



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# Slim Chickens

4151 N Mount Juliet Road  
Mt. Juliet, TN 37122

# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,349 SF Slim Chickens Located at 4151 N Mt. Juliet Road in Mt. Juliet, Tennessee. This Opportunity Includes a Long-Term 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$3,114,000
CAP	6.25%
NOI	\$194,587
PRICE PER SF	\$929.83
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	4151 N Mt. Juliet Road Mt. Juliet, TN 37122
COUNTY	Wilson
BUILDING AREA	3,349 SF
LAND AREA	1.00 AC
BUILT	2019



ACTUAL PROPERTY IMAGE

# HIGHLIGHTS

- Long-Term Investment Opportunity Featuring a 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and Four (5) Year Option Periods
- 10% Rent Increases Every 5 Years Throughout the Initial Term and Option Periods, Providing a Strong Hedge Against Inflation
- Strong Operating Partner With Over 30 Years of Experience
- High Net Worth Personal Guarantee From a Four Member Franchisee Group
- Slim Chickens Was Founded Over 17 Years Ago and Currently Has Over 100 Stores Across the U.S., Kuwait and London
- Affluent Neighborhood With Over 74,495 Residents Making an Above Average Household Income of Over \$98,213 Within a 5-Mile Radius of the Property
- Situated Along the Main Thoroughfares Which See a Combined VPD of Over 49,930 Vehicles
- High Performing Store Sales in Two Existing Stores Located in Murfreesboro, TN and Hendersonville, TN
- Located in an Income Tax Free State and Mt. Juliet Has One of the Lowest Tax Rates in Tennessee
- Located in Wilson County Which is Tennessee's Fastest Growing County and 29th Fastest Growing in the U.S.
- Mt. Juliet is a Suburb of Nashville and Located Mostly Between Two Major National East-West Routes, Interstate 40 and U.S. Route 70
- Neighboring Tenants Include: Kroger, Publix Super Market, Mapco Mart, Regions Bank, SunTrust Bank, ACE Hardware, Advance Auto Parts, AutoZone, Dollar Tree, Verizon, Enterprise Rent-A-Car, Orangetheory Fitness, McDonald's, Papa John's, Subway and Many More



# LEASE SUMMARY

TENANT	Slim Chickens
PREMISES	A Building Consisting of 3,349 SF
LEASE COMMENCEMENT	February 21, 2020
LEASE EXPIRATION	February 25, 2040
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	QSR
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

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,349 SF	\$194,587	\$58.10
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**SLIM CHICKENS®**



Publix

SUBWAY



MAPCO

Walgreens

Mt Juliet  
Animal Clinic



SIX1FIVE  
SPORTS TRAINING



Auto  
Zone



Lebanon Rd



Melani's  
Cafe

RESHA'S  
School of Dance

the  
YARD  
SALE  
store

CEDARSTONE  
BANK



MT JULIET  
DENTAL GROUP



BENTLEY'S  
AIR CONDITIONING

DOLLAR TREE

BURGER KING

Advance  
Auto Parts

MJD'S  
MT. JULIET DAY SCHOOL

Just  
Box IT  
FULL SERVICE STORAGE

verizon

Valvoline

SUNTRUST

burn  
boot camp

Kroger

AT&T

70

AFFORDABLE  
VETERINARY  
CARE

RESHA'S  
School of Dance

STARBUCKS  
COFFEE

McDonald's

MAPCO

PIZZA  
PAPA JOHN'S

CORNER PUB

REGIONS

CEDAR STONE  
BANK

the  
YARD  
SALE  
store

Lebanon Rd

N Mt. Juliet Rd

FM  
& BAINIK

MT JULIET  
DENTAL GROUP

Melani's  
Cafe

SLIM CHICKENS

SLIM CHICKENS®

Publix  
Walgreens  
Orangetheory FITNESS  
SUBWAY  
usbank

Starbucks  
burn boot camp  
Great Clips  
SunTrust  
Advance Auto Parts

Valvoline  
McDonald's  
Burger King  
MAPCO

Kentucky Fried Chicken  
TACO BELL  
Hardee's  
AutoZone



Lebanon Rd



Kroger  
Pinnacle FINANCIAL PARTNERS  
REGIONS  
Domino's  
PAPA JOHN'S  
PACIFIC DENTAL SERVICES

