



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Checkers

1969 Elmwood Avenue
Buffalo, NY 14207

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

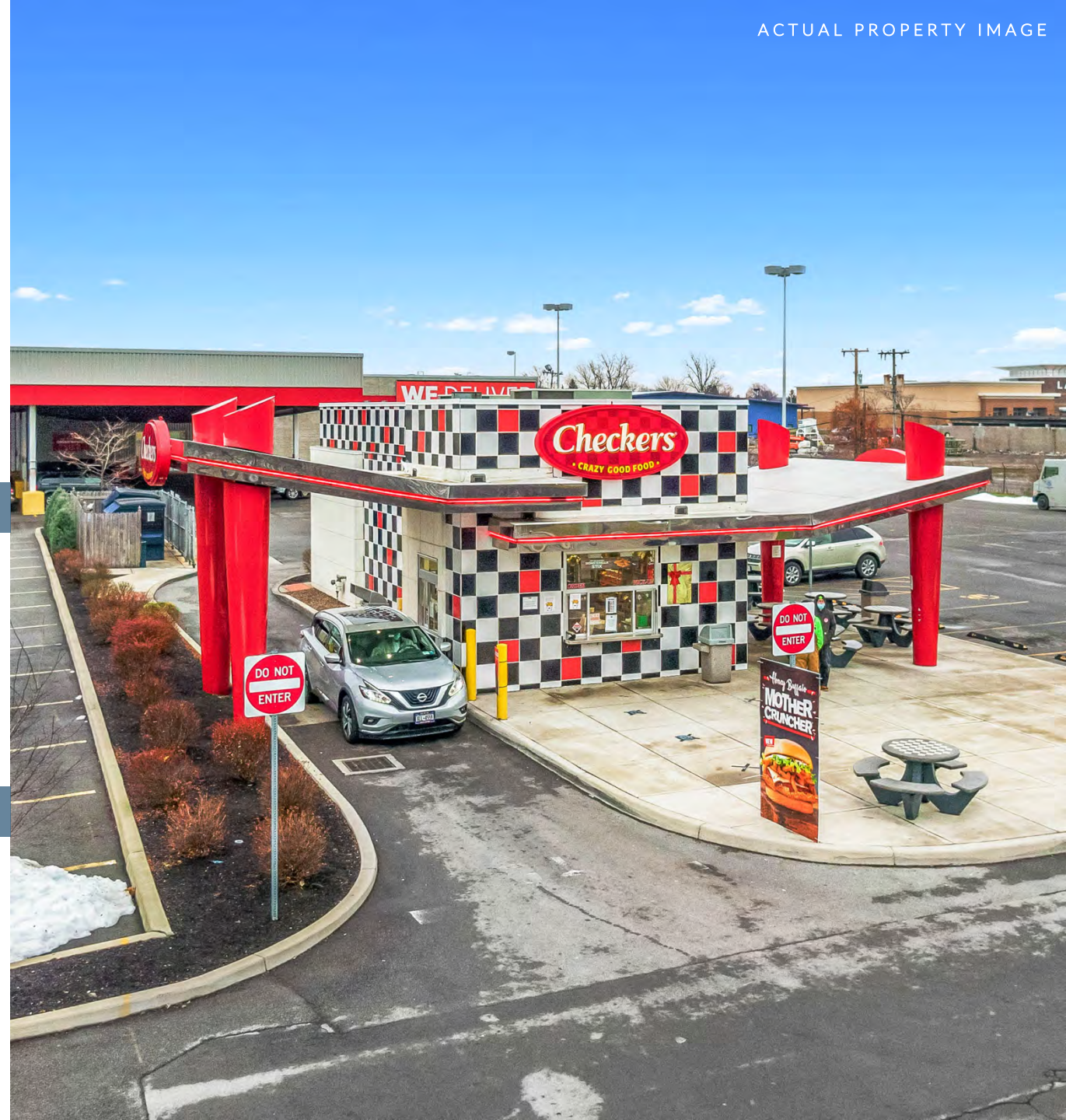
Sands Investment Group is Pleased to Present Exclusively For Sale a Recently Renovated Checkers in Buffalo, NY. With Over 5 Years Remaining on an Absolute Triple Net (NNN) Ground Lease With Exceptionally Strong Sales and a Low Rent Per Square Foot, This Opportunity Provides For Secure Passive Income From an Established Tenant Located Within an Infill Market.

