



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Krystal
12045 Highway 49
Gulfport, MS 39503

EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

LEASE ABSTRACT

Lease Summary
Rent Roll

07

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

12

AREA OVERVIEW

City Overview
Demographics

14

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Krystal Located at 12045 Highway 49 in Gulfport, MS. This is an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities. The Building is 2,095 SF on Approximately 0.56 Acres of Land.

OFFERING SUMMARY

PRICE	\$1,542,771
CAP	7.00%
NOI	\$107,994
PRICE PER SF	\$736.41
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	12045 Highway 49 Gulfport, MS 39503
COUNTY	Harrison
BUILDING AREA	2,095 SF
LAND AREA	0.56 AC
BUILT RENOVATED	2011 2017



K R Y S T A L

HIGHLIGHTS

- Absolute Triple Net Lease (NNN) - Zero Landlord Responsibilities
- Long-Term Investment Opportunity With 13 Years Remaining and 1.25% Rent Increases Annually
- Outparcel to Delmar Plaza With Anchor Tenant's Including Food Giant, Kmart and Aaron's
- Underwent Remodel to the Current Krystal Concept
- Corporate Guarantee - The Krystal Company
- Krystal is the Second Oldest Fast Food Restaurant (Founded in 1932) and is the Southeast's Longest-Standing QSR Chain and Has Over 227 Corporately Owned Units - Over 360 Stores Total
- Signalized Intersection With Excellent Visibility and Prominent Signage
- Multiple Points of Access From Highway 49 - Sees Over 62,900 Vehicles Per Day
- Less Than 2-Miles From Gulfport Sportsplex and Gulf Island Waterpark - Main Attractions in Gulfport, MS
- Daytime Population Within a 3-Mile Radius is 18,429 People
- Over 1,600 Limited Service Hotel Rooms Within Close Proximity - Drawing Travel and Tourist Attraction to Krystal
- Select Neighboring Tenants Include: Hobby Lobby, Sonic, Walmart Neighborhood Market, Zaxby's, McDonald's, Burger King, Walgreens, Papa John's, Pizza Hut, Panda House, Hobby Lobby, Whataburger, Taco Bell, Walgreens and More



LEASE SUMMARY

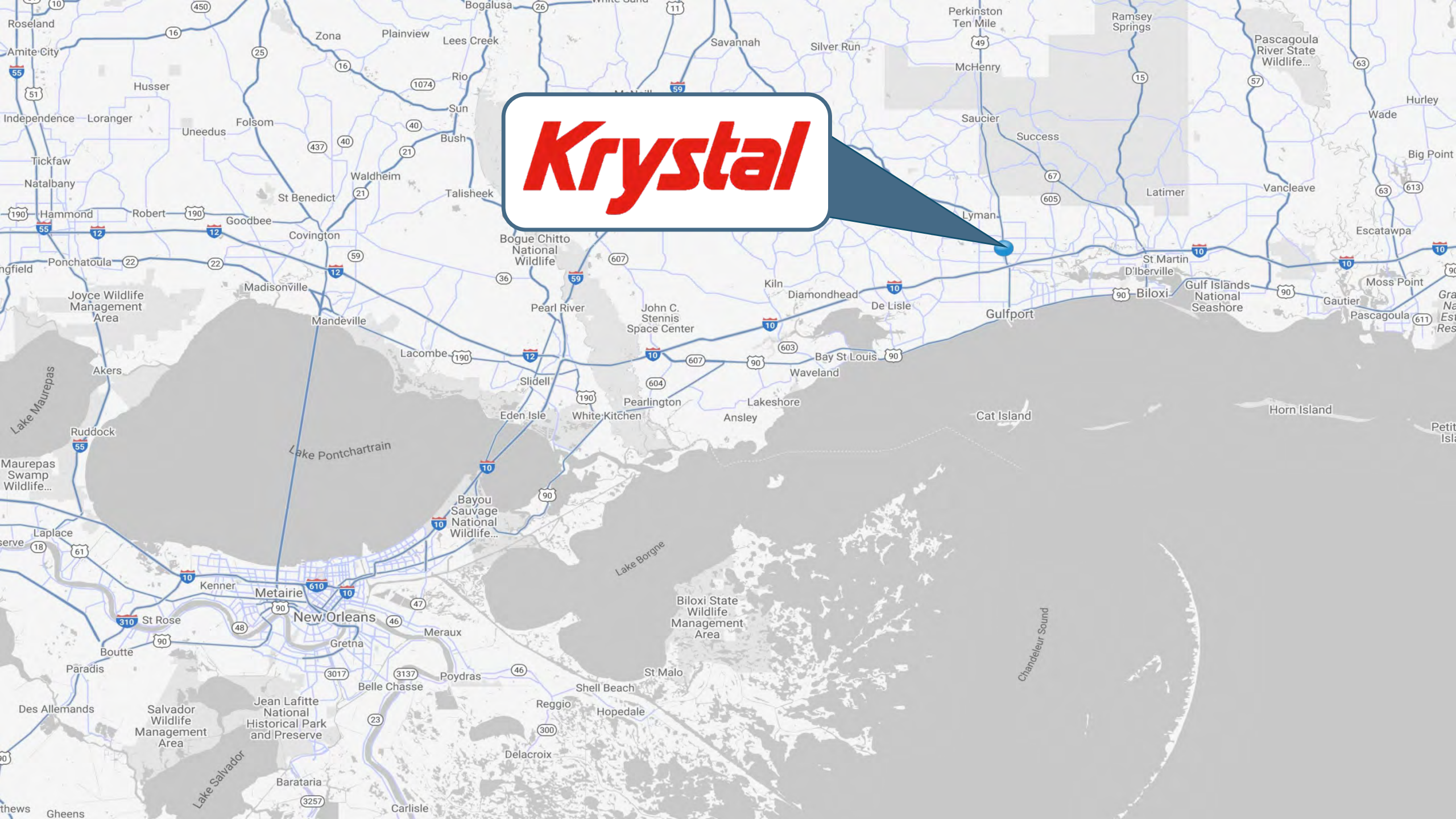
TENANT	The Krystal Company
PREMISES	A Building of Approximately 2,095 SF
LEASE COMMENCEMENT	September 21, 2012
LEASE EXPIRATION	September 30, 2032
LEASE TERM	13 Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net Lease (NNN)
PERMITTED USE	Fast Food
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
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,095 SF	\$107,994	\$51.54
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Krystal



