

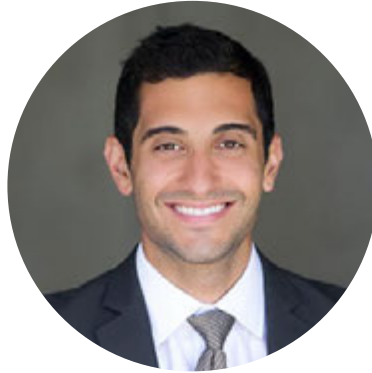
McDonald's

2994 Poplar Avenue
Memphis, TN 38111



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
Tennessee, LLC - Lic. #263973

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,647 SF McDonald's Located at 2994 Poplar Avenue in Memphis, TN. This Deal Includes a Well-Established Location With Over 40+ Years of Operating History, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,200,000
CAP	3.00%
NOI	*\$66,035
PRICE PER SF	\$603.23
GUARANTOR	Corporate

*Buyer Shall Be Credited the Difference in Rent Between COE and Rental Increase Date on March 10, 2022

PROPERTY SUMMARY

ADDRESS	2994 Poplar Avenue Memphis, TN 38111
COUNTY	Shelby
BUILDING AREA	3,647 SF
LAND AREA	0.97 AC
BUILT	1981



HIGHLIGHTS

- Well-Established Location With Over 40 Years of Operating History
- Corporate Guaranteed With Zero Landlord Responsibilities
- Passive Investment With an Absolute Triple Net (NNN) Ground Lease
- Population of 112,222 Residents Making an Average Household Income of \$70,442 Located Within a 3-Mile Radius
- Excellent Visibility Located Directly on Poplar Avenue With Over 43,816 VPD
- This McDonald's Location is Open 24/7; Includes: Drive-Thru, Mobile Ordering, McDelivery, Indoor Dining and Free Wi-Fi
- McDonald's Continues to Grow and Expand Into International Markets – the Company Has Over 39,000 Restaurants in Over 100 Nations
- Memphis is Tennessee's Second Most Populous City, the Nations 28th and the Largest City Proper Situated Along the Mississippi River
- Greater Memphis is the 42nd Largest MSA in the United States
- Led By the FedEx World Headquarters, Memphis is Centrally Located in the United States and a Hub For All Modes of Transportation Across the Country and Beyond
- Neighboring Tenant's Include: Family Dollar, Shell, Extra Space Storage, Enterprise, Chickasaw Oaks Plaza, Benjamin L. Hooks Library, Goodwill, CrossFit, Jiffy Lube, Goodie's Subs, Woman's Exchange of Memphis, Carwash and Vacuum, Home Appliances Memphis and Many More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	McDonald's
PREMISES	A Building Consisting of 3,647 SF
LEASE COMMENCEMENT	October 11, 1980
LEASE EXPIRATION	March 9, 2022
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	4 x 5 Year
RENT INCREASES	15% at Option Periods
LEASE TYPE	Absolute Triple Net (NNN) – Ground
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
RIGHT OF FIRST REFUSAL	Yes