OFFERING SUMMARY

PRICE	\$586,667
CAP	6.00%
NOI	\$35,200
PRICE PER SF	\$586.67
GUARANTOR	Franchise

PROPERTY SUMMARY

ADDRESS	1969 Elmwood Avenue Buffalo, NY 14207
COUNTY	Erie
BUILDING AREA	1,000 SF
LAND AREA	0.24 AC
BUILT	2015



C H E C K E R S

HIGHLIGHTS

- Low Rent on an Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Extremely Strong Sales of Nearly \$1,700 Per Square Foot and the Sales Have Increased in 2020 By 14% Year Over Year
- This is a COVID-19 Resistant Business Operating as a Drive Thru Only
- Checkers Has Paid its Full Rent Throughout the Pandemic
- Franchisee Was Named “Franchisee of the Year” at the Checkers and Rally’s Annual Conference in 2017
- Seasoned Operator With Multiple Units
- Located Along Elmwood Avenue Which Sees Over 29,300 Vehicles Per Day
- Strong Demographics - Population Exceeds 326,814 Residents Within a 3-Mile Radius
- Located Less Than 2-Miles From SUNY Buffalo State College With Over 8,000 Students
- Nearby Tenants Include: Home Depot, PetSmart, Target, LA Fitness, McDonalds, ALDI, Starbucks, Big Lots, Dollar Tree, Kohl’s and Many More



