



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

# McDonald's

5309 US Highway 19 S | New Port Richey, FL 34652

OFFERING MEMORANDUM

# McDonald's

5309 US Highway 19 S | New Port Richey, FL 34652

## OFFERING MEMORANDUM

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# Investment Summary

Sands Investment Group is pleased to exclusively offer for sale the 3,276 SF McDonald's located at 5309 US Highway 19 S in New Port Richey, Florida. This Best-in-Class investment includes a 10 year absolute triple net (nnn) ground lease located on the main thoroughfare of New Port Richey. With an operating history of over 50 years and a recently renovated property, this provides an attractive and stable asset.

## OFFERING SUMMARY

Offering Price	\$2,268,750
CAP Rate	4.40%
Net Operating Income (NOI)	\$99,825
Price Per SF	\$692.54
Guarantor	Corporate

# Investment Highlights

- ▶ 10 Years Remaining on a Corporately Guaranteed Ground Lease From One of the World's Most Recognizable Brands
- ▶ Opportunity to Acquire One of the Top Performing Quick Service Restaurant Chains
- ▶ Recent Facade and Indoor Renovations Have Shown Tenant's Future Commitment to the Site
- ▶ Property Contains a Drive-Thru in Addition to Over 30 Parking Spaces
- ▶ Tenant Has Been at This Location Since 1969
- ▶ Property is an Outparcel to the Southgate Shopping Center Which is a 285,000 Square Foot Center Anchored by Publix, Big Lots, Tj Maxx, and Old Time Pottery
- ▶ Property Location Provides the Benefits of an Income Tax Free State
- ▶ The McDonald's is Subject to Over 62,200 Vehicles Per Day, Providing Excellent Exposure
- ▶ Daytime Employment of Over 44,500 Employees Within a 3-Mile Radius, Providing High Lunchtime Traffic
- ▶ Immediate Area Has Experienced an Approximate 12% Population Growth Rate Over the Past Ten Years, with Future Population Growth Expected to Exceed Over Same Period



# Tenant Profile

**McDonald's Corporation is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. McDonald's is the world's largest restaurant chain by revenue, serving over 69 million customers daily in over 120 countries as of 2019.**

Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they feature chicken products, breakfast items, soft drinks, milkshakes, wraps and desserts.

The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company operated restaurants. According to two reports published in 2019,

McDonald's is the world's second-largest private employer with 1.7 million employees. McDonald's has become emblematic of globalization, sometimes referred to as the "McDonaldization" of society. The company is the world's leading global food-service retailer with over 38,000 locations in over 120 countries. Approximately 93% of McDonald's restaurants worldwide are owned and operated by independent local business owners.

TENANT  
**McDonald's Corporation**

FOUNDED  
**1940**

NYSE  
**MCD**

NUMBER OF LOCATIONS  
**38,000+**

HEADQUARTERS  
**Chicago, IL**

WEBSITE  
**mcdonalds.com**

## LEASE SUMMARY

Tenant	McDonald's Corporation	Renewal Options	8 x 5 Years	Common Area	Tenant's Responsibility
Building Premises	± 3,276 SF	Rent Increases	10% at Each Option	Roof & Structure	Tenant's Responsibility
Lease Commencement	April 1, 1969	Lease Type	Absolute Triple Net (NNN) Ground	Repairs & Maintenance	Tenant's Responsibility
Lease Expiration	June 30, 2030	Permitted Use	Quick Service Restaurant	HVAC	Tenant's Responsibility
Lease Term	10 Years Remaining	Property Taxes	Tenant's Responsibility	Utilities	Tenant's Responsibility
Current Annual Rent	\$99,825 (\$30.47 PSF)	Insurance	Tenant's Responsibility	Right Of First Refusal	Yes











Black Horse Motor USA

Sea Forest Townhomes

KIA

Fraternal Order of Eagles

Trulieve

United States

L A BOY

Batteries + Bulbs

kane's FURNITURE

TONY'S APPLIANCES

DUNKIN'

American Eye Care Center

CVS/pharmacy

BOB'S CARPET FLOORING

CHOICE HOTELS

Southgate Apartments

Hair Cottage

T-Mobile

oneblood Share your power

Cracker Barrel Old Country Store

Pet Supermarket

BIG LOTS!

19

VPD: 62,283



McDonald's



North Facing





Gulf High School

DOLLAR TREE

BayCare

Family FITNESS

Advance! Auto Parts

MAGNUSON HOTELS

Eastlake Cathedral Church of God

Aaron's  
Easy. Beautiful. Affordable.