 SLIM CHICKENS®

Pizza Hut  
SONIC

N Mt. Juliet Rd



NASHVILLE, TN

MT. JULIET | WILSON COUNTY | TENNESSEE

Mt. Juliet is a city located in western Wilson County in Tennessee. Mt. Juliet is located mostly between two major national east-west routes, Interstate 40 and U.S. Route 70. As of 2018, the city has a population of approximately 35,725 people. Mt. Juliet is the largest city in Wilson County. The city is a suburb of Nashville and it is approximately 17 miles east of downtown Nashville. Nashville is home to about 691,243 people.

Due to the cities proximity, Nashville's economy also affects Mt. Juliet's. As the "home of country music", Nashville has become a major music recording and production center. The Big Three record labels, as well as numerous independent labels, have offices in Nashville. Nashville has been the headquarters of guitar company Gibson since 1984. Since the 1960s, Nashville has been the second-largest music production center in the U.S. Nashville's music industry is estimated to have a total economic impact of \$6.4 billion per year and to contribute 19,000 jobs to the Nashville area. The city is also home to Fortune 500 companies being Amazon, Bridgestone, Dell, Dollar General, Phillips, Nissan and Tractor Supply Company.

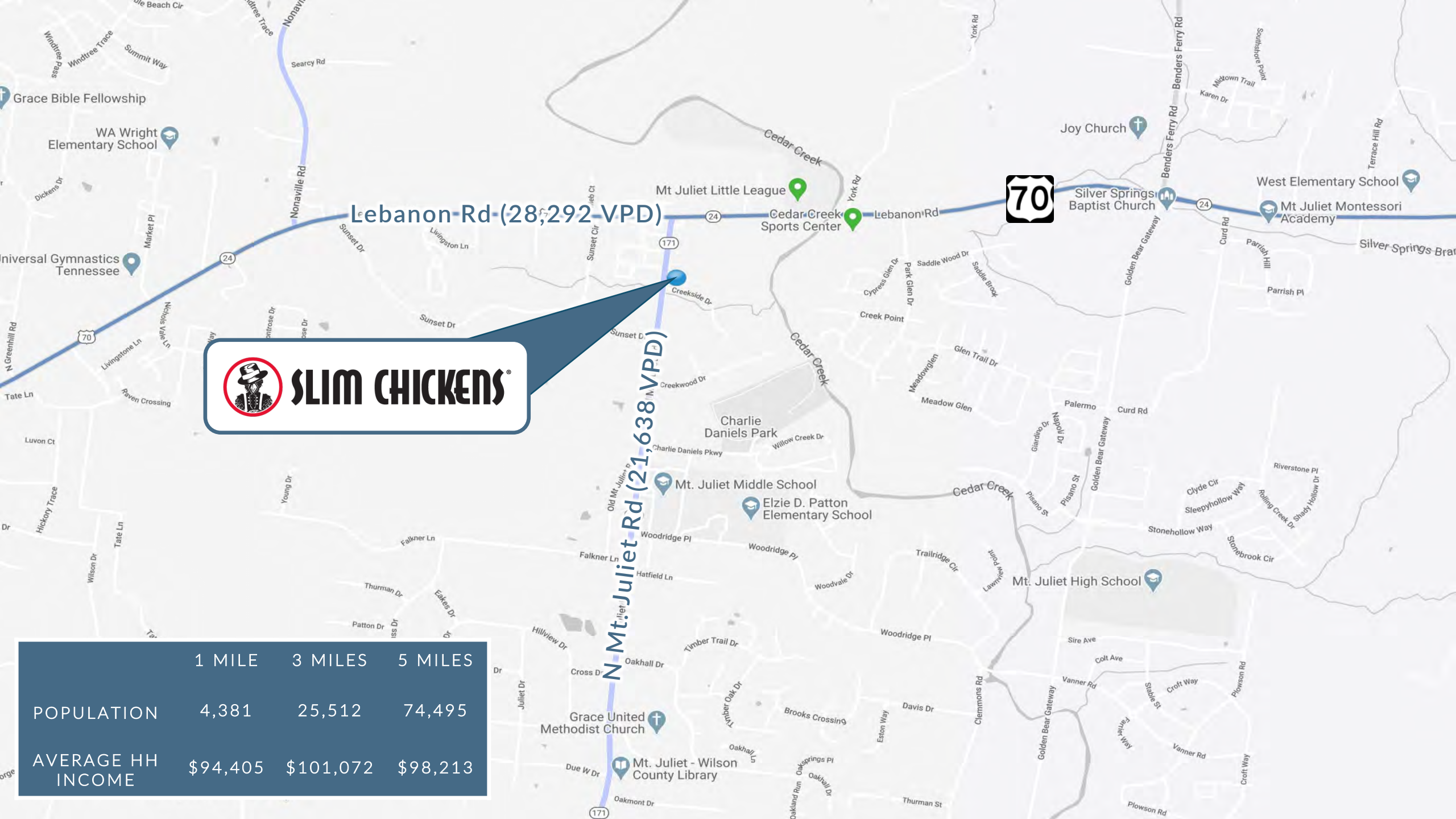
Mt. Juliet is a 20 minute drive to downtown Nashville, which is a perfect place to spend the day. Just down the road, Nashville hosts a multitude of leading festivals, public events, and museums. Music City, USA is home to the stage of the Grand Ole Opry, which operates the longest-running live radio show in the world, as well as the one of a kind Country Music Hall of Fame and Museum. It is also the site of the Tennessee State Fair, an annual 9-day celebration that features rodeos, tractor pulls and variety of local musicians and craft brewers and restaurateurs. Nashville is home to the Melodious attractions like the the Musicians Hall of Fame and Museum and the Parthenon, which is a replica of the famous Greek structure that represents Nashville's role as the Athens of the South.



