



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Krystal
2415 Acton Road
Vestavia Hills, AL 35243

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Krystal Located at 2415 Acton Road in Vestavia Hills, Alabama. This is an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities. The Building is 2,120 SF on Approximately 0.60 Acres of Land.

OFFERING SUMMARY

PRICE	\$1,266,929
CAP	6.25%
NOI	\$79,183
PRICE PER SF	\$597.60
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2415 Acton Road Vestavia Hills, AL 35243
COUNTY	Jefferson
BUILDING AREA	2,120 SF
LAND AREA	0.60 AC
BUILT	1995



K R Y S T A L

HIGHLIGHTS

- Absolute Triple Net Lease (NNN) – Zero Landlord Responsibilities
- 14+ Years Remaining on Initial Lease Term With 2% Rent Increases Annually
- 7 x 5 Year Options to Renew Lease
- Store Had Significant Improvements and Renovations in 2017 Including Remodel to New 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
- Access Off Exit 17 (Acton Road) of Interstate 459 – Over 20,000 Vehicles Drive Along I-459 Daily
- Highway Signage and Visibility From I-459
- Strong Demographics - Over 142,088 Residents With an Average Household Income of \$77,009 Within a 5-Mile Radius of the Property
- Close Proximity to Children's of Alabama Pediatric Center and UAB Heart & Vascular Clinic – Received Highest Patient-Certification From the National Committee For Quality Assurance (NCQA) in 2016
- Children's Pediatric Center and UAB Clinic Draw Daytime and Dinner Traffic to Krystal
- Neighboring Tenants Include: McDonald's, Taco Tech, Moe's Original BBQ, Ridge Eat & Drink, Twisted Root Burger, Cajun Seafood, AAA Car Care, Shell Gas Station, Clothes Tree, Holmes Feline Clinic and More



LEASE SUMMARY

TENANT	The Krystal Company
PREMISES	A Building of Approximately 2,120 SF
LEASE COMMENCEMENT	April 23, 2013
LEASE EXPIRATION	December 31, 2033
LEASE TERM	14+ Years Remaining
RENEWAL OPTIONS	7 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	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

