



SANDS INVESTMENT GROUP  
NET INVESTMENTS...NET RESULTS



Taco Bell

1200 S Peterson Avenue  
Douglas, GA 31533



# EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group  
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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Taco Bell Located at 1200 S Peterson Avenue in Douglas, GA. This Deal Includes Zero Landlord Responsibilities With a 25 Year Absolute Triple Net (NNN) Lease, Providing For a Secure Investment.

## OFFERING SUMMARY

|              |                     |
|--------------|---------------------|
| PRICE        | \$1,578,947         |
| CAP          | 4.75%               |
| NOI          | \$75,000            |
| PRICE PER SF | \$584.80            |
| GUARANTOR    | 300+ Unit Franchise |

## PROPERTY SUMMARY

|               |   |
|---------------|---|
| ADDRESS       | 1200 S Peterson Avenue<br>Douglas, GA 31533 |
| COUNTY        | Coffee                                      |
| BUILDING AREA | 2,700 SF                                    |
| LAND AREA     | 0.64 AC                                     |
| YEAR BUILT    | 2020  |



T A C O   B E L L

# HIGHLIGHTS

- 25 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Very Strong Sales - 4.32% Rent to Sales Ratio
- Brand New Building – Tenant Demolished All Existing Improvements and Rebuilt; It Opened For Business in November 2020
- Long Operating History – Tenant Has Occupied This Site Since 2006
- 1% Annual Rent Increases
- 300+ Unit Franchise Guaranty
- Limited Quick Service Restaurant Competition
- Located Within 5 Minutes of the Municipal Airport
- Surrounded By Schools, Retail, Residential and Commercial Uses
- Nearby Tenants Include: Walmart Supercenter, Belk, Lowe's, Family Dollar, Wendy's, McDonald's, O'Reilly Auto Parts, Ruby Tuesday, Subway and More





# LEASE SUMMARY

|  |   |
|--|---|
| TENANT                                       | Tacala Georgia Corp   |
| PREMISES                                     | A Building of Approximately<br>2,700 SF                             |
| ORIGINAL LEASE COMMENCEMENT                  | August 16, 2005   |
| NEW LEASE COMMENCEMENT<br>(NEW CONSTRUCTION) | November 16, 2020   |
| LEASE EXPIRATION                             | November 15, 2045   |
| LEASE TERM                                   | ~25 Years Remaining   |
| RENEWAL OPTIONS                              | 5 x 5 Years   |
| RENT INCREASES                               | 1% Annually (Current Term), Fair<br>Market Value at Renewal Options |
| LEASE TYPE                                   | Absolute Triple Net (NNN)   |
| 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   |
| GUARANTOR                                    | 300+ Unit Franchise   |

| SQUARE<br>FOOTAGE | ANNUAL<br>BASE RENT | RENT<br>PER SF |
|-------------------|---------------------|----------------|
|-------------------|---------------------|----------------|

