



SAB

AMC

2068 Crossings Circle

Spring Hill, TN 37174

ACTUAL PROPERTY

ON MARKET: AMC IN SPRING HILL, TENNESSEE



INVESTMENT HIGHLIGHTS

- ▶ **AMC Theatre in Spring Hill, TN**
LOCATED IN THE NASHVILLE MSA
- ▶ **Long Term Triple Net Lease (NNN) | 13 Years Remaining**
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Hedge Against Inflation**
AMC FEATURES A SIGNIFICANT BASE RENT INCREASE IN 2024
- ▶ **Strong Local Demographics**
MORE THAN 56,400 RESIDENTS WITH AN AVG HOUSEHOLD INCOME MORE THAN \$93,225 WITHIN 5 MILES
- ▶ **High Growth Market**
RESIDENTIAL POPULATION INCREASE OF 58% SINCE 2010 WITHIN 5 MILES OF THE SUBJECT PROPERTY
- ▶ **Adjacent to The Crossings of Spring Hill Shopping Center**
750,000 SQUARE FOOT TARGET-ANCHORED SHOPPING CENTER
- ▶ **Ideally Located Along Strong Main St Retail Corridor with Excellent Visibility From the TN-396 Hwy Exit**
MORE THAN 45,000 VEHICLES PER DAY (VPD)
- ▶ **Significant Capital Commitment to the Area**
NEARLY \$1 BILLION IN PLANNED COMMERCIAL DEVELOPMENT COMMENCING IN 2020
- ▶ **Less Than Two Miles from the Under-Construction Kendron**
102-ACRE MIXED-USE DEVELOPMENT FEATURING 457 RESIDENTIAL UNITS, 250-ROOM HOTEL, AND 160,000 SF OF RETAIL AND OFFICE SPACE

FINANCIAL OVERVIEW

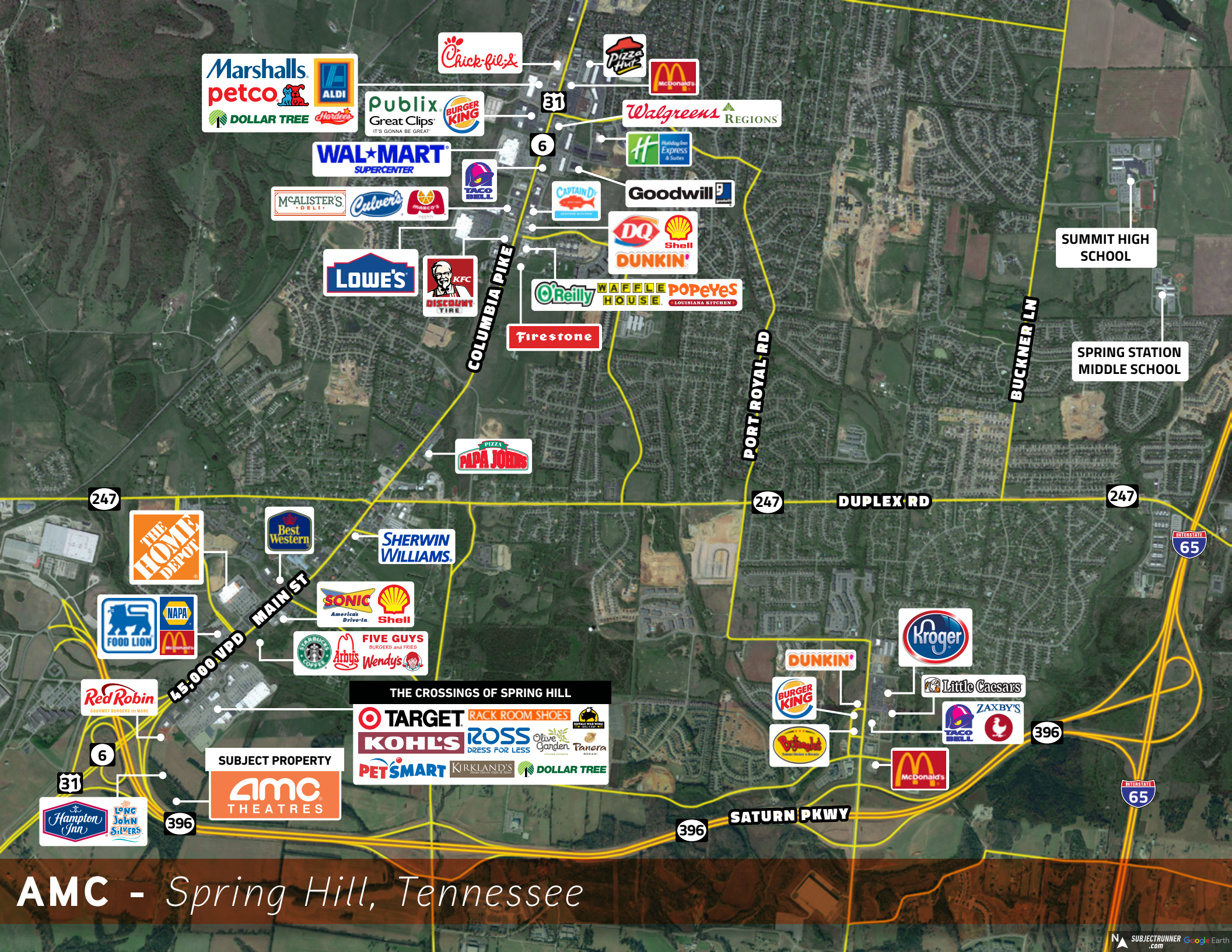
2068 CROSSINGS CIRCLE
SPRING HILL, TN 37174

