



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Krystal
4431 Summer Avenue
Memphis, TN 38122

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Krystal Located at 4431 Summer Avenue in Memphis, Tennessee. This is an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities. The Building is 2,577 SF on Approximately 0.71 Acres of Land.

OFFERING SUMMARY

PRICE	\$1,444,883
CAP	6.00%
NOI	\$86,693
PRICE PER SF	\$560.68
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4431 Summer Avenue Memphis, TN 38122
COUNTY	Shelby
BUILDING AREA	2,577 SF
LAND AREA	0.71 AC
BUILT RENOVATED	1972 2017



K R Y S T A L

HIGHLIGHTS

- Absolute Triple Net Lease (NNN) – Zero Landlord Responsibilities
- Long-Term Investment Opportunity With ~10 Years Remaining on Initial Lease Term and 2% Rent Increases Annually
- Store Had Significant Improvements and Renovations in 2017 Including Remodel to New Krystal Concept
- Summer Avenue is One of Memphis's Most Heavily Trafficked Corridors and Sees Over 30,965 VPD
- Excellent Visibility and Multiple Points of Access and Drive-Thru Access
- 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
- Close Proximity to the Entrance/Exit Ramps of Interstate 240 and Interstate 40 – Two of Memphis' Major Interstates
- Memphis' Population Exceeds 650,000 People and is the Largest City in Tennessee and One of the Fastest Growing MSA's in the Country
- Benefits From Close Proximity to the University of Memphis With an Enrollment Count of Over 20,000 (Less Than 3-Miles From the Property)
- Corporate Headquarters Calling Memphis Home Include AutoZone, International Paper, FedEx, Fred's, Service Master, Pinnacle Airlines and More
- Envable Demographics With Over 83,900 Residents Within a 3-Mile Radius and Over 225,600 Within a 5-Mile Radius
- Neighboring Tenants Include: Kroger, Ross Dress or Less, Lowe's, Family Dollar, Planet Fitness, Lowe's, Harbor Freight, Pizza Hut, KFC, At Home, Ashley HomeStore, Walgreens, Advance Auto, Hardee's, Taco Bell, McDonald's, Domino's, Burger King, First Tennessee Bank and T.J. Maxx



LEASE SUMMARY

TENANT	The Krystal Company
PREMISES	Building of Approximately 2,577 SF
LEASE COMMENCEMENT	April 12, 2013
LEASE EXPIRATION	September 21, 2029
LEASE TERM	~10 Years Remaining
RENEWAL OPTIONS	7 x 5 Years
RENT INCREASES	2% 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	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,577 SF

\$86,693

\$33.64





DOWNTOWN MEMPHIS

Sam Cooper Blvd

Summer Ave

Cooper Pet Services

Grahamwood Elementary

GRAHAMWOOD PLACE
APARTMENTS

HIREQUEST DIRECT

Golden Circle
Auto Outlet
Memphis, TN

PAPA JOHN'S

AUTOPLAN
INSURANCE

TWO HEARTS WEDDING CHAPEL

McDonald's

FAMILY DOLLAR

BIG LOTS!

