

JDS Real Estate Services, Inc.
MN Lic. # 40407966



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Absolute Triple Net (NNN) Lease Investment Opportunity

11580 Theatre Drive | Champlin, MN 55316

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 5,352 SF Buffalo Wild Wings Located at 11580 Theatre Drive in Champlin, MN. With Over 5 Years Remaining on an Absolute Triple Net (NNN) Lease, This Opportunity Provides a Secure Investment With an Established Tenant That Has Remained in the Same Location For 15 Years and Just Exercised their Renewal Option in September of 2018.



Actual Property Image

OFFERING SUMMARY

PRICE	\$2,689,125
CAP	8.20%
NOI	\$220,508
PRICE PER SF	\$502.45
YEARS REMAINING	5 Years
LEASE GUARANTY	Blazin Wings, Inc.

PROPERTY SUMMARY

ADDRESS	11580 Theatre Drive Champlin, MN 55316
COUNTY	Hannepin
BUILDING AREA	5,352 SF
LAND AREA	1.55 AC
BUILT	2003

HIGHLIGHTS



Corporate Guaranteed Absolute Triple Net (NNN) Lease With No Landlord Responsibility



Excellent Hedge Against Inflation with Annual 1.0% Rental Increases with the Next One Being in June 2019



Brand New Senior Housing Development Located Across the Street



Tenant Currently Uses This Facility as a Training Facility



Tenant has Occupied Location for 15 Years



New Roof Coating Installed - November 2017



Lease Option was Renewed in September 2018, Extending the Lease for Five More Years with No Rent Concessions from the Parent Company (Roark Capital / Inspire Brands)



Bonus Depreciation for Qualified Restaurant Property – Under the New Tax Cuts and Jobs Act, the IRS Allows for Accelerated Deprecation for Qualified Restaurant Property (15 Years Versus 39 Years)



In 2017 Roark Capital Acquired the BWW Chain, Combining it with Arby's to Create a New Entity Called Inspire Brands. Roark has a Well-Earned Reputation for Managing and Growing Restaurant Chains, and is Currently Developing a Revamp Program for the BWW Chain. The Current Lease Option Renewal was Executed Under the New Ownership with Roark's Entity, Inspire Brands. [Click Here for More Info](#)



Roark Capital and Inspire Brands has Recently Announced that They Hope to Migrate Most Locations into Sports Betting Locations, in Light of the Recent Supreme Court Ruling Overturning PASPA. First Steps were Recently Taken with the Introduction of the BWW Fantasy Football App. [Click Here for More Info](#)

AREA HIGHLIGHTS

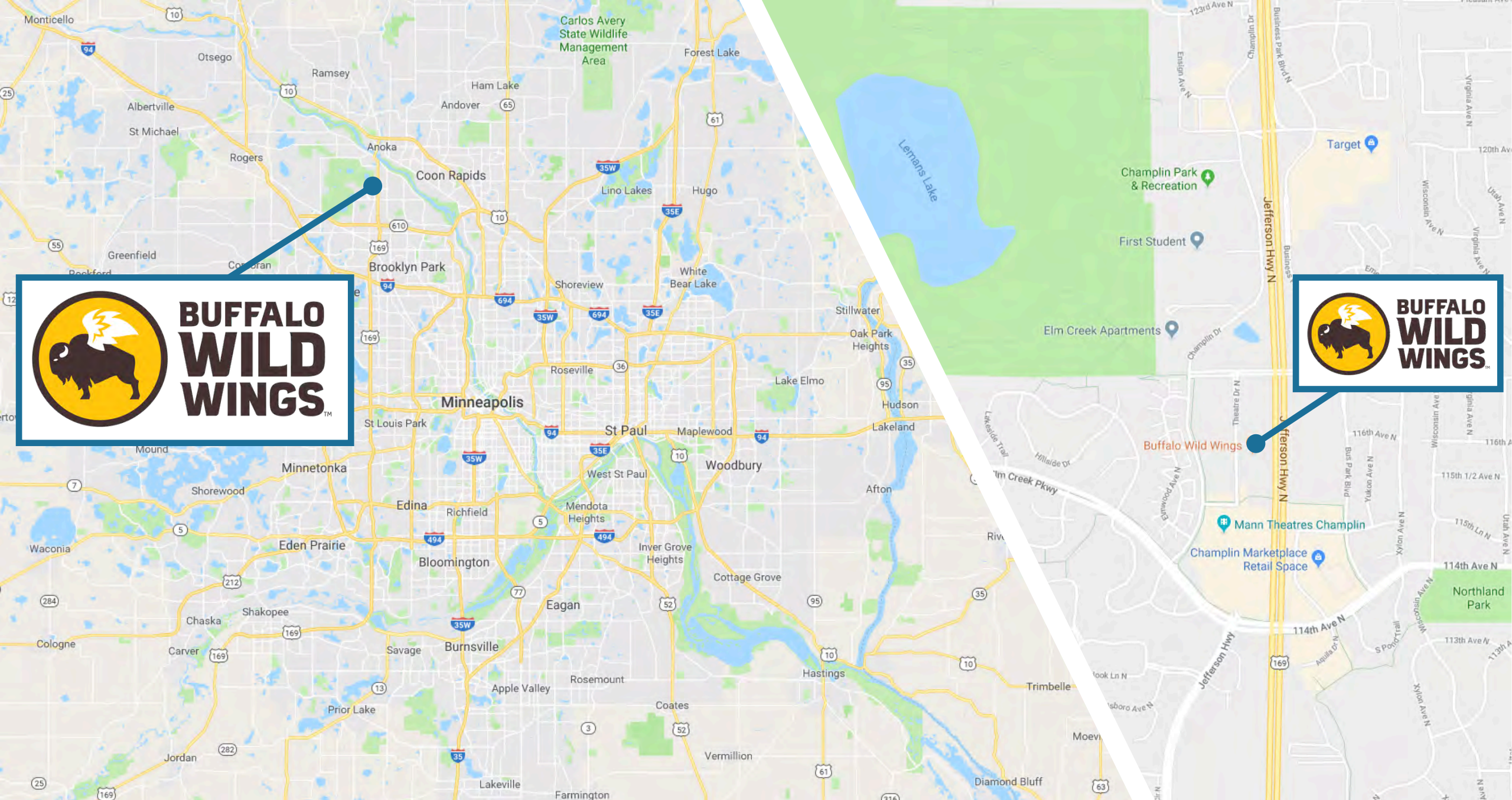
Champlin | Hennepin County | Minneapolis MSA | Minnesota

