



3361 S. ALABAMA AVE, MONROEVILLE, AL 36460

SONIC DRIVE-IN MARKETING PACKAGE

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CONTACT INFORMATION



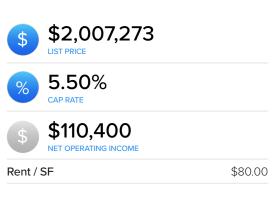
NINA VALTCHANOV Senior Associate (424) 325-2624



REED MELILLO Senior Director (424) 325-2606



Tenant	Sonic Drive-In
Street Address	3361 S. Alabama Ave
City	Monroeville
State	AL
Zip	36460
GLA	1,380 SF
Lot Size	1.00 AC
Year Built	2014







Absolute Triple-Net (NNN) Sale Leaseback - At closing, this property will be operating under a brand new, 20year Absolute Triple-Net (NNN) lease, under which the Tenant is responsible for all real estate taxes, insurance and property maintenance.

Ample Rent Growth with 1.5% Annual Increases - The lease will feature 1.5% annual rental increases , providing the landlord the benefit of compounding rent growth, and a strong hedge against inflation.

Lease Backed by 62-Unit Operator - The lease is fully backed by Quality Drive-In I, LLC, a 62-unit subsidiary of Quality Restaurant Group with locations across the states of Alabama and Florida.

Strong Tenant Commitment - The lease features an initial term of 20 Years with an additional four (4) 5-year options to extend the lease until 2060, indicating strong commitment to the site.

Excellent Site-Level Visibility - Ideally positioned off of Hwy 21, this property has visibility from over 15,783 vehicles passing daily.

RETAIL AERIAL



LEASE SUMMARY

Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	20 Years
Commencement Date	COE
Lease Expiration	20 Years After COE
Term Remaining	20 Years
Increases	1.5% Annually
Options	Four (4), 5-year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Quality Drive-In I, LLC
Company Name	Sonic Drive-In
Ownership	Private
Years in Business	67
Number of Locations	3,500





Pandemic Proof Business Model - While the COVID-19 pandemic has had a negative impact on most restaurant businesses, Sonic Drive-In has seen a surge in demand as customers enjoy their meals from the safety of their car with minimal exposure via the convenient drive-in and mobile order services using the Sonic app.

Advantageous Demographics - There is an estimated 10,528 residents within five miles of the subject property with an average annual income of \$50,335, which serves as the ideal target market for this tenant and further support sales.

Nationally Recognized Brand - Sonic was founded 1953 in Shawnee, OK and is today comprised of over 3,500 restaurants located in 44 of the 50 states. As of 2019 Sonic ranked #3 on Entrepreneur Magazine's Franchise 500 list, up from #6 in 2018, a trend which is expected to continue through 2020.

Pad Site to Walmart Supercenter - This property is strategically situated as a pad site to a Walmart Supercenter, and surrounded by other tenants including Dollar Tree, Papa John's and Murphy Express in the immediate area.

SONIC DRIVE-IN RENT SCHEDULE

Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Year 1	Base Term	\$110,400.00	\$9,200.00	-	5.50%
Year 2	Base Term	\$112,056.00	\$9,338.00	1.50%	5.58%
Year 3	Base Term	\$113,736.84	\$9,478.07	1.50%	5.67%
Year 4	Base Term	\$115,442.89	\$9,620.24	1.50%	5.75%
Year 5	Base Term	\$117,174.54	\$9,764.54	1.50%	5.84%
Year 6	Base Term	\$118,932.15	\$9,911.01	1.50%	5.93%
Year 7	Base Term	\$120,716.14	\$10,059.68	1.50%	6.01%
Year 8	Base Term	\$122,526.88	\$10,210.57	1.50%	6.10%
Year 9	Base Term	\$124,364.78	\$10,363.73	1.50%	6.20%
Year 10	Base Term	\$126,230.25	\$10,519.19	1.50%	6.29%
Year 11	Base Term	\$128,123.71	\$10,676.98	1.50%	6.38%
Year 12	Base Term	\$130,045.56	\$10,837.13	1.50%	6.48%
Year 13	Base Term	\$131,996.25	\$10,999.69	1.50%	6.58%
Year 14	Base Term	\$133,976.19	\$11,164.68	1.50%	6.67%
Year 15	Base Term	\$135,985.83	\$11,332.15	1.50%	6.77%
Year 16	Base Term	\$138,025.62	\$11,502.14	1.50%	6.88%
Year 17	Base Term	\$140,096.00	\$11,674.67	1.50%	6.98%
Year 18	Base Term	\$142,197.44	\$11,849.79	1.50%	7.08%
Year 19	Base Term	\$144,330.41	\$12,027.53	1.50%	7.19%







Sonic Drive-In

SONIC[®] is an American success story that continues to flourish with every new chapter. Founded in 1953, SONIC franchises have risen from humble origins to one of the most instantly recognizable brands in the nation, with over 3,500 locations across 46 states with over 9,200 employees. SONIC is the largest chain of drive-in franchises in America owned by Inspire Brands, a global multi-brand restaurant company.