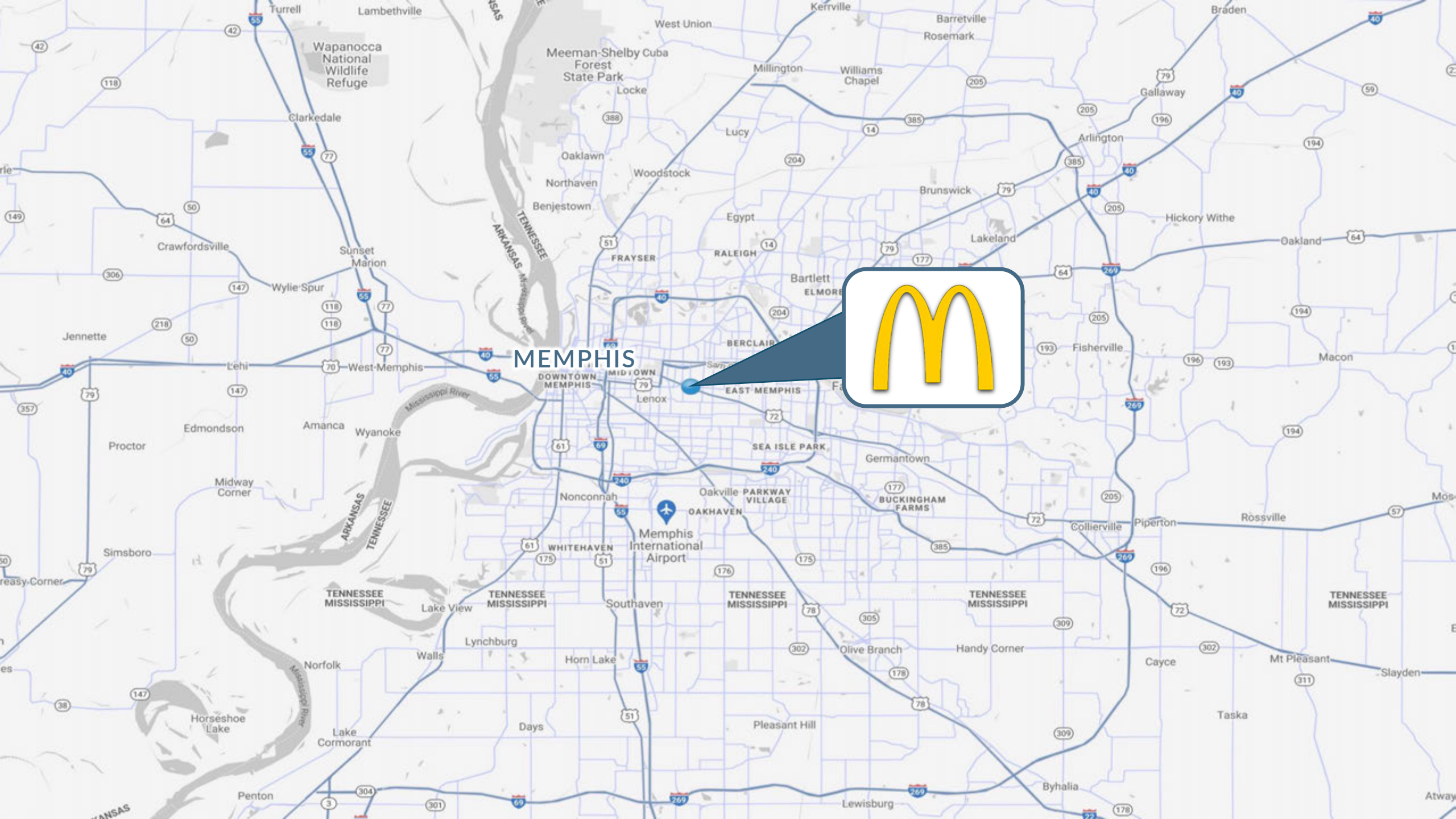
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
3,647 SF	*\$66,035	\$18.11

*Buyer Shall Be Credited the Difference in Rent Between COE and Rental Increase Date on March 10, 2022