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- Property is Just 18-Miles to the Northwest of Minneapolis
 - Area is Home to One of the Largest Middle Schools and High Schools in the State
- Property Located in a Major Retail Corridor
 - Neighboring Tenants Include: Super Target Shopping Center, ALDI, Verizon, Walgreens and Many Others
 - New Developments in Area Include: AT&T, Starbucks and Chipotle
- Area Projected Population Growth of Nearly 5% Between 2016 - 2021
- Champlin is a Growing Area
 - There is a New Shopping Center Within Immediate Proximity that Opened in 2017
 - Legends of Champlin, Opened in April 2018, is a Brand-New 184-Unit Apartment Tailored Towards Senior Living
 - Legends of Champlin is Located Directly Across the Street from the Property
 - [Click Here for More Info](#)
- Property Located Within Walking Distance to Mann's Champlin Cinema
 - The Cinema is a 14-Screen Complex Featuring Reserved Seating and an XDX Screen
 - [Click Here for More Info](#)
- Significant Median Household Income in Area
 - Property is a Northern Suburb in the Minneapolis MSA and is Located in a Densely Populated Affluent Market With Well Above Median Household Incomes of Over \$86,788 (US average is \$53,482) Within a 1-Mile Radius
 - [Click Here for More Info](#)



Actual Property Image



Buffalo Wild Wings | 11580 Theatre Drive | Champlin, MN 55316

Downtown Minneapolis



BIG TIRES



Walgreens

Rapid Packaging

XCEL PRODUCTS

CardinalHealth

WILCOX PAPER

Allina Health

AMERICAN FAMILY INSURANCE



FIRST MINNESOTA BANK

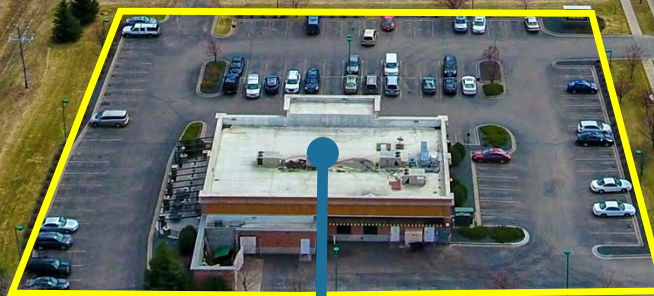
Bickford assisted living & memory care

MANN Theatres

EGAN

Jefferson Hwy N

Theatre Dr. N



BUFFALO WILD WINGS



Dreamers VAULT CARDS · COMICS · HOBBIES · TOYS · GAMES

Opened 2016



THE LEGENDS of Champlin SENIOR LIVING Opened 2018

Champlin Park and Recreation



THE LEGENDS
of Champlin
SENIOR LIVING
Opened 2018



Opened 2016



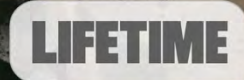
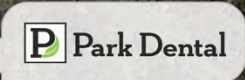
Theatre Dr. N