TAKE 5

TJ-maxx

cobbe  
FAMILY DENTAL & ORTHODONTICS

CHASE

Publix  
FOOD • DRIVE THRU PHARMACY

Gulf Harbor Condominiums

Precision Tires & Auto

19

WELLS FARGO

The UPS Store

VPD: 62,283

OLD TIME Pottery

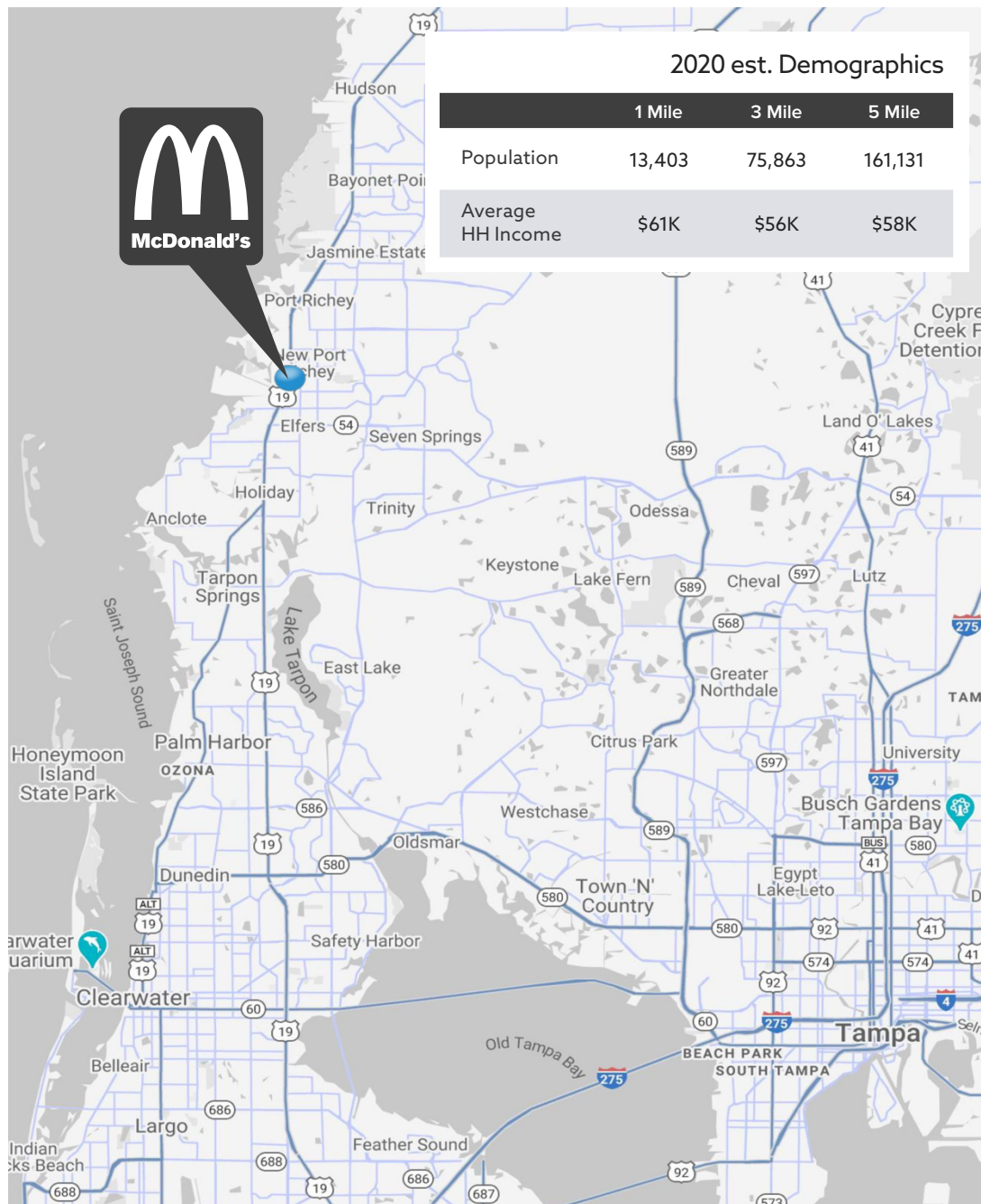
McDonald's

BIG LOTS!



Pet Supermarket





### New Port Richey | Pasco County, Florida.

New Port Richey is a city in Pasco County in Florida. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The city is 35 miles from Tampa. Tampa is a major city in, and the county seat of, Hillsborough County, Florida. It is on the west coast of Florida on Tampa Bay, near the Gulf of Mexico. Tampa is the largest city in the Tampa Bay Area. With a population of 392,890 residents in 2018, Tampa is the third-largest city in Florida, after Miami and Jacksonville. The bay's port is the largest in the state, near downtown's Channel District. Bayshore Boulevard runs along the bay, and is east of the historic Hyde Park neighborhood. Today, Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area". For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second largest metropolitan statistical area (MSA) in the state, and the fourth largest in the Southeastern U.S.

Due to their close proximity, Tampa's economy affects New Port Richey's. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Several Fortune 1000 companies are headquartered in Tampa, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military in the Tampa Bay area. Tampa's port is now the seventh largest in the nation and Florida's largest tonnage port, handling nearly half of all seaborne commerce that passes through the state. Tampa ranks second in the state behind Miami in terms of cruise ship travel. Besides smaller regional cruise ships such as Yacht Starship and SunCruz Casino, Tampa also serves as a port of call for three cruise lines: Holland America's MS Ryndam, Royal Caribbean's Grandeur of the Seas and Radiance of the Seas, and Carnival's Inspiration and Legend.

The city is home to the Werner-Boyce Salt Springs State Park. The city is located less than 40 minutes to Tampa. Tampa is a city on Tampa Bay, along Florida's Gulf Coast. A major business center, it's also known for its museums and other cultural offerings. Busch Gardens is an African-themed amusement park with thrill rides and animal-viewing areas. The historic Ybor City neighborhood, developed by Cuban and Spanish cigar-factory workers at the turn of the 20th century, is a dining and nightlife destination. The city is also home to the Florida Aquarium which is a 250,000-square-foot aquarium home to exotic animals.



## 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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