



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Krispy Kreme
1730 E Nine Mile Road
Pensacola, FL 32514

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile
Parent Company Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale a Newly Constructed Krispy Kreme Located at 1730 E Nine Mile Road in Pensacola, FL. With ~20 Years Remaining on a Triple Net (NNN) Lease and Attractive Rent Increases, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant in the Desirable Florida Market.

OFFERING SUMMARY

PRICE	\$4,018,692
CAP	5.35%
NOI	\$215,000
PRICE PER SF	\$1,378.63
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1730 E Nine Mile Road Pensacola, FL 32514
COUNTY	Escambia
BUILDING AREA	2,915 SF
LAND AREA	0.48 AC
BUILT	2019



Publix.



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- New 20 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporately Guaranteed By Krispy Kreme Corporation With Over 1,400 Locations in 34 Countries
- Brand New Construction Prototype Building With a Drive-Thru
- Strong Increases - 10% Every 5 Years
- Excellent Demographics - Population of Over 41,437 Residents Making an Average Household Income of \$58,309 Within a 3-Mile Radius
- Just Minutes North of the Pensacola International Airport Serving Almost 2 Million Passengers Annually
- Florida is an Income Tax Free State
- Immediate Area Has Experienced a 15% Population Growth and is Projected to Grow Over 7% in the Next 5 Years
- Located on a Signalized Corner Along East Nine Mile Road (Over 37,483 VPD) Which is One of the Busiest Retail Thoroughfares in the City and Connects Santa Rosa and Escambia Counties
- 1-Mile From The University of West Florida With a Student Body of 12,588 Students; UWF Drives Over \$1.1 Billion in Revenues For the Regional Economy and Generates Over \$703 Million in GDP
- 1.5-Miles From West Florida Hospital That Features a State-of-the-Art 531 Bed Hospital With a Total Patient Revenue of \$2.7 Billion
- Pensacola is One of the Largest Metropolitan Areas in the Gulf Coast Region and Boasts One of the Shortest Average Commute Times in the Country at Only 19 Minutes
- Nearby Tenants Include: Target, Walmart Supercenter, AMC Theaters, Kohl's, Starbucks, Publix, McDonald's, Denny's, Dollar General, Sonic, AutoZone, Planet Fitness, Popeyes, Applebee's, Whataburger and More



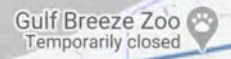
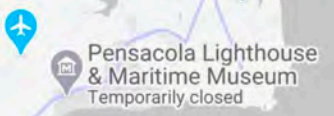
LEASE SUMMARY

TENANT	Krispy Kreme Doughnut Corporation
PREMISES	Building of Approximately 2,915 SF
LEASE COMMENCEMENT	August 21, 2018
LEASE EXPIRATION	October 31, 2039
LEASE TERM	19+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Casual Dining/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
RIGHT OF FIRST REFUSAL	No

LEASE TERM	MONTHLY RENT	ANNUAL RENT	CAP RATE
Years 1-5	\$17,916.67	\$215,000.00	5.35%
Years 6-10	\$19,708.33	\$236,500.00	5.88%
Years 10-15	\$21,679.17	\$260,150.00	6.47%
Years 15-20	\$23,847.08	\$286,165.00	7.12%
Option 1	\$26,231.79	\$314,781.50	7.83%
Option 2	\$28,854.97	\$346,259.65	8.62%
Option 3	\$31,740.47	\$380,885.61	9.48%

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,915 SF	\$215,000	\$73.76







JASMINE CREEK
APARTMENTS



Publix

PACIFICA
SENIOR LIVING



WELLS
FARGO



Baldrige Rd

E 9 Mile Rd

Plainfield Ave

KOHL'S

Walmart

Pen Air
FEDERAL CREDIT UNION

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

escambia



SONIC

Baldrige Rd

E 9 Mile Rd

foosackly's
chicken fingers

Dodge's
Southern Style

REGIONS

Plainfield Ave



Krispy Kreme
DOUGHNUTS[®] MC

E 9 Mile Rd





P E N S A C O L A | E S C A M B I A C O U N T Y | F L

Pensacola is the westernmost city in the Florida Panhandle, and the county seat of Escambia County, Florida. As of 2018, the population was estimated to be 52,713 residents. Pensacola is the principal city of the Pensacola Metropolitan Area, which had an estimated 494,883 residents as of 2018. Pensacola is one of the largest metropolitan areas in the Gulf Coast region, the largest between New Orleans and Tampa. It is nicknamed "The City of Five Flags", due to the five governments that have ruled it during its history: the flags of Spain (Castile), France, Great Britain, the United States of America, and the Confederate States of America. Other nicknames include "World's Whitest Beaches", "Cradle of Naval Aviation", "Western Gate to the Sunshine State", "America's First Settlement", "Emerald Coast", "Red Snapper Capital of the World" and "P-Cola".

