



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Long John Silver's
1825 West Central Avenue
El Dorado, KS 67042

REPRESENTATIVE IMAGE

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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Broker of Record: Max Freedman - Lic. #00241927

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Long John Silver's Located at 1825 West Central Avenue in El Dorado, KS. This Deal Includes Over 11 Years Remaining on a 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-----------|
| PRICE | \$690,909 |
| CAP | 5.50% |
| NOI | \$38,000 |
| PRICE PER SF | \$373.06 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|--------------------------|
| ADDRESS | 1825 West Central Avenue |
| | El Dorado, KS 67042 |
| COUNTY | Butler |
| BUILDING AREA | 1,852 SF |



LONG JOHN SILVER'S

HIGHLIGHTS

- Over 11 Years Remaining on a 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Corporate Guarantee
- Strong Hedge Against Inflation With 8% Rent Increases Every 5 Years
- Excellent Visibility and Signage With Easy Access
- Lot Sits on 0.64 Acres
- Strategically Positioned on W Central Avenue Which is the Main Retail Thoroughfare Through El Dorado With Traffic Counts Exceeding 19,316 Vehicles Per Day
- Strong Demographics With an Average Household Income of \$60,543 Within a 3-Mile Radius
- Nearby Tenants Include: KFC, Walmart Supercenter, Burger King, McDonald's, Sonic, Pizza Hut, Dollar Tree, Domino's Pizza and More



LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Long John Silver's |
| PREMISES | A Building of Approximately 1,852 SF |
| LEASE COMMENCEMENT | January 2, 2018 |
| LEASE EXPIRATION | January 31, 2033 |
| LEASE TERM | 11+ Years Remaining |
| RENEWAL OPTIONS | 2 x 5 Years |
| RENT INCREASES | 8% Every 5 Years |
| LEASE TYPE | 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 |
| RIGHT OF FIRST REFUSAL | No |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|-------------------|---------------------|----------------|
|-------------------|---------------------|----------------|

| | | |
|----------|----------|---------|
| 1,852 SF | \$38,000 | \$20.52 |
|----------|----------|---------|



WICHITA



Kansas Department
of Transportation

First Southern
Baptist Church

K & M
Car Wash


**LONG JOHN
SILVER'S**



W Central Ave



Beijing Bistro



Brad's
Barber Shop

El Dorado
Chiropractic



Purple Heart Trail



S Main St



W Central Ave



WICHITA | SEDGWICK COUNTY | KANSAS

Wichita is the largest city in the state of Kansas and the 48th-largest city in the United States. Located in south-central Kansas on the Arkansas River, Wichita is the county seat of Sedgwick County and the principal city of the Wichita metropolitan area. In 2018, the estimated population of the Wichita metropolitan area was 644,688 residents. As an industrial hub, Wichita is a regional center of culture, media, and trade. It hosts several universities, large museums, theaters, parks, and entertainment venues, notably Intrust Bank Arena and Century II Performing Arts & Convention Center. The city's Old Cowtown Museum maintains historical artifacts and exhibits on the city's early history. Wichita State University is the third-largest post-secondary institution in the state.

Wichita's principal industrial sector is manufacturing, which accounted for 21.6 percent of area employment. Aircraft manufacturing has long dominated the local economy and plays such an important role that it has the ability to influence the economic health of the entire region; the state offers tax breaks and other incentives to aircraft manufacturers. Healthcare is Wichita's second-largest industry, employing approximately 28,000 people in the local area. Today, Cessna Aircraft Co. (the world's highest-volume airplane manufacturer) and Beechcraft remain based in Wichita having merged into Textron Aviation in 2014, along with Learjet and Boeing's chief subassembly supplier, Spirit AeroSystems.

Wichita is a cultural center for Kansas, home to several art museums and performing arts groups. The Wichita Art Museum is the largest art museum in the state and contains 7,000 works in permanent collections. The Ulrich Museum of Art at Wichita State University is a contemporary art museum with over 6,300 works in its collection. Exploration Place features hands-on science exhibits and Kansas in Miniature, a display of animated models depicting 1950s Kansas. Old Cowtown Museum recreates 19th-century life with old buildings and costumed guides. Themed gardens at Botanica Wichita include a wildflower meadow and a Chinese garden. The Museum of World Treasures has Egyptian mummies and a T. rex skeleton.





| | 3 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 13,566 | 15,316 | 25,077 |
| AVERAGE HH INCOME | \$60,543 | \$62,300 | \$69,584 |



TENANT PROFILE

Long John Silver's was founded in 1969 and has grown into the nation's largest quick-service seafood chain. With nearly 700 restaurants nationwide and delivery available from sea to mouth-watering sea, Long John Silver's continues building on a belief that the unique seafood experience from the coasts should be accessible to all. 50 years ago, they began their mission to bring great-tasting, sustainably-caught seafood to all the people who aren't able to be near an ocean every day of their life. So, from sea to delicious sea, they bring their bell-ringing quality, service and value to land every day.

Long John Silver's has pioneered the quick service seafood restaurant industry. They provide consumers across the country with great tasting, affordable seafood menu items. Menu innovation has continued to be a focus for the restaurant known for its fish and fries, including the launch of its new grilled menu lineup in 2019, featuring Grilled Shrimp and Salmon Meals, Tacos and Rice Bowls. With the addition of Good Catch breaded products, Long John Silver's will continue to expand its innovative menu for consumers with a flexitarian eating style.



COMPANY TYPE
PRIVATE



FOUNDED
1969



OF LOCATIONS
700+



HEADQUARTERS
Louisville, KY



WEBSITE
ljsilvers.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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