Domino's

Cash America

Advance America

Kroger

TJ-maxx

SUBWAY

ROSS
DRESS FOR LESS

IBBI
Interstate Blood Bank, Inc.
A CRIFOLS Company

Dunkin' Donuts

Kentucky Fried Chicken

FIRST TENNESSEE

Little Caesars

HIBBETT

Central
BBQ

CARWASH
USA EXPRESS

Mattress Supercenter

Frutimania

Z Mart

Mustache Barbershop

REGIONS

TACO BELL

Public Storage

Gambrell
Equipment

Auto
Zone

Krystal

BURGER
KING

Berclair Elementary



Berclair Baptist Church

Beclair Church of Christ

MEDITERRANEAN PITA SANDWICH & GRILL

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Advance Auto Parts

Barton's
HOME IMPROVEMENT

BARGAIN OUTLET
Surplus Warehouse



HAMILTON'S FIREPLACE, GRILLS, AND CASUAL FURNITURE

Summer Avenue Animal Hospital



Krystal

Summer Ave



O'Reilly
AUTO PARTS

Walgreens

FRESENIUS KIDNEY CARE

Nationwide

signpro

HYDROTE

Farrell Calhoun

Tallar El Compa

A&D Buffalo Wings



CRESTCORE REALTY

2ND HAND POWER
SPEED SHOP
665 Avon Rd. - Memphis, TN 38122

Charlie's MEAT MARKET
Est. 1967

KALB EQUIPMENT

East Memphis AUTO CENTER

Wolfsburg

OSIMOS
a TRUEBLUE company

LAMP SHADE HOUSE

Federal Equipment Dealers

LOWE'S

Sam Cooper Blvd

Steve Knight Heating & Air

Gambrell Equipment



ROSS DRESS FOR LESS TJ-maxx KROGER
BIG LOTS! HIBBETT SPORTS
FAMILY DOLLAR FIRST TENNESSEE
Kentucky Fried Chicken Little Caesars

FRED'S EST. 1947 NORTHERN TOOL + EQUIPMENT
McDonald's SUBWAY Exxon
metroPCS
DOLLAR TREE T-Mobile

MALCO Ashley HOMESTORE
Aaron's at home
MATTRESS FIRM

CITGO jiffylube
Exxon

DOLLAR GENERAL

TACO BELL BURGER KING
AutoZone

ALDI HARBOR FREIGHT TOOLS
Advance Auto Parts

planet fitness Hardee's
Payless Bank of America

WAFFLE HOUSE U-HAUL
MAPCO

PAPA JOHN'S SUBWAY
Domino's metroPCS
BR Baskin Robbins cricket

REGIONS
Public Storage

Walgreens SHERWIN-WILLIAMS
O'Reilly AUTO PARTS

SHERWIN-WILLIAMS
cricket Sprint
Firestone

LOWE'S
FAMILY DOLLAR

Krystal

Summer Ave

Sam Cooper Blvd



MEMPHIS | SHELBY COUNTY | TENNESSEE

Memphis is a city located along the Mississippi River in the southwestern corner of the state of Tennessee. With an estimated 2018 population of 650,618 residents, the city is the cultural and economic center of West Tennessee and the greater Mid-South region that includes portions of neighboring Arkansas and Mississippi. Memphis is the seat of Shelby County, the most populous county in Tennessee. The city attracts new residents with its median home prices being below the national median. Approximately 315 square miles in area, Memphis is one of the most expansive cities in the United States and features a wide variety of landscapes and distinct neighborhoods.

Memphis has a large distribution presence and favorable business climate. The city's central geographic location has been strategic to its business development. Located on the Mississippi River and intersected by five major freight railroads and two Interstate Highways, I-40 and I-55, Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. Railroad construction strengthened its connection to other markets to the east and west. The city has a growing economy due to location and low tax structure and right to work status. Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Memphis is home to headquarters and hub for FedEx, Ups, USPS as well as over 350 trucking companies.