ACTUAL PROPERTY IMAGES





MEMPHIS





Central High School

The University of Tennessee Health Science Center

Memphis Fire Prevention

ExtraSpace Storage



W.H. Brewster Elementary School



Memphis Tours by John Matthews

Mc Crory Electric Co

Greg Hays Law Office



Ray & Baudoin Interior Design

ExtraSpace Storage



Pho Saigon



Panamerican Consultants Inc

David Lusk Gallery

Walnut Grove Animal Clinic



Poplar Ave

Goodie's Subs

Iconic Hair Salon

Chickasaw Express

Karat's Fashion

FAMILY DOLLAR

SATELLITE HEALTHCARE

Super Suds Coin-Op Laundry

Car wash and vaccum



MEMPHIS PUBLIC LIBRARIES



xfinity



petco

Firestone COMPLETE AUTO CARE

SUBWAY

University of Memphis



Kroger

Party City

Walgreens

Regions

Red Hook

i bank

T-STEM Academy East High School

East High School

Woodley

FedEx

Krystal

F-Mobile

Southern Security

GATEWAY

cricket

Memphis GOLD AND DIAMOND BUYERS

PRIDESTAFF

Goodwill

CARE+ER
The Real Estate Learning Center

Regional One Health



Seize the Clay
de la Belle
LISA MALLORY

MEMPHIS PUBLIC LIBRARIES



SATELLITE HEALTHCARE

FAMILY DOLLAR

Karat's Fashion

Chickasaw Express

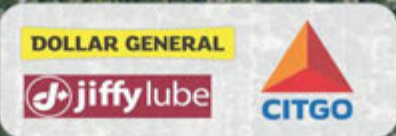
Goodie's Subs

Iconic Hair Salon



Poplar Ave

Super Suds Coin-Op Laundry



Sam Cooper Blvd



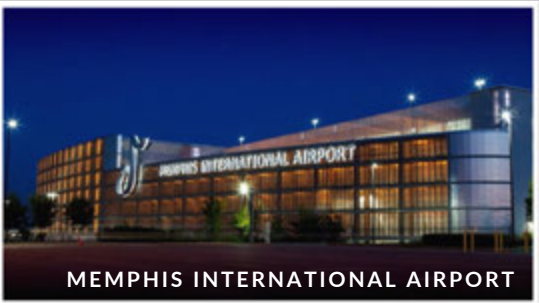
Poplar Ave



Memphis is a growing city with several major company headquarters, including FedEx, AutoZone and International Paper. The many FedEx packages passing through makes Memphis International Airport the world's busiest cargo airport. High-tech industries, health care and biomedical research are also important segments of the city's economy. Known as the birthplace of the Blues and home of Elvis Presley, Memphis is one of America's top cities for tourism. With a 2020 population of 651,011, it is the 2nd largest city in Tennessee.

Memphis is ideally located for commerce in the transportation and shipping industry. Its access by water was key to its initial development, with steamboats plying the Mississippi river. The city has a growing economy due to location and low tax structure and right to work status. Three Fortune 500 companies, FedEx, AutoZone and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Memphis is home to headquarters and hub for FedEx, Ups, USPS as well as over 350 trucking companies. Memphis International Airport is the global "SuperHub" of FedEx Express and has the second largest cargo operations by volume of any airport worldwide, surpassed only by Hong Kong International Airport.