ACTUAL PROPERTY IMAGE

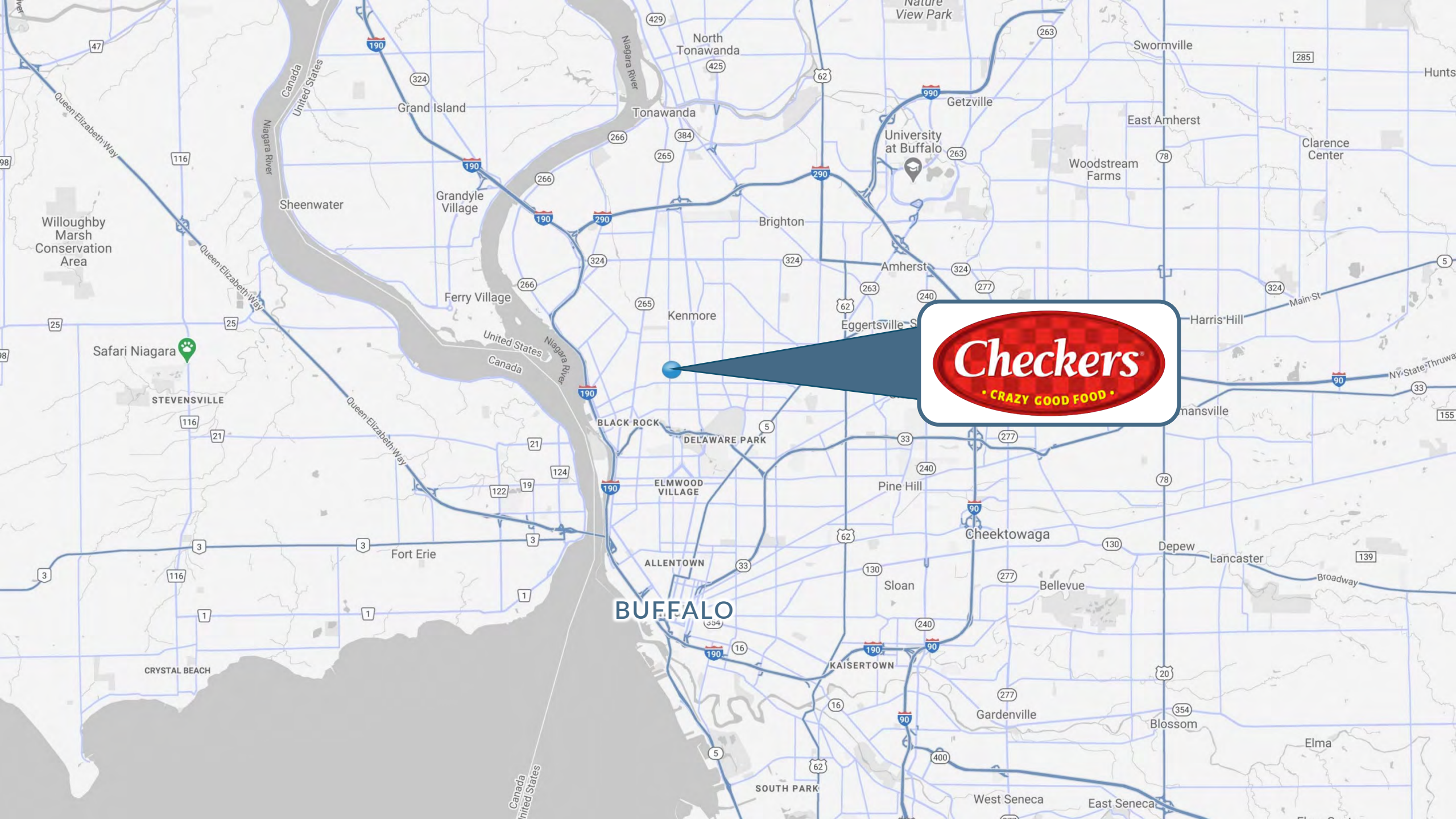
LEASE SUMMARY

TENANT	UCG VENTURES 2 LLC/Personal
PREMISES	A Building of Approximately 1,000 SF
LEASE COMMENCEMENT	March 27, 2015
LEASE EXPIRATION	October 31, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Ground Lease
PERMITTED USE	Restaurant
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

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,000 SF	\$35,200	\$35.20
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North Buffalo
Ice Rink

7-ELEVEN®

First Student

MIGHTY
TAGO

BOSTON
Butcherie Kitchen
MARKET

FAMILY DOLLAR

Cereal
Spot

FedEx

BURGER
KING

DUNKIN'

ups

MAVIS
DISCOUNT
TIRE

Marshall's

DOLLAR TREE

PRAXAIR
Making our planet more productive

LINCOLN
MOVING & STORAGE

BIG LOTS!

Little Caesars

KOHL'S

SIMMONS
HOCKEY

NARDIN ACADEMY
BUFFALO, NEW YORK

NARDIN ACADEMY

MOD-PAC

WESTERN
UNION WU

CSL Plasma

Citizens Bank®

Checkers
" CRAZY GOOD FOOD "

Gordon
RESTAURANT
MARKET

FENGLIN
BUFFET

catalyst
fitness

Auto
Zone

Elmwood Ave



GENERAL MOTORS



THERMAL FOAMS, INC.



FAMILY DOLLAR



IN COLLISION & AUTO REPAIR

S.M. CRISTALL CO.
ESTABLISHED 1893



Wendy's



Tim Hortons



Elmwood Health Center
An affiliate of PeopleInc

KeyBank

SALLY BEAUTY

WIVB 4

REGAL



Gordon RESTAURANT MARKET

Image Supply
Source Inc

Elmwood Ave

7 ELEVEN FAMILY DOLLAR

FAMILY DOLLAR
Tim Hortons Price Rite

THE HOME DEPOT ALDI MCDONALD'S
POPEYES Pep Boys

RITE AID DOLLAR GENERAL
True Value
M&T Bank FAMILY DOLLAR
RAC Tim Hortons MCDONALD'S Advance Auto Parts

DOLLAR GENERAL

Elmwood Ave

Hertel Ave

Walgreens Starbucks SUBWAY
McDonald's Applebee's VITAMIN WORLD
Great Clips SUNDRO T

target goodwill HIBBETT SPORTS
OfficeMax REGAL
DOLLAR TREE Rainbow
PET SMART five BELOW
LA FITNESS CVS pharmacy
Party City CITITRENDS

