



# 3 DOMINO'S SALE LEASE BACKS

//LOUISIANA & MISSISSIPPI  
Offered individually or in any combination



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## EXECUTIVE SUMMARY



Colliers International is pleased to present for sale a Dominos portfolio of single-tenant, net leased, sale leaseback properties located in Louisiana and Mississippi. The sponsor for these assets is Matt Magee who currently operates 9 locations in the south. The current offerings can be bought individually or as a portfolio.

The proceeds from this sale will be used to free up capital to invest back into the business for the purpose of opening more locations. This is an incredible opportunity to buy into a growing operator who has proven success across multiple locations.

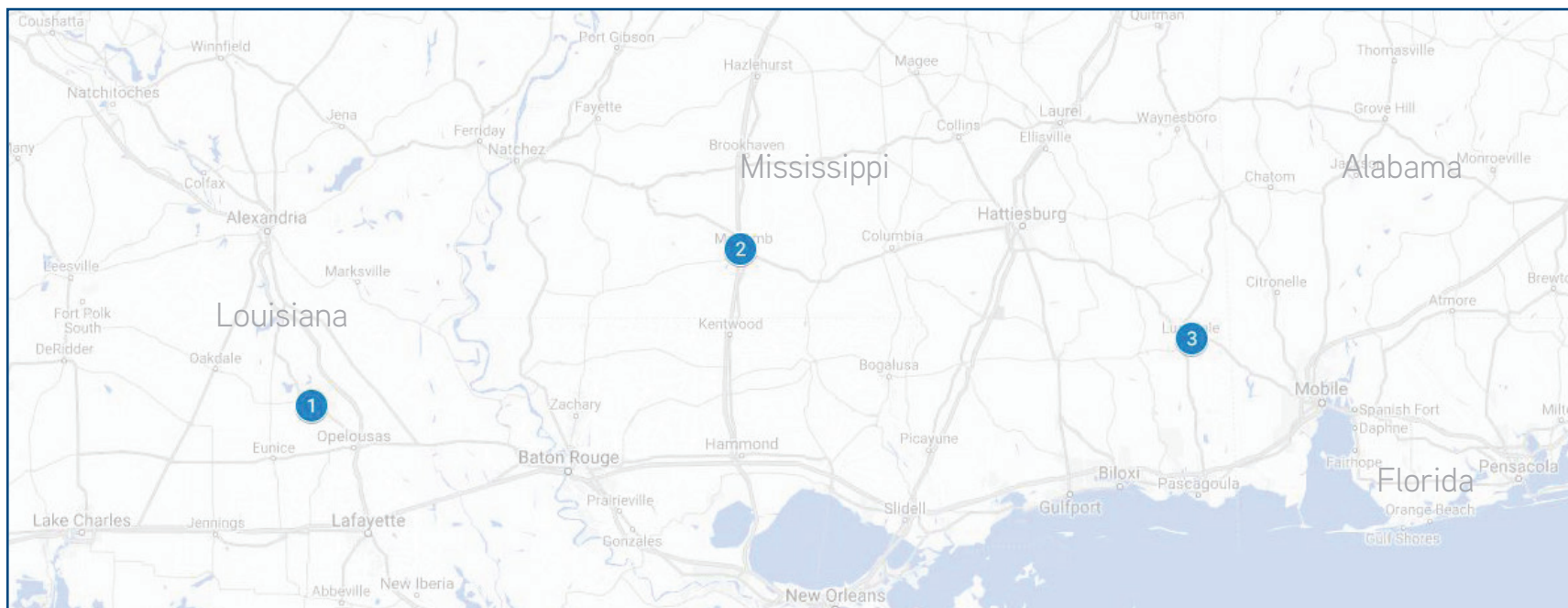
**These assets can be purchased individually or in a package.**

### INVESTMENT HIGHLIGHTS

- › Opportunity to acquire a 3 Unit portfolio operated by experienced 9 store franchisee
- › Absolute NNN Ground Lease with no landlord responsibilities
- › Extremely low rent to sales
- › Phenomenal brand recognition
- › “Amazon proof” / e-commerce resistant investment class
- › Low price point opportunity to acquire a 3 Unit portfolio operated by experienced 14 store franchisee



