

O'Reilly AUTO PARTS CATHERINES
TACO BELL planet fitness HAVERTYS
Walgreens MATTRESS FIRM

bp ROOMS TO GO

ROOMS TO GO
TIMMY JOHN'S SANDWICHES
tropical CAFE

Pepp Boys Krystal
MIDAS SHAW-WILLIAMS

TIRE PLUS TOTAL CAR CARE Sprint

McDonald's DQ
AAMCO MAVERICK TIRE

WHATABURGER

DOLLAR GENERAL IHOP
Save a lot Tuesday Morning

ZAXBY'S Freddy's STEAKBURGERS

LOWE'S STAPLES BURGER KING
Pizza Hut DUNKIN'
FIREHOUSE SUBS CHASE TIRE KINGDOM

Dillard's JCPenney belk
DICK'S SPORTING GOODS VICTORIA'S SECRET sears HOLLISTER
charlotte russe OLD NAVY Bath & Body Works Buckle
claire's BUFFALO WILD WINGS FRIDAYS THE CHILDREN'S PLACE
PACSUN NEW YORK & COMPANY
CHARLEY'S rue21 Payless Chick-fil-A
BR babykin FINISH LINE amo TACO BELL
AMERICAN EAGLE
AÉROPOSTALE TILLY'S CHAMPS
Foot Locker metroPCS BAM!

Publix cici's Great Clips
POPEYES InTown SUITES
Jersey Mike's WINGS-STORES WELLS FARGO Coast Dental & Orthodontics

Advance Auto Parts Amerts Bank
Bojangles Red BURRITO 7-Eleven Speedway

BEALLS PET SUPPLIES PLUS ROSS
SHOE CARNIVAL STYLE AMERICA
sleep number COST CUTTERS BBVA Compass
Papa Murphy's TAKE 'N BAKE PIZZA

Blanding Blvd

Kingsley Ave

CITY OVERVIEW

Orange Park | Clay County | Florida

10



CLAY COUNTY COURTHOUSE

Orange Park, FL

Orange Park is a town in Clay County in the state of Florida. The town's population was 8,705 residents at the 2017 estimate census. The town's name "Orange Park" is additionally applied to a wider area of northern Clay County outside the town limits, covering such communities as Fleming Island, Lakeside, Bellair-Meadowbrook Terrace and Oakleaf Plantation. The town is a suburb of Jacksonville and is located 15 miles from Jacksonville, Florida. Jacksonville's 2018 estimate population was about 937,934 residents.



JACKSONVILLE, FL

Economy

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Jacksonville has a sizable deepwater port, which helps make it a leading port in the U.S. for automobile imports, as well as the leading transportation and distribution hub in the state. Jacksonville is home to many prominent corporations and organizations, including the headquarters of three Fortune 500 companies: CSX Corporation, Fidelity National Financial, and Southeastern Grocers.



AMELIA ISLAND

Contemporary Life

Orange Park is about a 15 minute drive to Jacksonville, which makes it the perfect city to spend the day. The city is near Amelia Island which is part of a Sea Island chain of barrier islands. It has a history of Spanish, French, British and American rule. Jacksonville is home to the Jacksonville Zoo and Gardens and MOSH which is an aquarium & museum showing exhibits on the body, marine mammals & energy. The city is also home to the Cummer museum of Art & Gardens showcasing 5,000 works of art from all eras in a riverfront site.

