



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

565 Sam Ridley Parkway West | Smyrna, TN 37167

# 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](http://www.SIGnnn.com)

In Cooperation with Sands Investment Group Tennessee, LLC - Lic. #263973



**ZACH MARTIN**

Lic. # 02044335

310.626.1852 | DIRECT  
zach@SIGnnn.com



**GABE SIMPSON**

Lic. # 02022122

424.738.1555 | DIRECT  
gabe@SIGnnn.com



**KAVEH EBRAHIMI**

Lic. # 01896322

310.853.1426 | DIRECT  
kaveh@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

Taco Bell | 565 Sam Ridley Parkway West | Smyrna, TN 37167

3



## Investment Overview

Investment Summary  
Investment Highlights

## Property Overview

Location Map  
Aerial 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 2,100 SF Taco Bell Located at 565 Sam Ridley Parkway West in Smyrna, Tennessee. This Opportunity Includes a Brand New Construction 20 Year Absolute Triple Net (NNN) Ground Lease Located in the Nashville Metropolitan Statistical Area, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$1,666,667
CAP	4.50%
NOI	\$75,000
PRICE PER SF	\$793.65
LEASE GUARANTY	3-Year Corporate Followed By 50-Unit Franchisee Guarantee

## PROPERTY SUMMARY

ADDRESS	565 Sam Ridley Parkway West Smyrna, TN 37167
COUNTY	Rutherford
BUILDING AREA	2,100 SF
LAND AREA	0.56 AC
BUILT	2019

Click to Play Video Tour

Actual Property Image

# HIGHLIGHTS



Brand New Construction 20 Year Absolute Triple Net (NNN) Ground Lease



Located in Nashville MSA, Which is the Largest Metropolitan Area in the State of Tennessee and 36th Largest MSA in the United States



10% Rental Increases and Four (5) Year Option Periods



Strong 50-Unit Operator Expanding Throughout the Southeast



Smyrna is the 15th Largest City in Tennessee With Over 100,000 Residents Within a 5-Mile Radius



Over 193,808 VPD Along I-24 and Sam Ridley Parkway



Smyrna Was Named One of the “Top 10 Cities to Retire” in the US News and World Report



Over \$351 Million in Tourist Spending Throughout Rutherford County



Smyrna's Top Employer is the Nissan Assembly Plant Which is the Largest in the United States With Over 8,500 Employees



Neighboring Tenants Include: Target, PetSmart, The Home Depot, Kroger, CVS, Cheddar's Scratch Kitchen, IHOP, Starbucks, Buffalo Wild Wings and Wendy's





Taco Bell | 565 Sam Ridley Parkway West | Smyrna, TN 37167



ZAXBY'S  
Cheddar's  
SCRATCH KITCHEN  
LONGHORN  
STEAKHOUSE  
Famous Dave's  
Sleep Outfitters  
Firestone

Target  
ROSS  
Kohl's  
PETSMART  
DRESS FOR LESS  
STAPLES  
claire's  
rue21  
MATTRESS FIRM  
DOLLAR TREE  
Sprink  
ULTRA  
BEAUTY

technicolor  
Coca-Cola  
CONSOLIDATED  
GEODIS

TriStar StoneCrest  
MEDICAL CENTER

AMERICA'S FAMILY DOCTORS  
Primary Care & Walk-In Clinics  
Brentwood - Smyrna - Spring Hill

UPTOWN  
SUITES



DISCOUNT  
TIRE

FRANKLIN  
SYNERGY  
BANK



Panera



Nurture  
Pediatrics



State Farm

Jose's Restaurant



Sam Ridley Pkwy W

RIVER OF LIFE



Sullivan's  
SPORTS BAR



Buddy's  
Bakery



DUNKIN'  
DONUTS

President Pace

MOODY  
RADIO

PARKS P





First Presbyterian Church Smyrna

La Belle Nail Spa



San Ridley Pkwy W



Data Schenk Inc.



Buddy's Bakery



Jose's Restaurant

President Place







**HOBBY LOBBY T.J. MAXX**  
Bank of America T-Mobile FirstWatch  
AspenDental Mattress King menchie's  
Papa Murphy's five BEL'W PIE FIVE PIZZA

**LOWE'S** **DQ** **Krispy Kreme**  
**BUFFALO WILD WINGS** **Walgreens** **cricket**

**usbank** **FIREHOUSE SUBS**  
**FIVE GUYS** **HEARTLAND**

**Kroger** **REGIONS Pinnacle**  
FINANCIAL PARTNERS

**THE HOME DEPOT** **Jersey Mike's** **Shell**  
**SUPERCUTS** **FIRST TENNESSEE SYNOVUS**

**Publix**  
**usbank** Great Clips

**TD TireDiscounters** **9 goodwill** **InTown SUITES**  
**DUNKIN'**

**Firestone** **LONGHORN STEAKHOUSE** **ZAXBY'S**  
**Famous Dave's** **Cheddar's**

**TACO BELL**

**Academy SPORTS+OUTDOORS** **Chick-fil-A** **verizon**

**Starbucks** **Logan's ROADHOUSE**  
**Panera BREAD**

**SONIC** **CHIPOTLE** **JIMMY JOHN'S** **PAIDA EXPRESS**  
**ihop** **MALCO** **PACIFIC DDS** **Dentures & Dental Services**  
**cicis**