Jefferson Hwy N



**BUFFALO
WILD
WINGS**





Jefferson Hwy N

Theatre Dr. N

CITY OVERVIEW

Champlin | Hennepin County | Minnesota

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CHAMPLIN, MINNESOTA

Champlin, MN

Champlin is a city in Hennepin County, Minnesota. Champlin is a northern suburb of Minneapolis. The city's estimated population is 25,022 residents according to the 2018 U.S. estimated census. The city of Champlin is located along the Mississippi River, surrounded by the cities of Anoka, Dayton, Brooklyn Park, Maple Grove and Coon Rapids, 18 miles northwest of Minneapolis. The city has a total area of 8.73 square miles, of which 8.17 is land and 0.56 square miles is water. Hennepin County's 2018 estimated population was 1.252 million residents, making it the most populous county in Minnesota and the 34th-most populous county in the U.S.



MINNEAPOLIS, MN

Economy

Due to the cities close proximity, Minneapolis' economy also affects Champlin's. The Minneapolis area is the third largest economic center in the Midwest. Five Fortune 500 corporations make their headquarters within the city limits being: Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial, and Thrivent Financial. Foreign companies with U.S. offices in Minneapolis include Accenture, Bellisio Foods, Canadian Pacific, Coloplast, RBC, and Voya Financial. In the city's 2018 survey for expatriate executives, *The Economist* ranked Minneapolis the third-most expensive city in North America and 26th in the world.



MALL OF AMERICA

Contemporary Life

Champlin is a short 20 minute drive to Minneapolis. The area has numerous activities from the Minnesota Zoo and Fort Snelling. The Walker Art Center is 15 acres big and is one of the five largest modern art museums in the U.S. Shopaholics can peruse the windows in the Mall of America, which is the largest mall in the U.S and includes a Nickelodeon theme park, SEA LIFE® Minnesota Aquarium, FlyOver America, Crayola Experience, and over 520 stores. The area is also home to the Chain of Lakes which is a scenic byway located southwest of downtown. That area is very popular among athletic travelers who enjoy jogging or boating.

DEMOGRAPHICS

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Buffalo Wild Wings | 11580 Theatre Drive | Champlin, MN 55316



Population

1-MILE	3-MILE	5-MILE	10-MILE
8,664	62,335	161,574	559,507



Average Household Income

1-MILE	3-MILE	5-MILE	10-MILE
\$109,039	\$94,198	\$92,454	\$94,712



TENANT PROFILE

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Buffalo Wild Wings was founded in 1982 by Jim Disbrow and Scott Lowery, business partners living in Columbus, Ohio, who were driven by hunger and were unable to find their favorite Buffalo, New York-style chicken wings. The pair took matters into their own hands, creating their own signature wing sauce and opened the first Buffalo Wild Wings restaurant on the campus of The Ohio State University. In 1994, CEO Sally Smith came on board to put in place the necessary infrastructure needed to further grow the concept. Smith has since grown the brand to more than 1,982 restaurants, 625 directly owned by the company, and 612 franchised locations across all 50 U.S. states and DC. The company's international expansion began in Canada and continued into Mexico. Additional locations opened in Mexico, the Middle East, the Philippines and Panama.

Buffalo Wild Wings is an established and growing owner, operator, and franchisor of restaurants featuring a variety of boldly-flavored, cravable menu items including Buffalo, New York-style chicken wings spun in any of their 21 signature sauces and seasonings. The restaurants create a welcoming neighborhood atmosphere that includes an extensive multi-media system, a full bar and an open layout, which appeals to sports fans and families alike. Guests can customize their Buffalo Wild Wings® experience to meet their time demands, service preferences or the experience they are seeking of a workday lunch, a dine-in dinner, a take-out meal, an afternoon or evening enjoying a sporting event or a late-night craving. Buffalo Wild Wings restaurants are the place people want to be; where any excuse to get together is a good one. Buffalo Wild Wings restaurants have widespread appeal and have won dozens of “Best Wings” and “Best Sports Bar” awards across the country. The company's alternate nickname in recent usage is B-Dubs.



COMPANY TYPE
Subsidiary



FOUNDED
1982



OF LOCATIONS
1,238+



HEADQUARTERS
Minneapolis, MN



WEBSITE
buffalowildwings.com



LEASE SUMMARY

TENANT	Blazin Wings, Inc.
PREMISES	A Building of Approximately 5,352 SF
LEASE COMMENCEMENT	October 10, 2003
LEASE EXPIRATION	May 31, 2024
LEASE TERM	5 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.00% Annually (Each June)
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Casual Dining
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
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image

RENT ROLL

Buffalo Wild Wings | 11580 Theatre Drive | Champlin, MN 55316



Actual Property Images

SIZE			ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Blazin Wings, Inc.	5,352 SF	100%	\$220,508	\$41.20	1.00% (Each June)	Annually	10/10/2003	05/31/2024	3 x 5 Years



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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.

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Actual Property Image



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