Pensacola is a seaport on Pensacola Bay, which is protected by the barrier island of Santa Rosa and connects to the Gulf of Mexico. A large United States Naval Air Station, the first in the United States, is located southwest of Pensacola near Warrington; it is the base of the Blue Angels flight demonstration team and the National Naval Aviation Museum. The main campus of the University of West Florida is situated north of the city center. Pensacola Beach was awarded TripAdvisor's 2015 Traveler's Choice Award for being one of the top 5 beaches in the nation. It has also been ranked among the best in the country by Dr. Beach and the Travel Channel. These rankings have made Pensacola a huge tourist destination. Last year a total of 2,073,381 people came to visit the city, spending roughly around \$787,186,547 helping the city's economy.

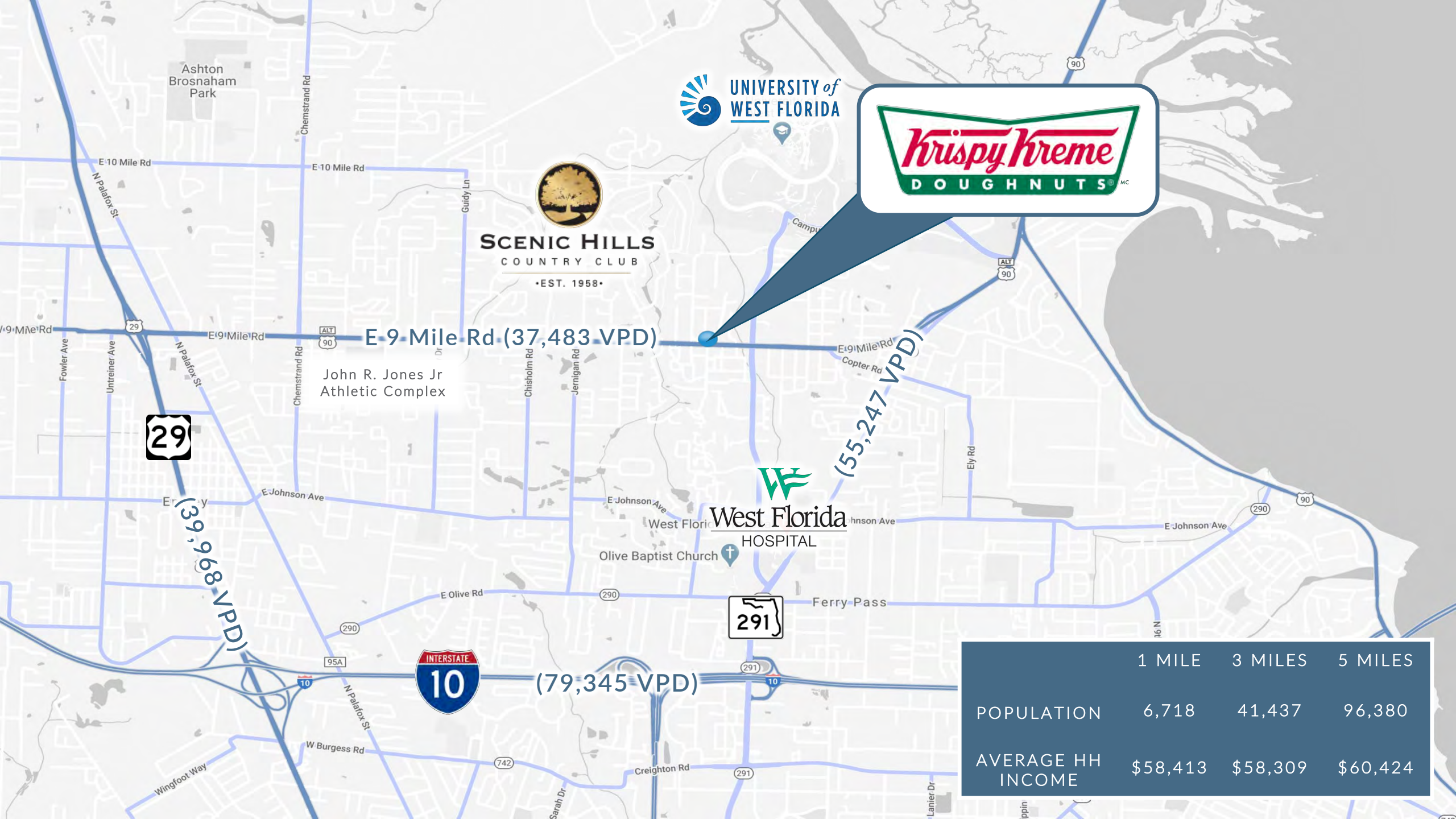
Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate climate and a friendly community that is driven toward success present an unparalleled quality of life. In addition to the sugar white sand and crystal clear emerald waters, our beach also offers first-rate fishing, many local hang-outs and top-notch restaurants, as well as the historic Fort Pickens. Pensacola is home to a number of annual festivals, events, historic tours, and landmarks. The Pensacola Seafood Festival and the Pensacola Crawfish Festival have been held for nearly 30 years in the city's downtown.