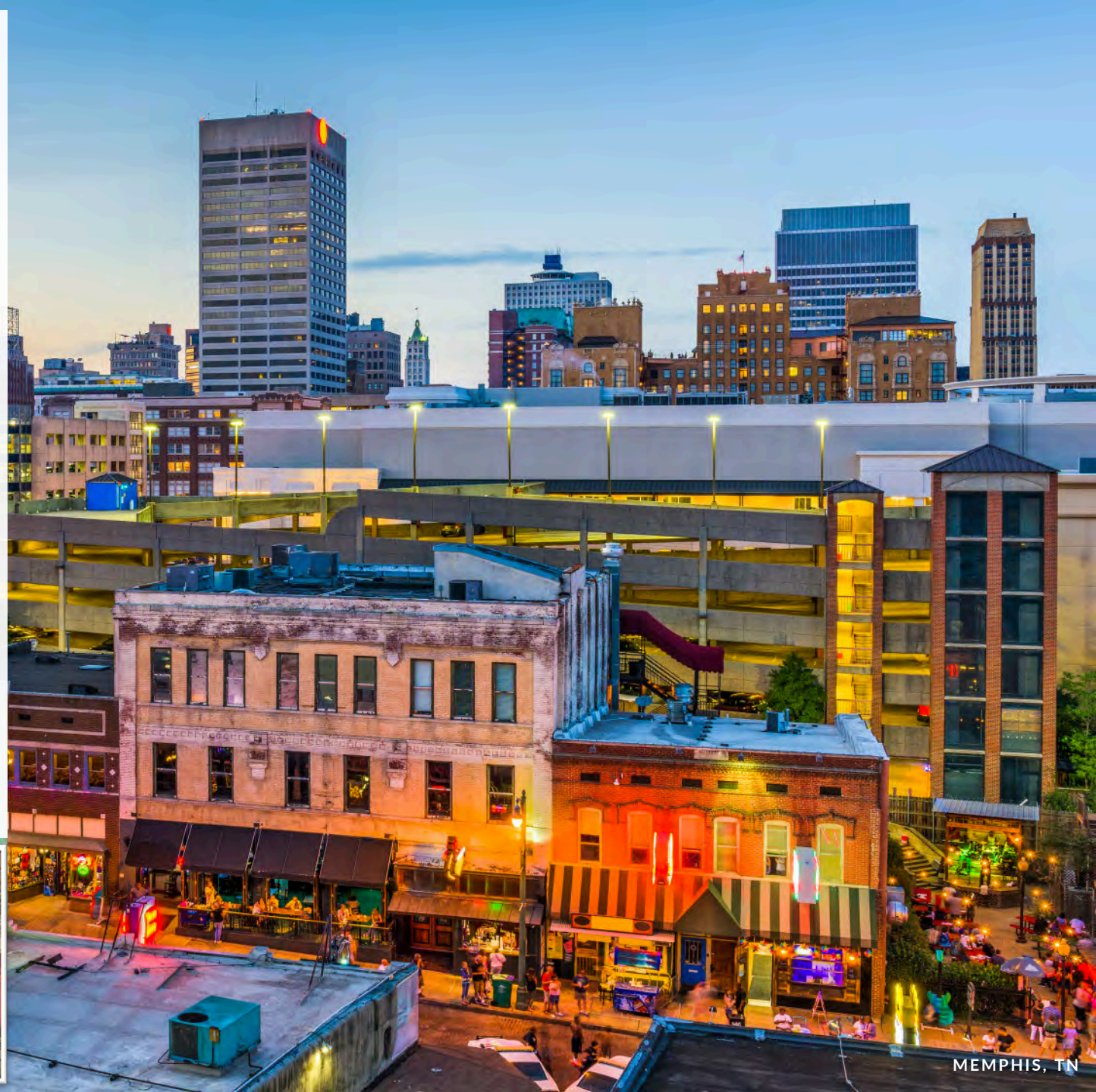
Memphis is known as the home of the blues and birthplace of rock-n-roll, with its iconic Beale Street entertainment, star-studded Sun Studios artists, and Elvis's larger-than-life Graceland estate. Foodies will want to plan on sampling as much of the famous Memphis BBQ as they can in between visiting attractions like the Rock 'n' Soul Museum and STAX Museum of American Soul, and watching the Peabody Ducks make their march down the red carpet at the Peabody Hotel, as they have done for nearly 100 years. Equally important as its musical fame, Memphis is known for its rich history, especially its connection with slavery and the Civil Rights movement. Highlights of the city's involvement in African American history. With over 60 unique attractions in every corner of the city, Memphis is the perfect destination for your family, business or romantic getaway.