2,700 SF

\$75,000

\$27.78

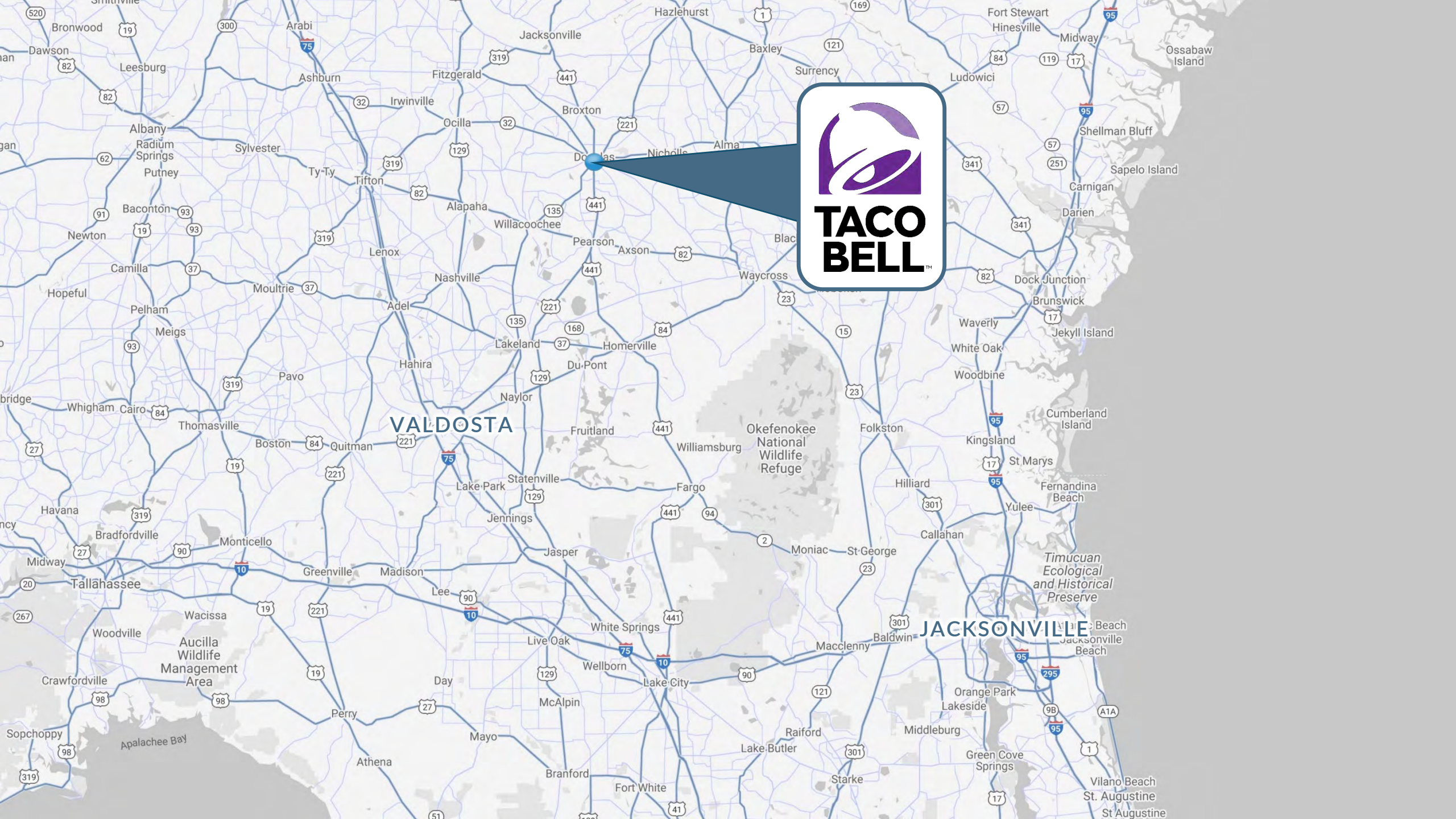




ACTUAL PROPERTY IMAGES











Douglas Municipal  
Gene Chambers Airport

Coffee County  
School District

Pre-K Academy

441

Peterson Avenue-S

S Madison Avenue

Pine Street



31

O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE



ONEAL RESTAURANTS

600-600  
CAR WASH

Arby's

Ruby Tuesday

BURGER KING

Wendy's

Hampton Inn

Walmart  
Supercenter

belk  
MODERN. SOUTHERN. STYLE.