BLUE ANGELS FLIGHT TEAM



PENSACOLA BEACHES



SCENIC HILLS
COUNTRY CLUB
•EST. 1958•



E 9 Mile Rd (37,483 VPD)

John R. Jones Jr
Athletic Complex



(39,968 VPD)

(55,247 VPD)



West Florida
HOSPITAL



(79,345 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	6,718	41,437	96,380
AVERAGE HH INCOME	\$58,413	\$58,309	\$60,424

K R I S P Y K R E M E

TENANT PROFILE



Krispy Kreme Doughnuts, Inc. is an American doughnut company and coffeehouse chain owned by JAB Holding Company. Krispy Kreme sells a variety of freshly made doughnuts, as well as hand-crafted espresso-based specialty coffee drinks and brewed coffee.

The company is best known for its famous Original Glazed Doughnut, a glazed, yeast-raised doughnut that is Krispy Kreme's most popular and best-selling product. In the United States, the company's products are sold in Krispy Kreme stores, as well as through grocery stores, convenience stores, Walmart, Target, and Shaw's stores. Krispy Kreme doughnuts can be found in approximately 12,000 grocery, convenience, and mass merchant stores in the U.S.

The company has nearly 1,400 retail shops in 34 countries. Krispy Kreme plans to open 45 new locations across the U.S. through 2020. In addition to the new locations the company is also remodeling numerous of its stores. The company is also starting to deliver its delicious donuts to peoples front doors. In order to receive the delivery service, customers have to be near one of the 350 U.S. locations in the 42 states and, in most cases, have to be within a 10 mile of the Krispy Kreme.



COMPANY TYPE
Subsidiary



FOUNDED
1937



OF LOCATIONS
1,400+



HEADQUARTERS
Winston-Salem, NC



WEBSITE
krispykreme.com

J A B H O L D I N G C O M P A N Y

PARENT COMPANY

JAB is a global private investment firm and has offices in Europe and the US (Luxembourg, London, Mannheim, Washington DC) with two investment vehicles JAB Holding and JAB Consumer Fund. Both of those are run by three senior partners, CEO Olivier Goudet, chairman Bart Becht and senior partner Peter Harf, and none of the Reimanns have direct involvement in the firm's running. JAB has a solid investment grade credit rating (Baa1 at Moody's with stable outlook and BBB+ at S&P with stable outlook).

Together, JAB Holding Company and JAB Consumer Fund have controlling stakes in Keurig Green Mountain, a leader in single-serve coffee and beverage technologies, Jacobs Douwe Egberts (JDE), the largest pure-play FMCG coffee company in the world, Peet's Coffee & Tea, a premier specialty coffee and tea company, Caribou Coffee Company, a specialty retailer of high-quality premium coffee products, Einstein Noah Restaurant Group, Inc., a leading company in the quick-casual segment of the restaurant industry, Krispy Kreme Doughnuts, a global specialty retailer and wholesaler of premium-quality sweet treats, and in Espresso House, the largest branded coffee shop chain in Scandinavia. JAB Holding Company is also the largest shareholder in Coty Inc., a global leader in beauty, and owns a controlling stake in luxury goods companies including Jimmy Choo, Bally and Belstaff as well as a minority stake in Reckitt Benckiser PLC, a global leader in health, hygiene and home products. For more information, please visit the company's website at: www.jabholco.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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