DEMOGRAPHICS

11

Whataburger | 289 Blanding Blvd | Orange Park, FL 32073



Population

3-MILE

9,537

5-MILE

63,448

10-MILE

136,385



Average Household Income

3-MILE

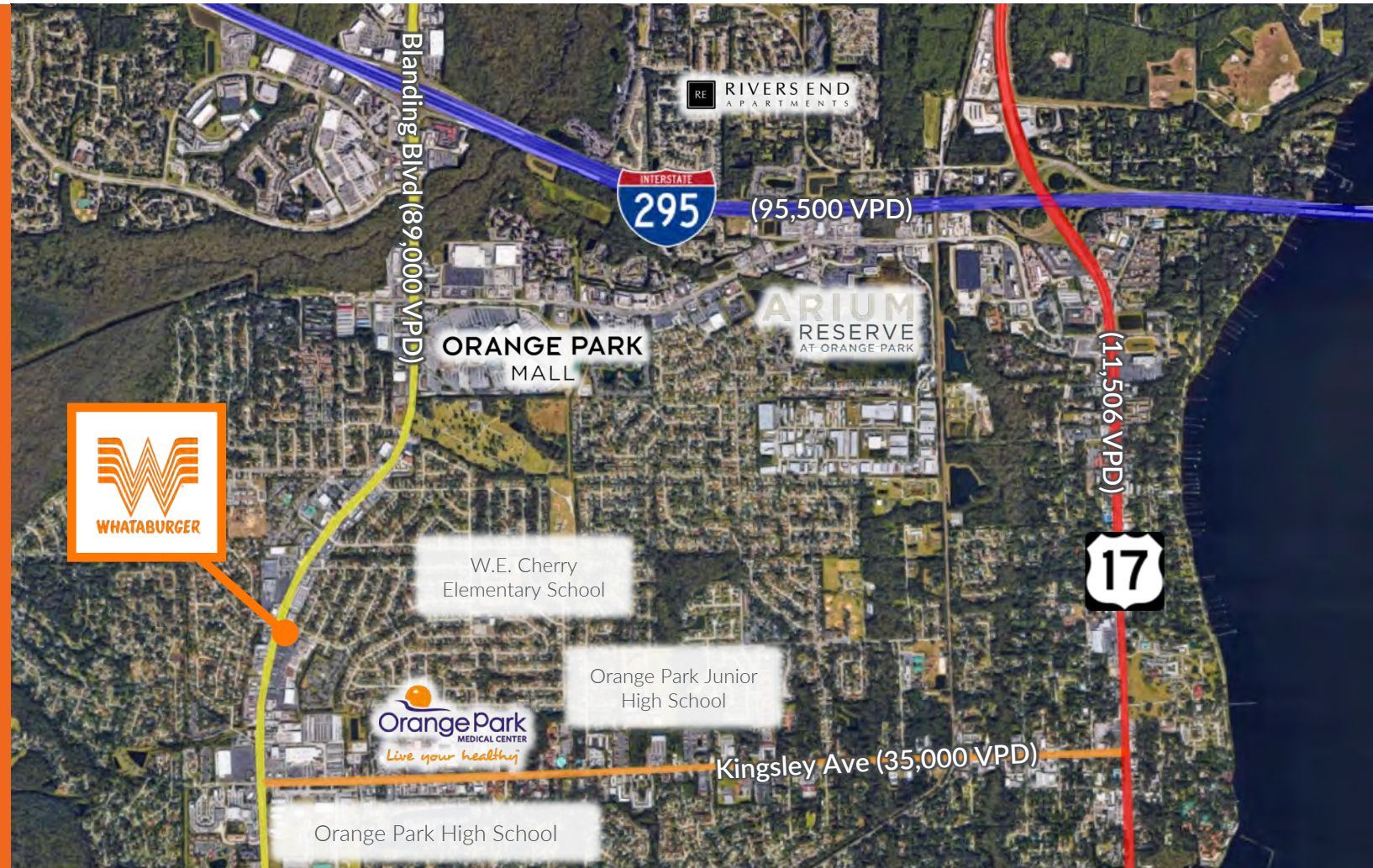
\$58,419

5-MILE

\$67,927

10-MILE

\$75,379



TENANT PROFILE

12



The company was founded by Harmon Dobson and Paul Burton, who opened the first restaurant in Corpus Christi, Texas in 1950. The chain is still owned and operated by the Dobson family, along with 25 franchisees as of April 2012. Whataburger is an American, privately held regional fast food restaurant chain, headquartered and based in San Antonio, Texas that specializes in hamburgers.

After almost 70 years of being in business, Whataburger has seen multiple changes, but one thing that will never change is the restaurant serving hot and fresh food 24 hours of the day for 7 days a week, and treating their customers right. The company's core products includes the "Whataburger", the "Whataburger Jr.", the "Justaburger", the "Whatacatch" (fish sandwich), and the "Whatachick'n". The chain also includes a breakfast menu. As of April 2017, there are 824 Whataburger stores across the Southeastern and Southwestern regions in the United States.



COMPANY TYPE
Private



FOUNDED
1950



OF LOCATIONS
824+



HEADQUARTERS
San Antonio, TX



WEBSITE
whataburger.com

LEASE SUMMARY

TENANT	Whataburger
PREMISES	A Building of Approximately 2,778 SF
LEASE COMMENCEMENT	November 24, 2008
LEASE EXPIRATION	November 30, 2028
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant Facility
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

*Tenant Shares CAM Annual Increases of 5%

Actual Property Image



RENT ROLL

Whataburger | 289 Blanding Blvd | Orange Park, FL 32073



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
-------------	----------------	------------------	-------------	-----------------	----------------	-------------	-----------	---------

Whataburger	2,778 SF	\$84,700	\$30.49	10%	Every 5 Years and At Options	11/24/2008	11/30/2028	4 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.



Whataburger | 289 Blanding Blvd | Orange Park, FL 32073



Actual Property Image

EXCLUSIVELY MARKETING BY:

DANNY HELD

Lic. # 01946205

310.853.1358 | DIRECT
danny@SIGnnn.com

DAN HOOGESTEGE

Lic. # 01376759

310.853.1419 | DIRECT
dan@SIGnnn.com

ANDREW ACKERMAN

FL Lic. # BK3369953

770.626.0445 | DIRECT
andrew@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140
Santa Monica, CA 90405
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with SIG RE Services, LLC - Lic. # CQ1055229