



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



TACO  
BELL

# OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

215 West Merrick Road | Freeport, NY 11520  
New York City MSA (Long Island)



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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In Cooperation with Venture Retail Partners, LLC  
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# INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the Brand New Construction 2,163 SF Taco Bell Located at 215 West Merrick Road in Freeport, a Suburb of Long Island, Within the New York MSA. This Opportunity Includes a New Long Term Triple Net (NNN) Ground Lease With a National Credit Tenant, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$3,333,333
CAP	4.35%
NOI	\$145,000
YEARS REMAINING	20 Years
GUARANTOR	Corporate
RENT COMMENCEMENT	Dec 5, 2019 / Business Opening
RENTAL INCREASES	10% Every 5 Years

## PROPERTY SUMMARY

ADDRESS	215 West Merrick Road Freeport, NY 11520
COUNTY	Nassau
BUILDING AREA	2,163 SF
LAND AREA	0.905 AC
BUILT	Under Construction - 2019

# HIGHLIGHTS



Rare New York Metropolitan Statistical Area Triple Net (NNN) Asset



Brand New Construction Corporate Guaranteed Ground Lease With 10% Rent Increases Every 5 Years and at Each Four 5 Year Option



Completely Passive Long Term 20-Year Absolute Triple Net (NNN) Ground Lease Investment With National Credit Tenant (YUM! Brands S&P BB)



Extremely Hard Barriers to Entry



Strategically Located at the Southeast Corner of Merrick Road and South Long Beach Avenue With Over 25,600 Vehicles Per Day



Very Dense Area Including Over 13,000 Workers Within a 1-Mile Radius and Over 50,000 Workers Within a 3-Mile Radius



Average Household Income is Approximately \$90,461 Within a 1-Mile Radius



Property is Located 11-Miles to John F. Kennedy International Airport and 35-Miles to Downtown New York City



Nearby Tenants Include: Bank of America, CVS Pharmacy, McDonald's, Woodward Children's Center, Citi Bank and Sunoco





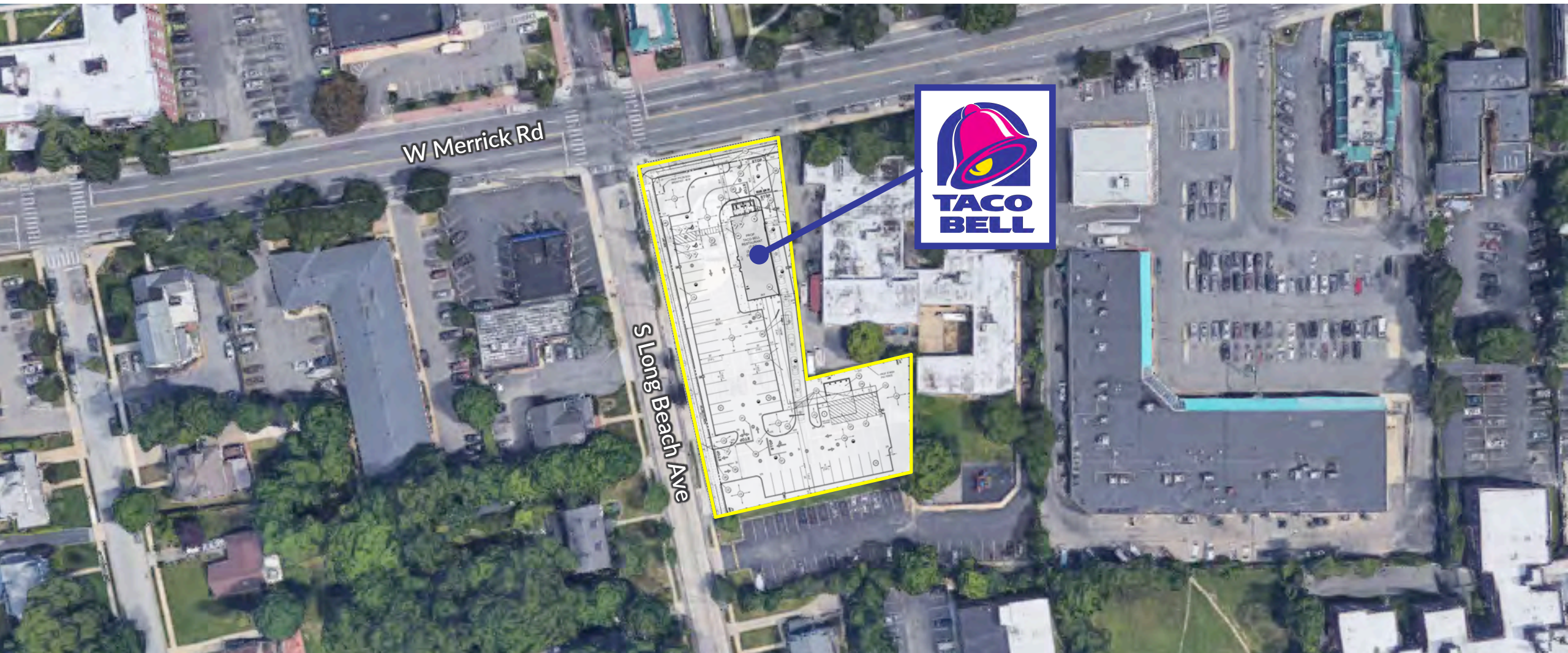
Taco Bell | 215 West Merrick Road | Freeport, NY 11520