TRACY PERRY'S SALON
planet fitness
Taco Sombbrero
Little Caesars
Jelly Donuts & Kolaches
Rebel Dip Drive In
KeeslerFederal CREDIT UNION
RNR TIRE EXPRESS
PAPA JOHN'S PIZZA
TheFirst
RIVERSIDE AUTO SALES

Sparklight

golden corral
Buffet & Grill

PTW
PERFORMANCE TIRE & WHEEL, INC.



NU-WAY AUTO

Food
GIANT



Coastal Sew and Vac

verizon



Coast Health & Nutrition



Alexas Diamond Jewelry Center

Jackson Hewitt
TAX SERVICE

St Charles St



Krystal

MS Coast Auto Brokers Orange Grove

ZAXBY'S

FARM BUREAU INSURANCE

DN KN

BURGER KING

Walmart

Navigator CREDIT UNION

Acoy LLC Catfish Farms

Walgreens

TACO BELL

Krystal

Alterations By Chris



St Charles St

Krystal



GULFPORT | HARRISON COUNTY | MISSISSIPPI

Gulfport is the second largest city in Mississippi after the state capital, Jackson. Gulfport has an estimated population of about 71,870 people in 2018. It is the larger of the two principal cities of the Gulfport-Biloxi, Mississippi Metropolitan Statistical Area, which is included in the Gulfport-Biloxi-Pascagoula, Mississippi Combined Statistical Area. Gulfport is also home to the U.S Navy Atlantic Fleet Seabees. The Gulf Park Campus of the University of Southern Mississippi is located in Long Beach, just west of Gulfport.

From its beginnings as a lumber port, Gulfport evolved into a diversified city. With about 6.7 miles of white sand beaches along the Gulf of Mexico, Gulfport has become a tourism destination, due in large part to Mississippi's Coast Casinos. Gulfport has served as host to popular cultural events such as the "World's Largest Fishing Rodeo," "Cruisin' the Coast" (a week of classic cars), and "Smokin' the Sound" (speedboat races). Gulfport is a thriving residential community with a strong mercantile center. There are historic neighborhoods and home sites, as well as diverse shopping opportunities and several motels scattered throughout to accommodate golfing, gambling, and water-sport tourism.

Gulfport is located along the beautiful Gulf of Mexico. Whether people visiting are looking to enjoy a beach vacation or spend time out on the gambling floors of casinos, there's plenty to do to keep everyone busy. Jones Park has a waterfront promenade and marina. The Mississippi Coast Model Railroad Museum features miniature train exhibits. The Lynn Meadows Discovery Center offers interactive science displays and an indoor playground. Many residents like to canoe on the Wolf River. This river is calm and preserved for over 100 miles, so when on the water, people can't see any construction on its banks, and get to enjoy seeing the birds flying throughout and turtles basking in the sun on logs.