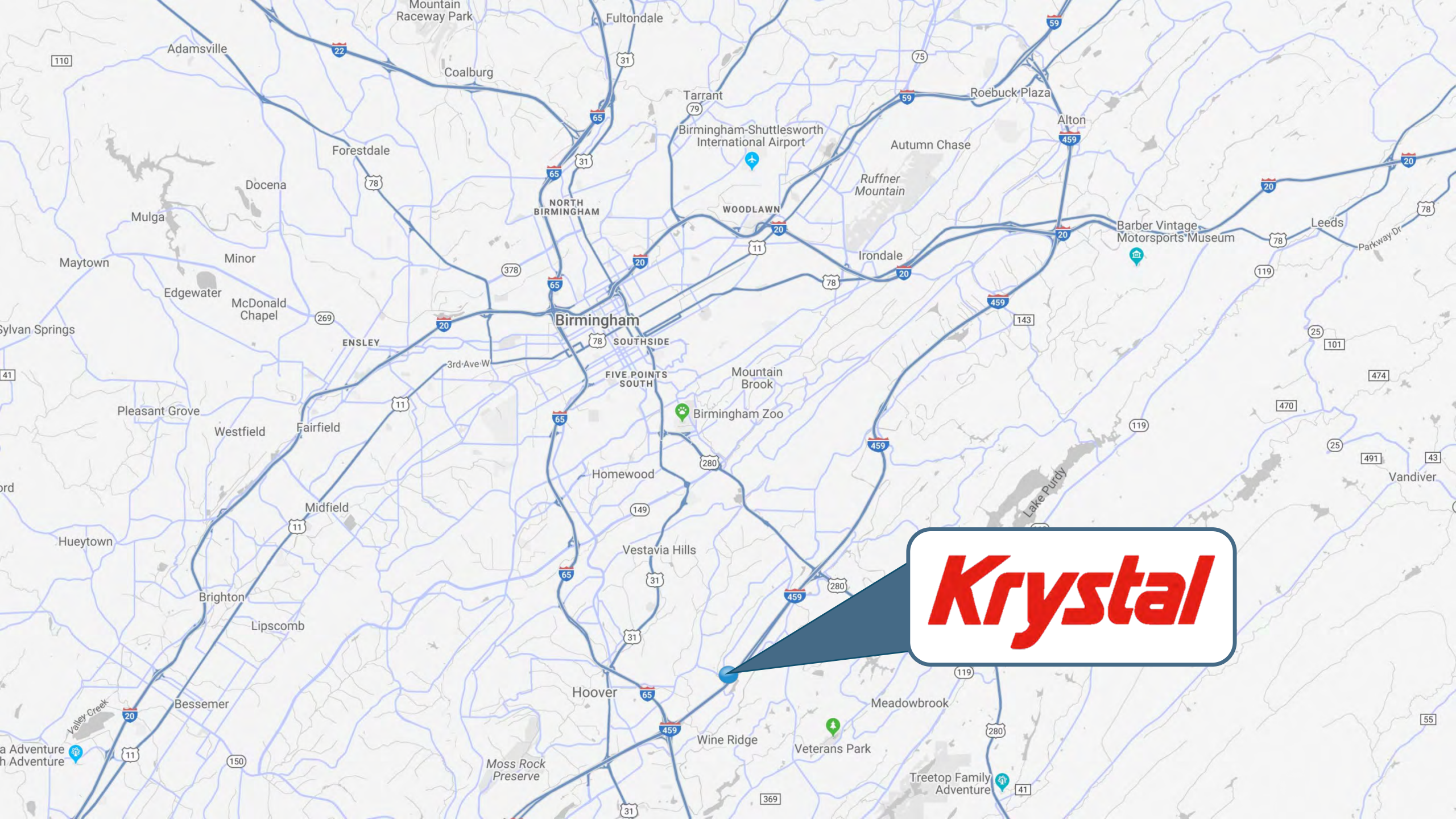
RENT
PER SF

2,120 SF

\$79,183

\$37.35





The Park
AT ROCKY RIDGE



THE RETREAT
AT ROCKY RIDGE
APARTMENT HOMES



Alabama Asian Cultures
FOUNDATION
Unity in Diversity

90
WISTERIA



VESTAVIA HILLS



GREAT WDAY

Metropolitan Church



HOOVER
CITY SCHOOLS

Rocky Ridge
Elementary

Specialty
Cleaning
LLC



SOUTH OAK
TITLE & CLOSING SERVICES



Collier's
Nursery



Holmes
Feline
Clinic

Rocky Ridge
Cumberland
Presbyterian

LAKE SIDE
BAPTIST CHURCH

TACO TECH

RealtySouth

ACTON ROAD
PEDIATRICS



EXPECT
SOMETHING
MORE

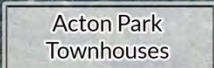
INTERSTATE
ALABAMA
459



Krystal



Acton Rd



Acton Rd





Acton Rd



VESTAVIA HILLS | JEFFERSON COUNTY | AL

Vestavia Hills is a city in Jefferson and Shelby counties in the state of Alabama. It is a suburb of the city of Birmingham and it is made up of Vestavia, Liberty Park, and Cahaba Heights. As of the 2018 estimate census, its population was 34,461 residents, making it the third largest city behind Birmingham and Hoover. The city is located less than 10 miles to Birmingham's downtown. With an estimated 2018 population of 209,880, Birmingham is the most populous city in Alabama. As of 2018, the Birmingham-Hoover Metropolitan Statistical Area had a population of 1,151,801, making it the most populous in Alabama and 49th-most populous in the U.S. Birmingham serves as an important regional hub and is associated with the Deep South, Piedmont, and Appalachian regions of the nation.

Birmingham is a leading banking center, serving as home to two major banks: Regions Financial Corporation and BBVA Compass. In 2019, Birmingham's largest private companies by annual revenue and employees were Brasfield & Gorrie, LLC (\$3.31 billion; 1,210 employees), Coca-Cola Bottling Company United (\$2.81 billion, 860 employees), EBSCO Industries (\$2.8 billion; 1,556 employees), and McWane Inc. (\$2 billion, 570 employees). The Buffalo Rock Company and the Coca-Cola Bottling Company, two of the largest soft-drink bottlers in the United States, each with more than \$500 million in sales per year, are located in Birmingham. The Birmingham metropolitan area has consistently been rated as one of America's best places to work and earn a living based on the area's competitive salary rates and relatively low living expenses.