## PORTFOLIO LOCATIONS



#	ADDRESS	CITY	STATE	BUILDING SIZE	LOT SIZE	LEASE TERM	NOI	CAP RATE	SALE PRICE
1	209 Tate Cove Road	Ville Platte	LA	2,803	0.42	15 Years	\$30,600	5.30%	\$577,358
2	1515 Delaware Avenue	McComb	MS	1,024	0.22	15 Years	\$36,000	5.30%	\$679,245
3	5157 Main Street	Lucedale	MS	859	0.02	10 Years	\$12,000	5.60%	\$214,286
Total NOI:							\$78,600	Total Sales Price:	\$1,470,889



# 1 209 TATE COVE RD, VILLE PLATTE, LA

## TERM OF SALE

Price:	\$577,358
Cap Rate:	5.30%
NOI:	\$30,600
Lease Term Remaining:	15 Years
Lease Expiration:	COE
Rental Increases:	10% every 5 years
Renewal Options:	4 five year options
Lease Type:	NNN
Roof & Structure:	Tenant Responsible
Building Size:	2,803 SF
Lot Size:	0.42 Acres
Year Built:	2019

## PROPERTY HIGHLIGHTS

- > Hard Corner
- > Lighted Intersection
- > Main retail corridor and 2 blocks from Walmart Supercenter
- > One of the largest Domino's built in USA
- > 30 sit down seats, 2 restrooms in lobby
- > Drive Thru
- > Brand new build



**Current  
Population  
(2019)**  
12,724



**Family  
Household  
(2019)**  
66.93%



**Average  
Household  
Income**  
\$48,307



**Households  
(2019)**  
5,225



**Median Age**  
36.83

\*Based on a 5 mile radius



## 2 1515 DELAWARE AVE, MCCOMB, MS

### TERM OF SALE

Price:	\$679,245
Cap Rate:	5.30%
NOI:	\$36,000
Lease Term Remaining:	15 Years
Lease Expiration:	COE
Rental Increases:	10% every 5 years
Renewal Options:	4 five year options
Lease Type:	NNN
Roof & Structure:	Tenant Responsible
Building Size:	1,024 SF
Lot Size:	0.22 Acres
Year Renovated:	2016



### PROPERTY HIGHLIGHTS

- › Hard Corner
- › Main Retail corridor
- › Pad to Kroger anchored center
- › Directly off a major interstate