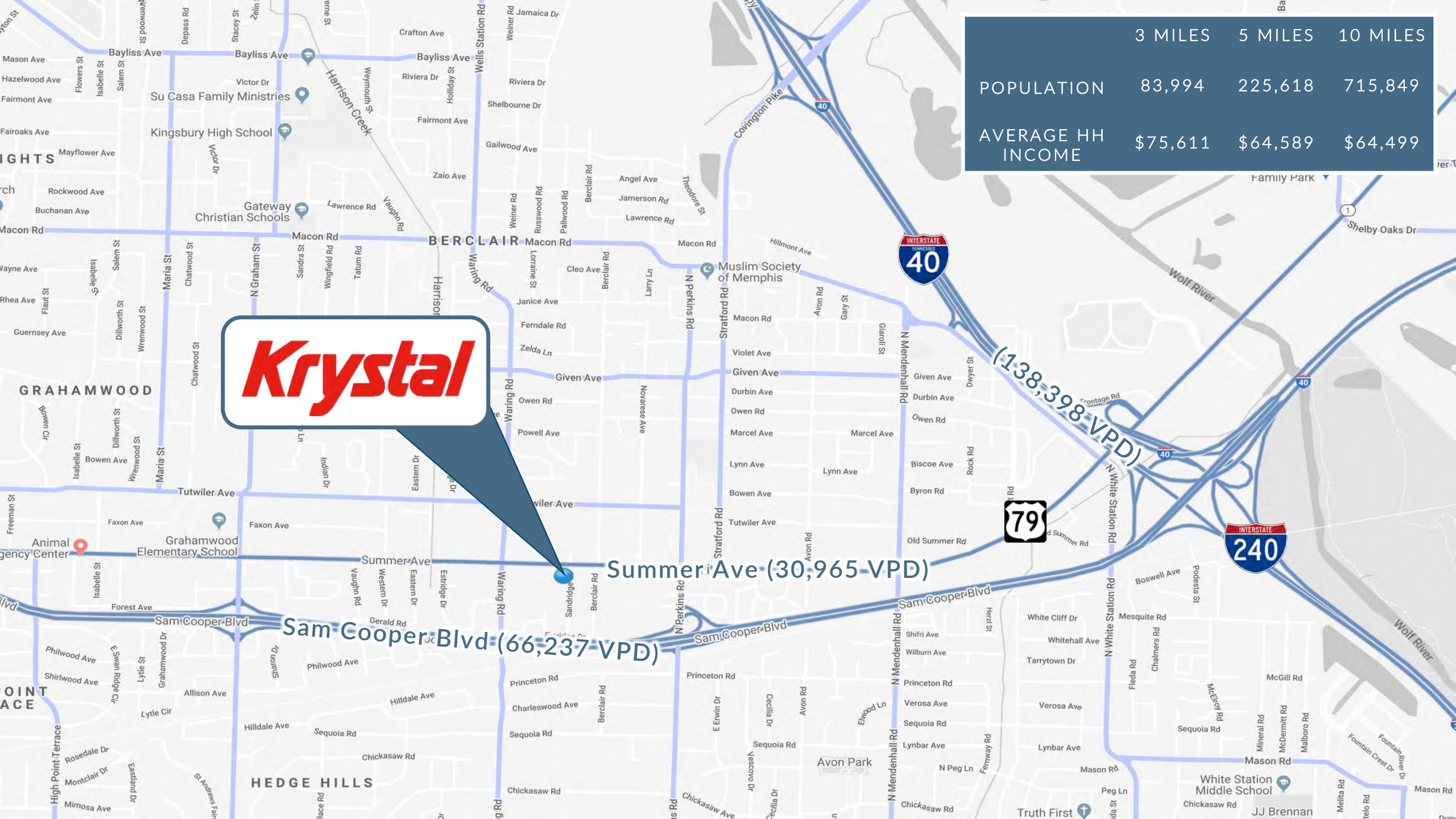
GRACELAND ESTATE



PEABODY DUCKS AT PEABODY HOTEL



MEMPHIS, TN



Summer Ave (30,965 VPD)

Sam Cooper Blvd (66,237 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	83,994	225,618	715,849
AVERAGE HH INCOME	\$75,611	\$64,589	\$64,499

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.



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Krystal

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