TSC TRACTOR  
SUPPLY CO

ANYTIME  
FITNESS

CATO

COLONY  
BANK

LOWE'S

DOLLAR TREE

HIBBETT SPORTS

WILLIAMS  
Since 1951

Hardee's

Chick-fil-A

McDonald's

GOODY'S

SUBWAY  
SALLY BEAUTY

it's fashion  
SHOE SHOW

ROSES



CVS pharmacy

College Avenue Baptist Church

FARMERS home FURNITURE

FAMILY DOLLAR

HARVEYS supermarket

FACTORY CONNECTION

WELLS FARGO

Central Square Complex Gym

DOLLAR GENERAL

Walgreens

UNITED STATES POSTAL SERVICE

FIREHOUSE SUBS

DQ

Aaron's

ZAXBY'S

CHICKEN

441

TITLEMAX

Checkers

AutoZone

O'Reilly AUTO PARTS

Peterson Avenue-S

S Madison Avenue

High Toppers Learning Center

Hightower Memorial Church

South Georgia State College

TACO BELL



Pine Street

31

Krystal





Peterson Ave S







## DOUGLAS | COFFEE COUNTY | GEORGIA

The City of Douglas, Georgia was incorporated in 1895. Douglas City is 77 miles east of Albany, Georgia and 107 miles northwest of Jacksonville, Florida. Douglas is the county seat of Coffee County and the core city of the Douglas, Georgia Micropolitan Statistical Area. The City of Douglas have a population of 11,376 residents as of 2020. South Georgia College is the local institute for higher education. Valdosta State University, Georgia Southern University, Albany State University and several other colleges and universities also offer facilities for higher education to the people of Douglas. The nearest major airport is Valdosta Regional Airport. Another major airport is Southwest Georgia Regional Airport.

Coffee County Board of Education, Pilgrim's Pride, Coffee Regional Medical Center, Wal-Mart Distribution, Precision Cartparts Corporation, Wiregrass Technical College, Concerted Services, Inc., Coffee Correctional Facility, Diamond Builders, South Georgia State College are the principal employers. The largest industries in Douglas, GA are Manufacturing, Accommodation & Food Services, and Health Care & Social Assistance, and the highest paying industries are Professional, Scientific, & Technical Services, Construction, and Transportation & Warehousing. Farming plays a large role in the area's economy. Major agricultural products from the town and surrounding county include peanuts, corn, tobacco, and cotton. Chicken is also a major part of the economy.

Heritage Station Museum, General Coffee State Park, Veterans Memorial and Museum, Pierce County Heritage Museum & Depot, Jefferson Davis Memorial Historic Site, and Okefenokee Swamp Park are some of the nearby attractions. The WWII Aviation Museum, the Heritage Station Museum and the Broxton Rocks are also worth taking a look around. Apart from the General Coffee State Park, the city of Douglas also has several parks. These include Wheeler Park, Roundtree Center Park, Emma Wade Park, Whispering Pines Park, North Madison Park, Eastside Park and Pine Street Park. Other attractions include Branhill Plantation, Red Brick Farm, Deep South Growers, Rockin' 8 Cinema, Douglas City Cemetery, Rockin' Roll Bowlin', Douglas Golf & Country Club, South Georgia Youth Park / Wiregrass Arena, Gopher Plantation.