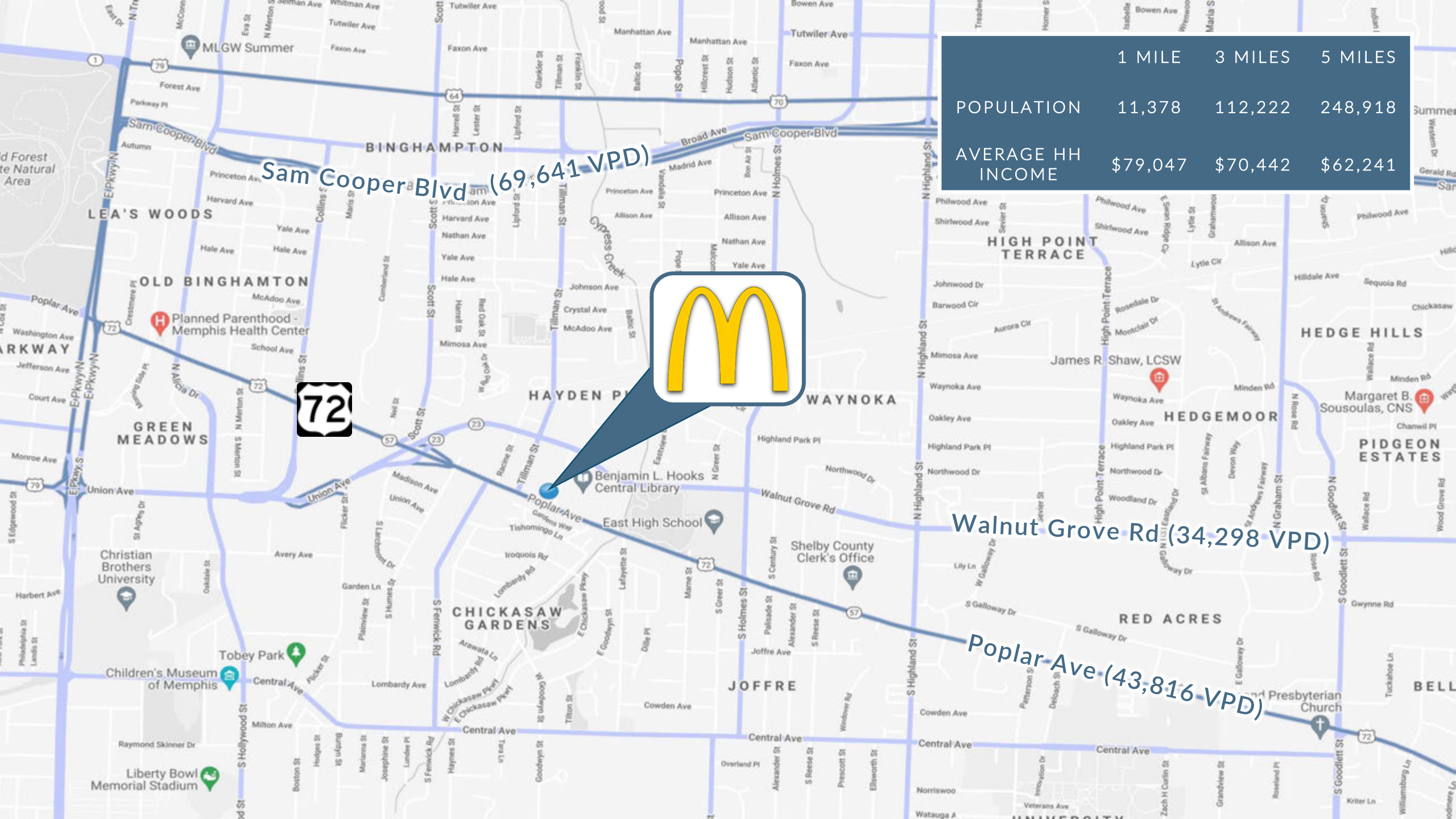
Many of the city's cultural attractions revolve around music, including the Memphis Music Hall of Fame (blues), Sun Studio (rockabilly), the Rock 'n' Soul Museum in the Gibson Guitar Plant and Graceland, the residence of Elvis Presley. Memphis also has the National Civil Rights Museum, housed in the former motel where Martin Luther King, Jr. was assassinated in 1968. Popular events include the commemoration of Elvis Presley's death in August, the International Blues Talent Competition in October and WC Handy's birthday in November. And nothing tops Memphis in May, where one of the nation's top barbecue competitions coincides with the Beale Street Music Festival. The NBA's Memphis Grizzlies play at 19,000-seat FedEx Forum in the northern part of downtown. For outdoor recreation, Overton Park has hiking and biking trails, tennis courts, a golf course and the Memphis Brooks Museum of Art. Beale Street and the Mid-America Ped Mall are prime locations for walking. Mud Island has beaches, a pool and great fishing. Martin Luther King Riverside Park, just southwest of downtown, is another good fishing spot.



MEMPHIS INTERNATIONAL AIRPORT



NATIONAL CIVIL RIGHTS MUSEUM



	1 MILE	3 MILES	5 MILES
POPULATION	11,378	112,222	248,918
AVERAGE HH INCOME	\$79,047	\$70,442	\$62,241



TENANT PROFILE

McDonald's serves a variety of menu options made with quality ingredients to more than 25 million customers every day. Its restaurants offer various food products and beverages, as well as breakfast menu. 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. McDonald's is the world's leading global foodservice retailer with over 39,000 locations in over 100 countries, including nearly 14,000 restaurants in the United States. Approximately 93% of McDonald's restaurants worldwide are owned and operated by independent local business owners.

McDonald's Corporation franchises and operates fast-food restaurants in the global restaurant industry. The Company's restaurants serves a variety of value-priced menu products in countries around the world. McDonald's was founded in 1940 and is headquartered in Chicago, Illinois.



COMPANY TYPE
NYSE:MCD



FOUNDED
1940



OF LOCATIONS
39,000+



HEADQUARTERS
Chicago, IL



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