PRICE	\$13,080,110
CAP RATE	7.25%
NOI	\$948,308
PRICE PER SQUARE FOOT	\$278.38
RENT PER SQUARE FOOT	\$20.18
YEAR BUILT	2015
APPROXIMATE LOT SIZE	8.16 Acres
GROSS LEASEABLE AREA	46,987 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	American Multi-Cinema, Inc. (Corporate)
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA			
BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	12/31/2023	\$948,308	\$79,026

*Rent Increase on 1/1/2024 of Lesser of 5% or 1.25x 5 Year CPI. Every 5 Years



Marshall's
petco
DOLLAR TREE
ALDI
HARDWARE

Publix
Great Clips
IT'S GONNA BE GREAT

Chick-fil-A

Pizza Hut

McDonald's

Walgreens
REGIONS

WAL-MART
SUPERCENTER

TACO BELL

CAPTAIN D'S

Goodwill

McALISTER'S
DELI

Culver's

FRASCO'S

DQ
Shell
DUNKIN'

LOWE'S

KFC
DISCOUNT
TIRE

O'Reilly

Waffle House

POPEYES
LOUISIANA KITCHEN

Firestone

PIZZA
PAPA JOHN'S

SUMMIT HIGH
SCHOOL

SPRING STATION
MIDDLE SCHOOL

COLUMBIA PIKE

PORT ROYAL RD

BUCKNER LN

DUPLEX RD

THE HOME
DEPOT

Best Western

SHERWIN
WILLIAMS

FOOD LION

NAPA
McDonald's

SONIC
America's
Drive-In
Shell

STARBUCKS
COFFEE

FIVE GUYS
BURGERS and FRIES
Arby's
Wendy's

15,000 VPD
MAIN ST

Red Robin
GOURMET BURGERS and MORE

THE CROSSINGS OF SPRING HILL
TARGET
KOHLS
PET SMART
RACK ROOM SHOES
ROSS
DRESS FOR LESS
KIRKLAND'S
DOLLAR TREE
Olive Garden
Panera
BREAD

SUBJECT PROPERTY

amc
THEATRES

Kroger

DUNKIN'

BURGER KING

Wendy's

Little Caesars

ZAXBY'S

TACO BELL

McDonald's

SATURN PKWY

Hampton Inn
LONG JOHN
SILVER'S

AMC - Spring Hill, Tennessee

LEASE SUMMARY

LEASE COMMENCEMENT DATE	1/1/2013
LEASE EXPIRATION DATE	12/31/2033
LEASE TERM	20 Years
TERM REMAINING	13+ Years
INCREASES	Every 5 Years. Lesser of 5% or 1.25x 5 Year CPI
OPTIONS TO RENEW	Four, 5- Year



TENANT OVERVIEW

AMC Theatres is an American movie theatre chain headquartered in Leawood, Kansas. AMC was founded in 1920 and has the largest share of the American theater market ahead of Regal Entertainment Group and Cinemark Theatres. AMC Theatres has grown to having more than 905 locations, serving more than 200 million guests each year with the best movie-going experience in the industry. After acquiring Odeon Cinemas, UCI Cinemas and Carmike Cinemas in 2016, AMC became the largest movie theater chain in the world. AMC has over 8,200 screens in 661 theatres in the United States and more than 2,200 screens in 244 theatres in Europe. The company has estimated annual revenues in excess of \$5.08 billion and more than 39,800 employees, both part and full-time.



ACTUAL PROPERTY



OVERVIEW

TENANT TRADE NAME	AMC
OWNERSHIP	Public
LEASE GUARANTOR	American Multi-Cinema, Inc (Corporate)
NUMBER OF LOCATIONS	661+
HEADQUARTERED	Leawood, KS
WEB SITE	https://www.amctheatres.com/
SALES VOLUME	\$5.5 Billion (2018)
STOCK SYMBOL	AMC
BOARD	NYSE



ACTUAL PROPERTY

ABOUT SPRING HILL

Spring Hill is a city in Maury and Williamson counties, Tennessee, located approximately 30 miles south of Nashville. Spring Hill's population grew to 29,036 in 2010, an increase of 276% between 2000 and 2010. Additionally, the residential population grew more than 58% from since 2010 within 3 miles from the subject. Likewise, the city of Spring Hill is projected to grow by another 78% from 2010 to 2030. While growth presents great challenges for Spring Hill, it also generates new opportunities for economic expansion, community development, and quality of life improvements for current and future residents.

Spring Hill has gone through rapid development and growth in recent years, causing General Motors to reopen their auto plant and begin hiring locally again, which will hire 1,000 new people. In Addition to this, companies such as Ryder, Goodwill, and Mars, Inc. have announced new facilities in the Spring Hill area.





	1-Mile	3-Mile	5-Mile
2000 Population	577	3,807	16,689
2010 Population	733	10,838	41,138
2019 Population	2,195	17,194	56,476
2024 Population	2,633	19,918	64,485

	1-Mile	3-Mile	5-Mile
2000 Households	251	1,412	5,810
2010 Households	328	3,782	14,356
2019 Households	947	6,173	19,932
2024 Households	1,133	7,153	22,736

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$58,229	\$90,233	\$93,234
2019 Median HH Income	\$49,400	\$73,444	\$79,102
2019 Per Capita Income	\$25,122	\$32,396	\$32,905

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