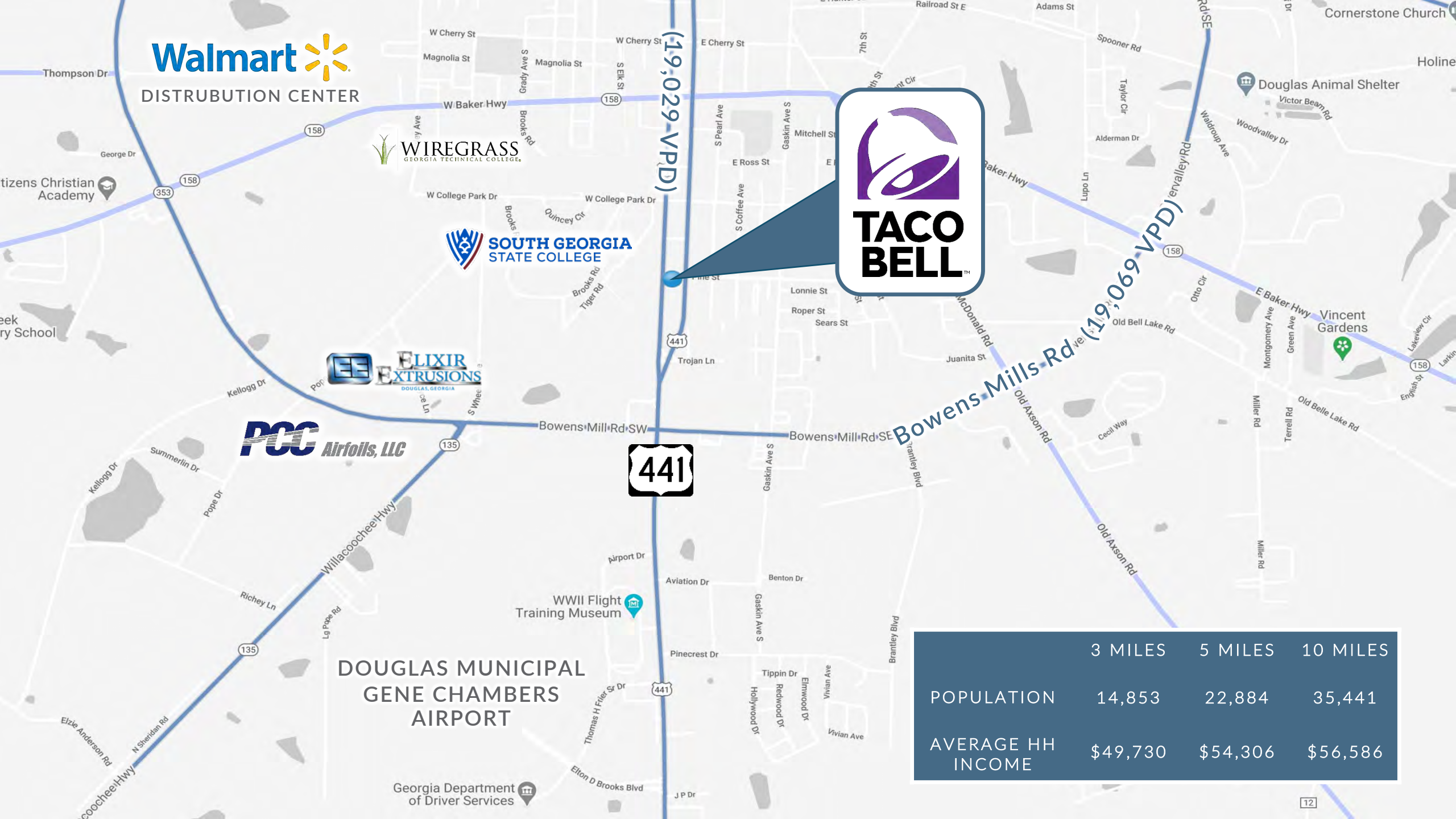


COFFEE COUNTY COURTHOUSE



BROXTON ROCKS





|                   | 3 MILES  | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION        | 14,853   | 22,884   | 35,441   |
| AVERAGE HH INCOME | \$49,730 | \$54,306 | \$56,586 |



# TENANT PROFILE

Tacala's Founders, Dick Reese and Don Ghareeb opened our first Taco Bell in 1989 in Columbiana, Alabama. Taco Bell locations have more than tripled in the past 30+ years, and Tacala has grown to over 300 locations in the Southeast and Texas. Altamont Capital Partners invested in Tacala in 2012 and has helped drive explosive unit growth over the past eight years.

Even after 30 years and 300+ new Taco Bell restaurants our focus has stayed the same: serve our customers, serve our teams, and serve our communities with kindness. We call this our Here To Serve principle; it's what we do and a credit to our success.



COMPANY TYPE  
Private



FOUNDED  
1989



# OF LOCATIONS  
300+



HEADQUARTERS  
Vestavia Hills, AL



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