MT. JULIET, TN



GRAND OLE OPRY





**SLIM CHICKENS®**

Lebanon Rd (28,292 VPD)

N Mt. Juliet Rd (21,638 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	4,381	25,512	74,495
AVERAGE HH INCOME	\$94,405	\$101,072	\$98,213

# TENANT PROFILE

The founders, Greg Smart and Tom Gordon, discovered there was a niche to fill and rallied where lots of great startups begin, from their garage! Tireless testing and a laser-focused vision launched the first Slim Chickens restaurant in Fayetteville, Arkansas in 2003. Now over 15 years and tens of thousands of happy customers later, we know that there's something special about our hand-breaded chicken tenders, fresh hot chicken sandwiches, made-to-order wings and our house-made dipping sauces that keep our loyal fans coming back...over and over again. Slim Chickens just recently celebrated their opening of their 100<sup>th</sup> store!

Slim Chickens is more than a quick meal. Guests can always expect fresh, hand-breaded chicken tenders and wings cooked to order and served with house dipping sauces. With more than 100 locations and a fanatical following in the U.S., Kuwait and London, the eternally cool brand is an emerging national franchise leading the "better chicken" segment and intends to grow nationally with a footprint of 600 restaurants over the next decade.



COMPANY TYPE  
Private



FOUNDED  
2003



# OF LOCATIONS  
100+



HEADQUARTERS  
Fayetteville, AR



WEBSITE  
[slimchickens.com](http://slimchickens.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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