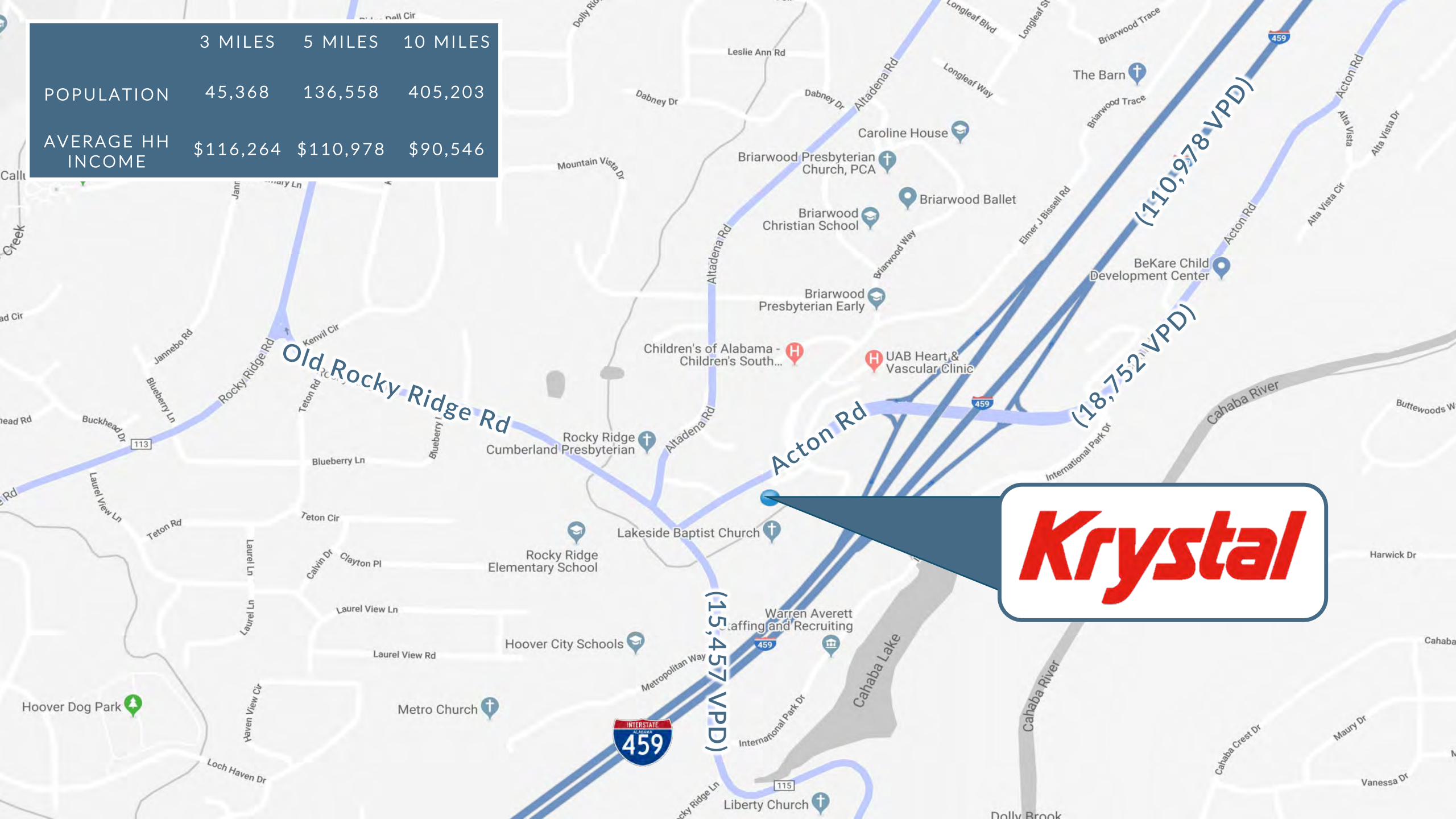
Vestavia Hills is a residential community with a mix of down-to-earth Southern spots, gastropubs, and diverse international restaurants clustered around Highway 31. The Summit mall includes casual chain eateries, upscale designer brands, and a movie theater. Wald Park has a popular playground, a swimming pool, and picnic spots, while McCallum Park features wooded walking trails around Little Shades Creek. Birmingham, a 10 minute drive from Vestavia Hills, is the perfect place to spend the day. Birmingham is full of things to see and do, from art museums and botanical gardens to great family attractions like the McWane Science Center and the Birmingham Zoo. Birmingham is also home to several lovely parks, including the urban oasis of Railroad Park; Ruffner Mountain Nature Center; and Red Mountain Park, home to the city's iconic statue of Vulcan and excellent views over the city.



3 MILES 5 MILES 10 MILES

POPULATION 45,368 136,558 405,203

AVERAGE HH
INCOME \$116,264 \$110,978 \$90,546



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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