# SITE PLAN

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Taco Bell | 215 West Merrick Road | Freeport, NY 11520







Bergen Apartments



South Ocean Housing



S Long Beach Ave



Lanai House



Freeport Memorial Library

W Merrick Rd

Freeport Kidney Center

ATM Real Estate

Te Amo Smoke Shop



Woodward CHILDREN'S CENTER



Medical Arts



Super Discount







Retro Fitness  
IHOP  
SUBWAY

FAMILY DOLLAR  
SALLY BEAUTY  
metro PCS

T-Mobile  
DUNKIN'  
CHASE

THE HOME DEPOT  
STAPLES

7  
ELEVEN

CVS pharmacy

citi

bp

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BURGER KING

AutoZone  
Walgreens  
Jersey Mike's SUBS

Target  
Marshall's  
Pier 1 imports  
Starbucks  
dressbarn  
MODEL'S SPORTING GOODS  
carter's  
BOB'S DISCOUNT FURNITURE

W Merrick Rd

SUNOCO

Bank of America

Key Food  
Shell

Rainbow  
T-Mobile

TACO BELL

CHASE  
7  
ELEVEN  
BOSTON MARKET

BJ's  
DUNKIN'

Do it Best  
Carvel

Meadowbrook State Pkwy



# CITY OVERVIEW

Freeport | Nassau County | New York

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## Freeport, NY

Freeport, officially called the Incorporated Village of Freeport, is a village in the town of Hempstead in Nassau County in the state of New York. The city is located in the South Shore of Long Island. The city's 2017 estimate population is about 43,508 residents. The city is primarily a bedroom suburb but retains a modest commercial waterfront and some light industry. The city is serviced by the Freeport station on the Long Island Rail Road. Freeport is located 15 minutes from John F. Kennedy Airport and 45 minutes from NYC.



## Economy

New York is a global hub of business and commerce, as a center for banking and finance, retailing, world trade, transportation, tourism, real estate, new media, traditional media, advertising, legal services, accountancy, insurance, theater, fashion, and the arts in the United States. While Silicon Alley, metonymous for New York's broad-spectrum high-technology sphere, continues to expand. The Port of New York is also a major economic engine, handling record cargo volume in 2017, over 6.7 million TFUs.



## Contemporary Life

Freeport is a Long Island hot spot during the summer season. A popular festival occurs on Freeport's Nautical Mile the first weekend in June each year, which attracts many people from across Long Island and New York City. The Nautical Mile is a strip along the water that features well-known seafood restaurants, crab shacks, bars, eclectic little boutiques, fresh fish markets, as well as party cruise ships and casino boats. The city is home to the Sea Breeze waterfront park, which includes a transient marina and boardwalk.



# NEW YORK MSA

The New York metropolitan area is the largest metropolitan area in the world by urban landmass. The metropolitan area includes New York City (the most populous city in the United States), Long Island, and the Mid and Lower Hudson Valley in the state of New York; the five largest cities in New Jersey: Newark, Jersey City, Paterson, Elizabeth, and Edison, and their vicinities; six of the seven largest cities in Connecticut: Bridgeport, New Haven, Stamford, Waterbury, Norwalk, and Danbury, and their vicinities.

The 2018 population estimates were released before the 2020 Census, the official count that is done every decade. The metropolitan area (which includes New York, Newark and Jersey City) had a population of about 19.98 million people.

As a center of many industries, including finance, international trade, news and traditional media, real estate, education, fashion, entertainment, tourism, biotechnology, law, and manufacturing, the New York City metropolitan region is one of the most important economic regions in the world.

The New York metropolitan area alone has a GDP of \$1.7 trillion – nearly equal to the total economic output of all non-metro areas in the country. New York is one of fewer than two dozen metro areas nationwide that together make up more than half of the U.S. economy.

The New York metropolitan region's higher education network comprises hundreds of colleges and universities, including Columbia University, Princeton University, Yale University, and the Cornell Tech campus of Cornell University which are ranked among the top 4 universities in the United States and top 10 in the world. Institutions such as New York University and Rockefeller University, additionally have been ranked among the top 40 in the world.





