#### SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

SALVO'S

### OFFERING MEMORANDUM

Taco night. Who's in?

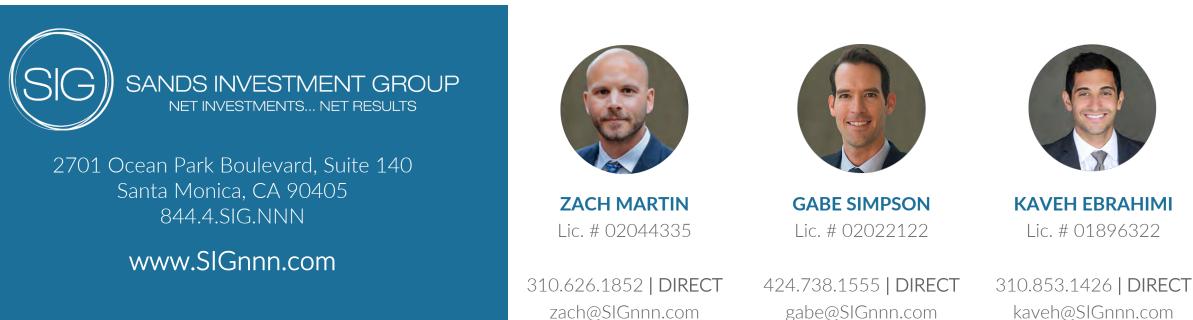
Absolute Triple Net (NNN) Ground Lease Investment Opportunity

GRAND OPENING!

NOW HEREN

565 Sam Ridley Parkway West | Smyrna, TN 37167

## EXCLUSIVELY MARKETED BY:



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

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## 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 SUMMA	RY		
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 SUMMA	RY		
ADDRESS	565 Sam Ridley Parkway West		
	Smyrna, TN 37167		
COUNTY	Smyrna, TN 37167 Rutherford		
COUNTY BUILDING AREA			
	Rutherford		

## 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







## CITY OVERVIEW

Smyrna | Rutherford County | Tennessee







#### 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.

#### **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.

#### **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

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





## TENANT PROFILE





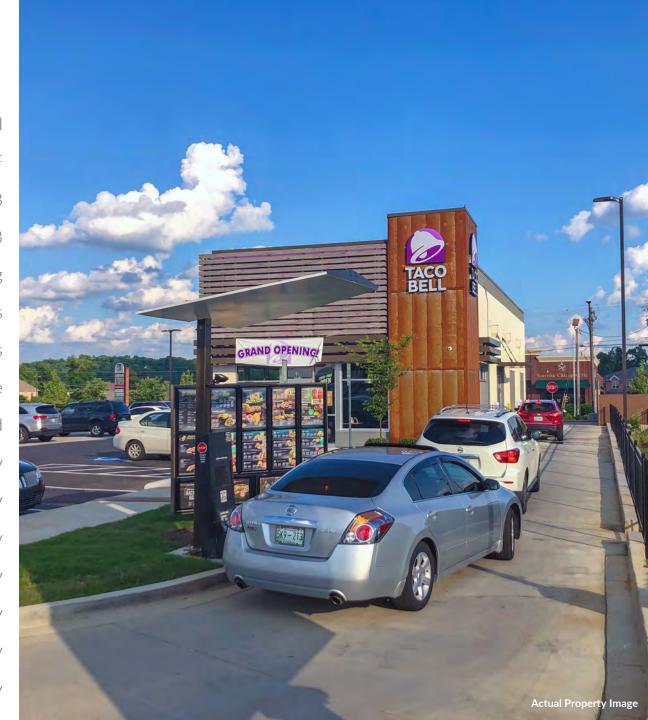
Taco Bell is an American chain of fast food restaurants based out of Irvine, California. Taco Bell was founded by Glen Bell, an entrepreneur who first opened a hot dog stand in 1948. After experimenting with alternative food items, he opened the first Taco Bell in Downey, California on March 21, 1962. 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.



### LEASE SUMMARY

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



## RENT ROLL



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



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

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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 MARKETED BY:



Actual Property Image

**FACO** 

**Breakfast** 

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TACO

TACO

TOP OIL

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