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A D V I S O R S



SONIC DRIVE-IN

3361 S. ALABAMA AVE, MONROEVILLE, AL 36460

MARKETING PACKAGE

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CONTACT INFORMATION



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INVESTMENT SUMMARY

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

\$2,007,273
LIST PRICE

5.50%
CAP RATE

\$110,400
NET OPERATING INCOME

Rent / SF \$80.00



Absolute Triple-Net (NNN) Sale Leaseback - At closing, this property will be operating under a brand new, 20-year 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.

SONIC DRIVE-IN
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
SITE PLAN



ABOUT THE BRAND

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.



3,500
Number of Locations



9,200+
Employees



\$423 Million
Annual Revenue



46 States
Geographical Footprint



SONIC Unveils Bold New Look

SONIC recently unveiled the first drive-in 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](#)

ABOUT THE OPERATOR

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.

 **350**
Unit Count

 **4**
Major Chains

 **9,000+**
Employees

 **14 States**
Geographical Footprint



QRG Acquires 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 acquiring 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](#)

SONIC DRIVE-IN

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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A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

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