GULFPORT MARINA

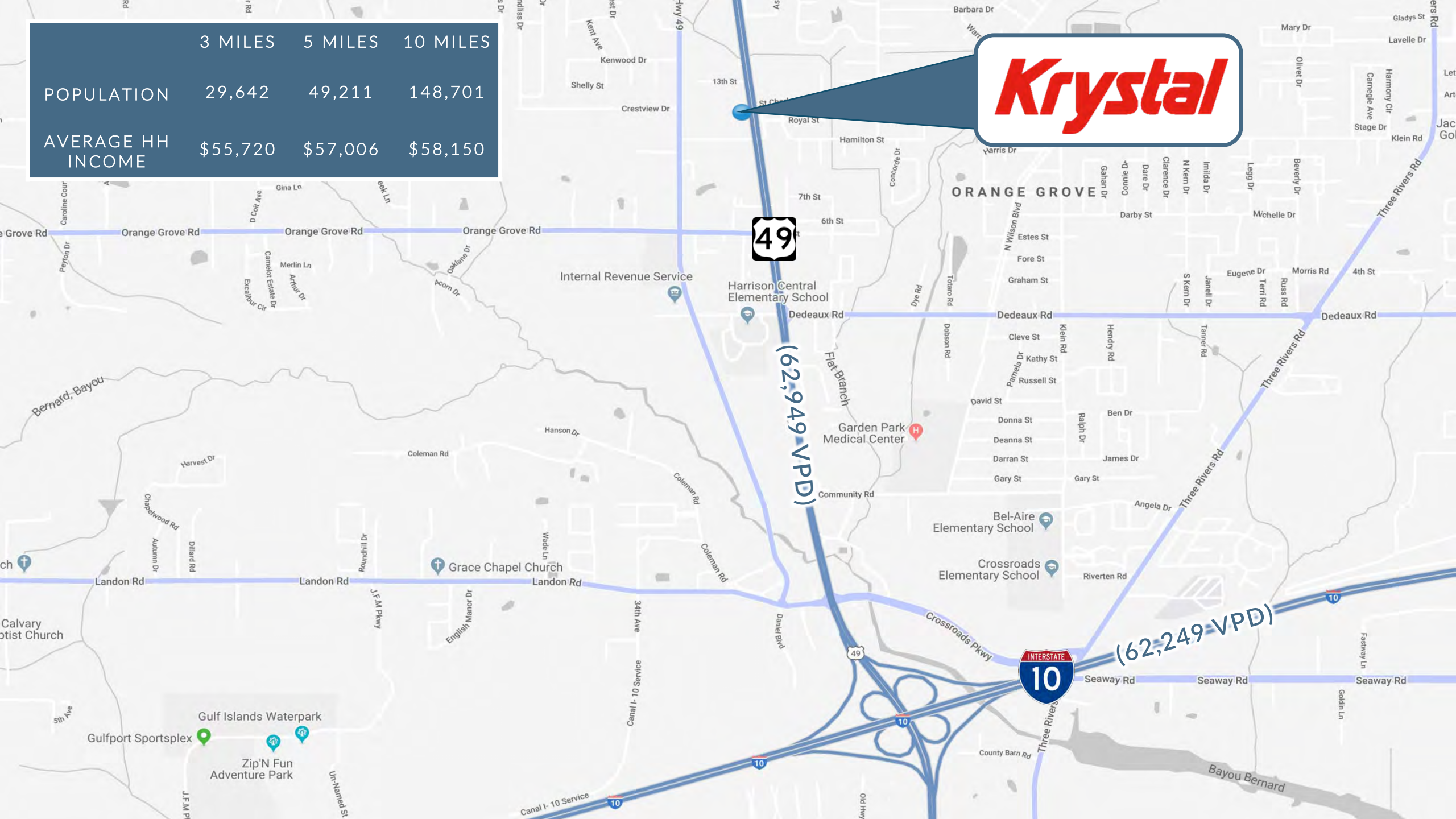


LYNN MEADOWS DISCOVERY CENTER



ISLAND VIEW CASINO

	3 MILES	5 MILES	10 MILES
POPULATION	29,642	49,211	148,701
AVERAGE HH INCOME	\$55,720	\$57,006	\$58,150



K R Y S T A L

TENANT PROFILE

Things have changed a lot in the last 87 years or so, but at Krystal, not so much. Even during the Great Depression, founders Rody Davenport Jr. and Glenn Sherrill believed that a good meal at a great price—served with a smile at a clean restaurant—would attract customers and keep them coming back. Krystal has proven them right ever since. Sure, Krystal stuck to the classics, but over the years, they have never been afraid to innovate, adding a breakfast menu, chicken sandwiches, hot dogs, milkshakes (and more) to their enduring selection of delicious, iconic, little square burgers. Today, as they expand into new markets with new restaurant designs and unique and tasty menu items, they still deliver a one-of-a-kind taste and experience—one the company likes to think would make Rody and Glenn proud.

Krystal is an American fast food restaurant chain headquartered in Atlanta, Georgia, with restaurants in the Southeastern United States. It is known for its small, square hamburgers, called sliders in places other than the Southeast, with steamed-in onions. The company is also known as the nation's 2nd oldest QSR concept—founded in 1932 amid the harsh financial times of The Great Depression. The company is a Southeastern Footprint with over 360 company-owned and franchised locations and only planning on expanding more in the future.



COMPANY TYPE
Private



FOUNDED
1932



OF LOCATIONS
360+



HEADQUARTERS
Atlanta, GA



WEBSITE
krystal.com



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.



ACTUAL PROPERTY IMAGE

EXCLUSIVELY MARKETED BY:

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