**KOHL'S** **ROSS** **Target**  
**BEST BUY** **Starbucks** **PET SMART**  
**KIRKLAND'S HIBBETT SPORTS** **DOLLAR TREE** **BURGER KING**  
**STAPLES** **Payless** **GNC**  
**SportClips** **NEW YORK & COMPANY**  
**claire's** **CVS pharmacy** **SHOE DEPT.**  
**SALLY BEAUTY** **MATTRESS FIRM**

**Charleys** **TOWNEPLACE SUITES** **FAIRFIELD INN & SUITES**  
**HOME 2 SUITES BY HILTON** **CANDLEWOOD SUITES** **Hilton**

**Rocky Bar** **SLEEP** **COMFORT SUITES** **Holiday Inn Express**  
**Ruby Tuesday** **Hilton Garden Inn** **Hampton**



Sam Ridley Pkwy



# CITY OVERVIEW

Smyrna | Rutherford County | Tennessee

10



RUTHERFORD COUNTY COURTHOUSE

## Smyrna, TN

Smyrna is a town in Rutherford County, Tennessee. Smyrna's estimated population was about 39,769 residents. In 2007, U.S. News & World Report listed Smyrna as one of the best places in the United States to retire. Rutherford County's population is about 317,157 residents, which makes it Tennessee's fifth most populous county. The county is also included in the Nashville-Davidson-Murfreesboro-Franklin, TN Metropolitan Statistical Area which has about 1,930,961 residents. The city is located about 20 miles from Nashville.



NISSAN PLANT

## Economy

Smyrna is known to be home to the biggest Nissan assembly plant in the U.S., making 640,000 cars per year. It began in 1983, and has made more than 10 million cars since then. Smyrna serves as the U.S. production site for the Nissan Leaf. Nissan's goal is for the plant is to eventually produce 150,000 cars, and 200,000 electric car batteries per year. The other top employers in the Smyrna area include Asurion with 1,165 employees; Vi-Jon with 737 employees; and the Stonecrest Medical Center which has 550 employees.



NASHVILLE, TN

## Contemporary Life

Smyrna is home to the Sam Davis Home and Plantation, a great place to learn about the Civil War and experience events like the annual Victorian Christmas party or vintage baseball games. The city is also surrounded by hiking trails and located near a pair of lakes with excellent opportunities to fish and boat. The city is also home to an 18-hole municipal golf course. Smyrna is also just 20 minutes from Nashville and many of the capital's attractions like the Tennessee Titans, Music Row, the Parthenon, the Grand Ole Opry, and so much more.



# DEMOGRAPHICS

11

Taco Bell | 565 Sam Ridley Parkway West | Smyrna, TN 37167



## Population

3-MILE

51,197

5-MILE

98,462

10-MILE

287,709



## Average Household Income

3-MILE

\$73,098

5-MILE

\$74,302

10-MILE

\$81,718





# TENANT PROFILE

12



Taco Bell is an American chain of fast food restaurants based out of Irvine, California. Taco Bell was founded by Glen Bell, an entrepreneur who first opened a hot dog stand in 1948. After experimenting with alternative food items, he opened the first Taco Bell in Downey, California on March 21, 1962. The restaurants serves a variety of Tex-Mex foods that includes tacos, burritos, quesadillas, nachos, novelty and specialty items, and a variety of "value menu" items. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos and burritos, among other craveable choices, and is the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items.

The company is a subsidiary of YUM! Brands Inc. Yum! Brands serves 42 million customers a week at nearly 48,000 restaurants in more than 140 countries. As of 2018, Taco Bell serves more than 2 billion customers each year at 7,072 restaurants, more than 93 percent of which are owned and operated by independent franchises and licensees. Overseas, Taco Bell has over 250 restaurants, with plans to add 2,000 more restaurants internationally within the next decade. In 2016, Taco Bell was named as one of Fast Company's Top 10 Most Innovative Companies in the World.



**COMPANY TYPE**  
Subsidiary of  
YUM! Brands Inc.



**FOUNDED**  
1962



**# OF LOCATIONS**  
7,072+



**HEADQUARTERS**  
Irvine, CA



**WEBSITE**  
tacobell.com





# LEASE SUMMARY

TENANT	Taco Bell
PREMISES	A Building of Approximately 2,100 SF
LEASE COMMENCEMENT	December 17, 2018
LEASE EXPIRATION	December 17, 2038
LEASE TERM	19+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
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



Actual Property Image



# RENT ROLL

Taco Bell | 565 Sam Ridley Parkway West | Smyrna, TN 37167



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Taco Bell	2,100 SF	\$75,000	\$35.71	10%	Every 5 Years	12/17/2018	12/17/2038	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.





Taco Bell | 565 Sam Ridley Parkway West | Smyrna, TN 37167



EXCLUSIVELY MARKETING BY:



**ZACH MARTIN**

Lic. # 02044335



**GABE SIMPSON**

Lic. # 02022122



**KAVEH EBRAHIMI**

Lic. # 01896322

310.626.1852 | DIRECT  
zach@SIGnnn.com

424.738.1555 | DIRECT  
gabe@SIGnnn.com

310.853.1426 | DIRECT  
kaveh@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](http://www.SIGnnn.com)

In Cooperation with Sands Investment Group  
Tennessee, LLC Lic. #263973