M	46 States
\sim	Geographical Footprint





SONIC Unveils Bold New Look

SONIC recently unveiled the first drivein of the brand's new restaurant design. Read More



SONIC Aims for Further Growth

SONIC aims to open 1,000 new restaurants over the next ten years. Read More



Pandemic Impact on SONIC

SONIC's same-store sales perform in the area of 20-30 percent increases. Read More



Inspire Brands Named #2

With the acquisition of Dunkin', Inspire Brands becomes 2nd largest restaurant co. Read More

Quality Drive-In I, LLC

Quality Drive-In I, LLC is a 62-unit subsidiary of Quality Restaurant Group (QRG), one of the fastest growing and largest quick service restaurant and fast casual restaurant groups in the country. QRG owns and operates 350 quick service restaurants with over 9,000 employees across 14 states. QRG currently owns and operates Pizza Huts (Quality Huts ; Arby's (Quality Meats); and Moe's Southwest Grills (Quality Fresca) restaurants.



4 Major Chains



	14 States
	Geographical Footprint





QRG Aquires 62 SONIC Locations

QRG announced the acquisition of 62 SONIC locations in Florida & Alabama. Read More



QRG Acquires 67 MOE'S Locations

QRG becomes the largest MOE'S Franchisee after aquiring 67 locations. Read More



New HQ Means QRG Growth

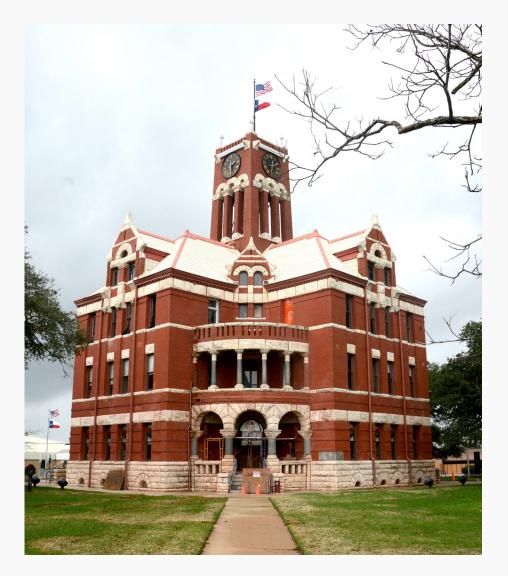
CEO Matt Slain believes it's time to build his company's infrastructure. Read More



QRG Featured in Franchisee Magazine

QRG leadership dives into how they grew to nearly 350 units in 2 years. Read More

DEMOGRAPHICS



POPULATION	3-Mile	5-Mile	10-Mile
2025 Projection	5,873	10,528	15,323
2020 Estimate	5,962	10,801	15,744
2010 Census	6,227	11,822	17,327
HOUSEHOLDS	3-Mile	5-Mile	10-Mile
2025 Projection	2,424	4,182	6,099
2020 Estimate	2,457	4,287	6,262
2010 Census	2,550	4,681	6,875
Average Income	\$54,506	\$50,335	\$47,499
Median Income	\$33,739	\$30,748	\$27,527

Monroeville, AL

Known for being the home of acclaimed novelists Harper Lee and Truman Capote, Monroeville, Alabama is a vibrant little city brimming with historic charm and Southern charisma. Visitors and new residents alike come to Monroeville to experience its quaint, small-town atmosphere while diving into the city's exciting history and culture.

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LISTING AGENTS

NINA VALTCHANOV

Senior Associate (424) 325-2624 nina@jamescapitaladvisors.com CA RE Lic. 02084952

REED MELILLO

Senior Director (424) 325-2606 reed@jamescapitaladvisors.com CA RE Lic. 01984199

MIKE JAMES

Founder, Chief Executive Officer (424) 325-2601 mike@jamescapitaladvisors.com CA RE Lic. 01936642

BROKER OF RECORD

BRIAN BROCKMAN

Bang Realty - Naples, Inc (513) 898-1551 brian@bangrealty.com FL RE Lic #: BK3,327,646 CORP. Lic #: CQ1,049201



James Capital Advisors, Inc.

www.jamescapitaladvisors.com

@jamescapitaladvisors