# DEMOGRAPHICS

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Taco Bell | 215 West Merrick Road | Freeport, NY 11520



## Population

1-MILE

34,098

3-MILE

174,846

5-MILE

434,026



## Average Household Income

1-MILE

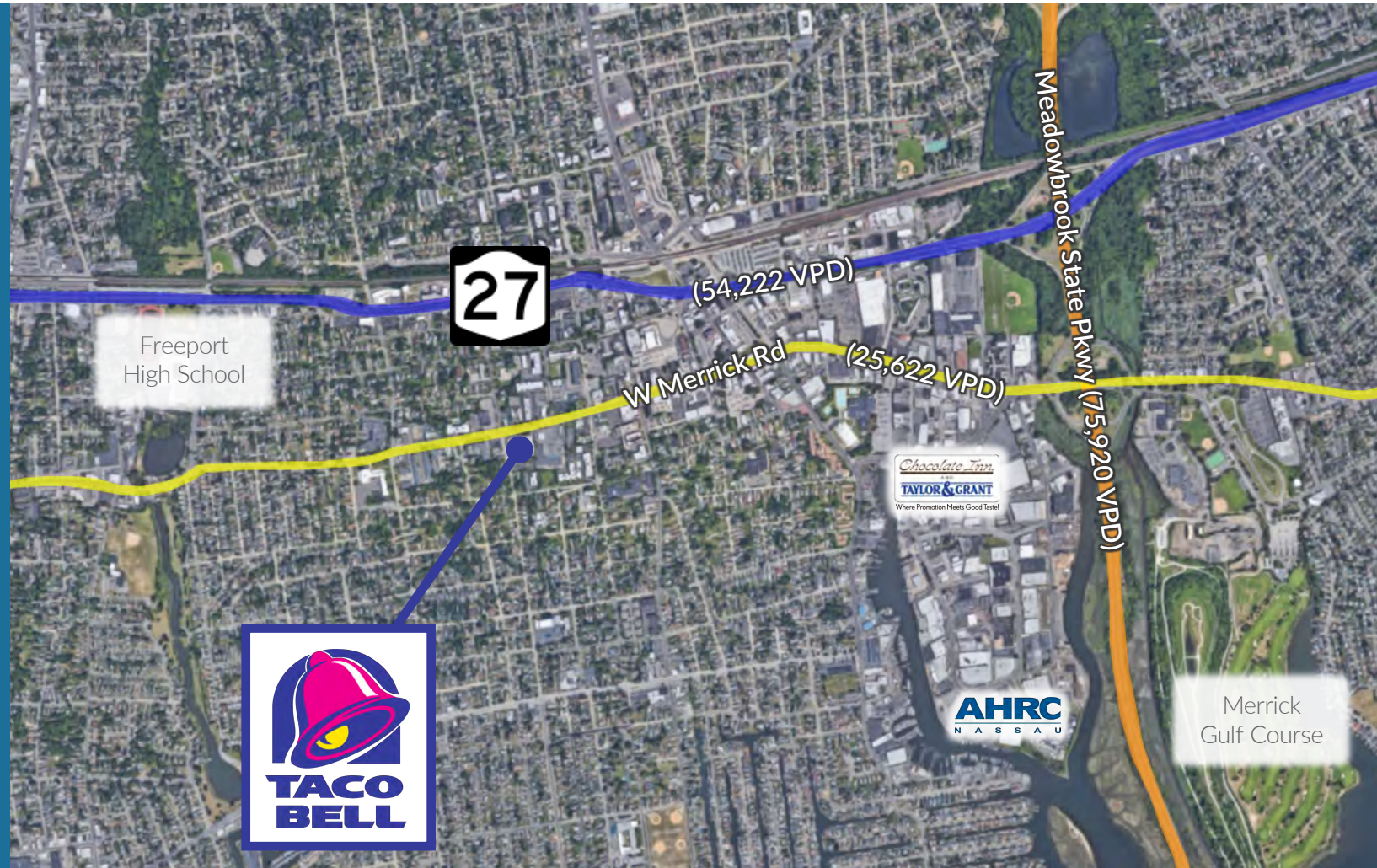
\$90,461

3-MILE

\$125,175

5-MILE

\$122,281





# TENANT PROFILE

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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 145 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  
NYSE: YUM



## FOUNDED

1962



## # OF LOCATIONS

7,072+



## HEADQUARTERS

Irvine, CA



## WEBSITE

tacobell.com



# LEASE SUMMARY

TENANT	Taco Bell of America, LLC
PREMISES	A Building of Approximately 2,163 SF on 0.905 Acres
RENT COMMENCEMENT	December 5, 2019 or Upon Tenant Opening For Business
LEASE EXPIRATION	20 Years From Rent Commencement
LEASE TERM	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Ground
PERMITTED USE	Quick Service 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
RIGHT OF FIRST REFUSAL	No



Representative Image



# RENT ROLL

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Representative Images

TENANT NAME	SQUARE FOOTAGE	LAND AREA	ANNUAL BASE RENT	RENTAL INCREASE	INCREASE DATES	RENT BEGINS	LEASE END	OPTIONS
Taco Bell	2,163 SF	0.905 AC	\$145,000	10%	Every 5 Years	12/05/2019 or Upon Tenant Opening For Business	20 Years From Rent Commencement	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.







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Property Renderings

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