**Current  
Population  
(2019)**  
22,440



**Family  
Household  
(2019)**  
66.89%



**Average  
Household  
Income**  
\$42,696



**Households  
(2019)**  
8,532



**Median Age**  
36.24

\*Based on a 5 mile radius



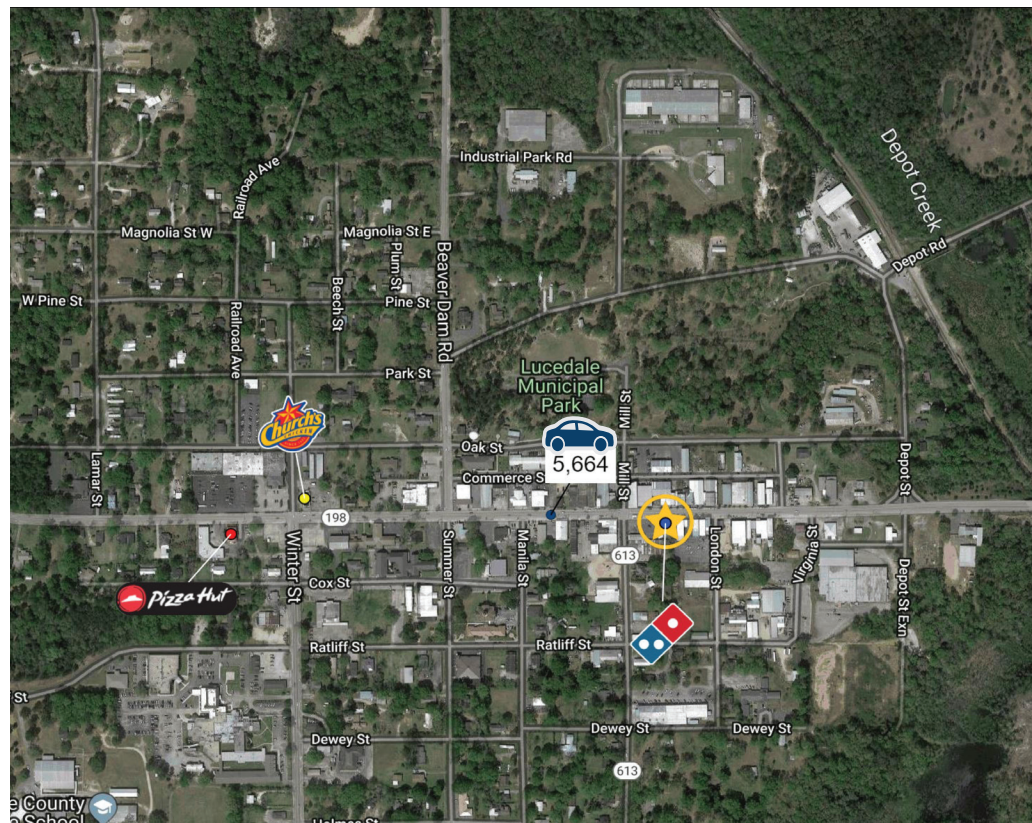
### 3 5157 MAIN STREET, LUCEDALE, MS

#### TERM OF SALE

Price:	\$214,286
Cap Rate:	5.60%
NOI:	\$12,000
Lease Term Remaining:	10 Years
Lease Expiration:	COE
Rental Increases:	10% every 5 years
Renewal Options:	4 five year options
Lease Type:	NNN
Roof & Structure:	Tenant Responsible
Building Size:	859 SF
Lot Size:	0.08 Acres
Year Renovated:	2016

#### PROPERTY HIGHLIGHTS

- > Located in the center of Lucedale
- > Around the corner from George Regional Hospital
- > Sits on interstate connector



**Current  
Population  
(2019)**  
9,015



**Family  
Household  
(2019)**  
73.99%



**Average  
Household  
Income**  
\$59,547



**Households  
(2019)**  
3,191



**Median Age**  
36.37

\*Based on a 5 mile radius



## FRANCHISEE OVERVIEW



## FRANCHISE OVERVIEW

Domino's Pizza, Inc., branded as Domino's, is an American pizza restaurant chain founded in 1960. The corporation is headquartered at the Domino's Farms Office Park in Ann Arbor, Michigan, and incorporated in Delaware. In February 2018, the chain became the largest pizza seller worldwide in terms of sales. The current Domino's menu in the United States features a variety of Italian-American main and side dishes. Pizza is the primary focus, with traditional, specialty, and custom pizzas available in a variety of crust styles and toppings. Domino's Pizza, as of September 2018, has locations in 84 countries, including unincorporated territories such as Puerto Rico and Guam, overseas territories such as the Cayman Islands and states with limited recognition such as Kosovo and Northern Cyprus. It has its stores in 5,701 cities worldwide (2,900 international and 2,800 in the U.S.) In 2016, Domino's opened its 1,000th store in India. As of the first quarter of 2018, Domino's had approximately 15,000 stores, with 5,649 in the U.S., 1,127 in India, and 1,094 in the U.K.

## FRANCHISEE OVERVIEW

Matt Magee is an operator of 9 Dominos stores in the South located in Mississippi and Louisiana. Matt has been a Dominos franchisee since 2011. Matt began working in the stores years before learning from his father who has been an operator since 1984. In only 8 years, Matt has grown his franchise business to 9 stores and has plans for significant growth. Matt is well regarded in the Dominos system.





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