Checkers
CRAZY GOOD FOOD

Wegmans
CVS pharmacy

DOLLAR TREE PET SUPPLIES PLUS
Marshalls KOHL'S
FAMILY DOLLAR BIG LOTS!
Tim Hortons SHOE DEPT. Rainbow SUBWAY
Denny's Little Caesars DUNKIN'

BUFFALO | ERIE COUNTY | NEW YORK

Buffalo is the second largest city in the U.S. state of New York and the largest city in Western New York. As of 2019's census estimates, the population was 255,284 people. The city is the county seat of Erie County and serves as a major gateway for commerce and travel across the Canadian border, forming part of the bi-national Buffalo Niagara Region and Buffalo-Niagara Falls metropolitan area. As of 2018, the Buffalo-Niagara Falls metropolitan area had a population of 1,130,152; the CSA, which adds Cattaraugus County, had a population of 1,215,826 inhabitants. Buffalo is on the eastern shore of Lake Erie, at the head of the Niagara River, 16 miles to the Niagara Falls. Its early embrace of electric power led to the nickname "The City of Light".

Buffalo's economic sectors include industrial, light manufacturing, high technology and services. The State of New York, with over 15,000 employees, is the city's largest employer. Other major employers include the United States government, Kaleida Health, M&T Bank, the University at Buffalo, General Motors, Time Warner Cable and Tops Friendly Markets. Buffalo is home to Rich Products, Canadian brewer Labatt, cheese company, Sorrento Lactalis, Delaware North Companies and New Era Cap Company. More recently, the Tesla Gigafactory 2 opened in South Buffalo in summer 2017, as a result of the Buffalo Billion program.

Although the region's primary tourism destination is Niagara Falls to the north, Buffalo's tourism relies on historical attractions and outdoor recreation. The city's points of interest include the Edward M. Cotter fireboat, considered the world's oldest active fireboat and is a United States National Historic Landmark, Buffalo and Erie County Botanical Gardens, the Buffalo and Erie County Historical Society, Buffalo Museum of Science, the Buffalo Zoo—the third oldest in the United States - Forest Lawn Cemetery, Buffalo and Erie County Naval & Military Park, the Anchor Bar and Darwin D. Martin House.



EDWARD M COTTER FIREBOAT



NIAGARA FALLS



	1 MILE	3 MILES	5 MILES
POPULATION	157,834	326,814	650,050
AVERAGE HH INCOME	\$65,498	\$62,170	\$69,772



Hertel Ave (16,895 VPD)

Elmwood Ave (29,379 VPD)

(43,099 VPD)



CHECKERS

TENANT PROFILE

Checkers Drive-In Restaurants, Inc. is an iconic and innovative drive-thru restaurant chain known for its "Crazy Good Food," exceptional value, and people-first attitude. It operates and franchises both Checkers and Rally's restaurants. With nearly 900 restaurants and room to grow, Checkers & Rally's is a proven brand with flexible building formats that is aggressively expanding across the country. Checkers & Rally's is dedicated to being a place where franchisees and employees who work hard can create opportunities for themselves, their families, and their communities. Checkers Drive-In Restaurants, Inc. was founded in 1986; 35 years ago (as Checker's). It is headquartered in Tampa, Florida.

Checkers Drive-In Restaurants, Inc. specialize in burgers, hot dogs, chicken, fish, hot wings, french fries, shakes, soft drinks. In recent years, the brand has earned several of the industry's most prestigious awards including: "#1 Most Craveable Fries" by Restaurant Business; Best Franchise Deal and "Best Drive-Thru in America" by QSR Magazine; Top Food and Beverage Franchise by Franchise Business Review; the "Hot! Again" award from Nation's Restaurant News and has consistently been ranked on Entrepreneur's Franchise 500.



COMPANY TYPE
Private



FOUNDED
1986



OF LOCATIONS
900+



HEADQUARTERS
Tampa, FL



WEBSITE
[checkers.com](https://www.checkers.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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