

OFFERING MEMORANDUM



**ABSOLUTE NNN**

Long-Term Lease With  
19 Years Remaining

103 NIAGARA ST  
EAST ALTON, IL

**\$1,510,100 | 5.00% CAP**

**NNN**  
Retail Investment Group



One of Three Available Locations



## EXCLUSIVELY LISTED BY

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SONIC | EAST ALTON, IL

## EXECUTIVE SUMMARY

**\$1,510,100**

PRICE

**5.00%**

CAP

**\$75,505**

NOI

LOCATION

103 Niagara St  
East Alton, IL 62024

LEASE TYPE

Absolute NNN

LEASE  
EXPIRATION

August 2040

LESSEE

24 Franchise Group, LLC,  
a Texas limited liability company

GUARANTOR

Sweetwater Franchise Group, LLC,  
a Texas limited liability company

OPTIONS

(4) 5-Year Options

INCREASES

2% Annual Increases

LAND SIZE

±0.92 Acres

BUILDING SIZE

±1,432 Square Feet

YEAR BUILT

1999

ROFR

10-Day

Retail Investment Group

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SONIC | EAST ALTON, IL

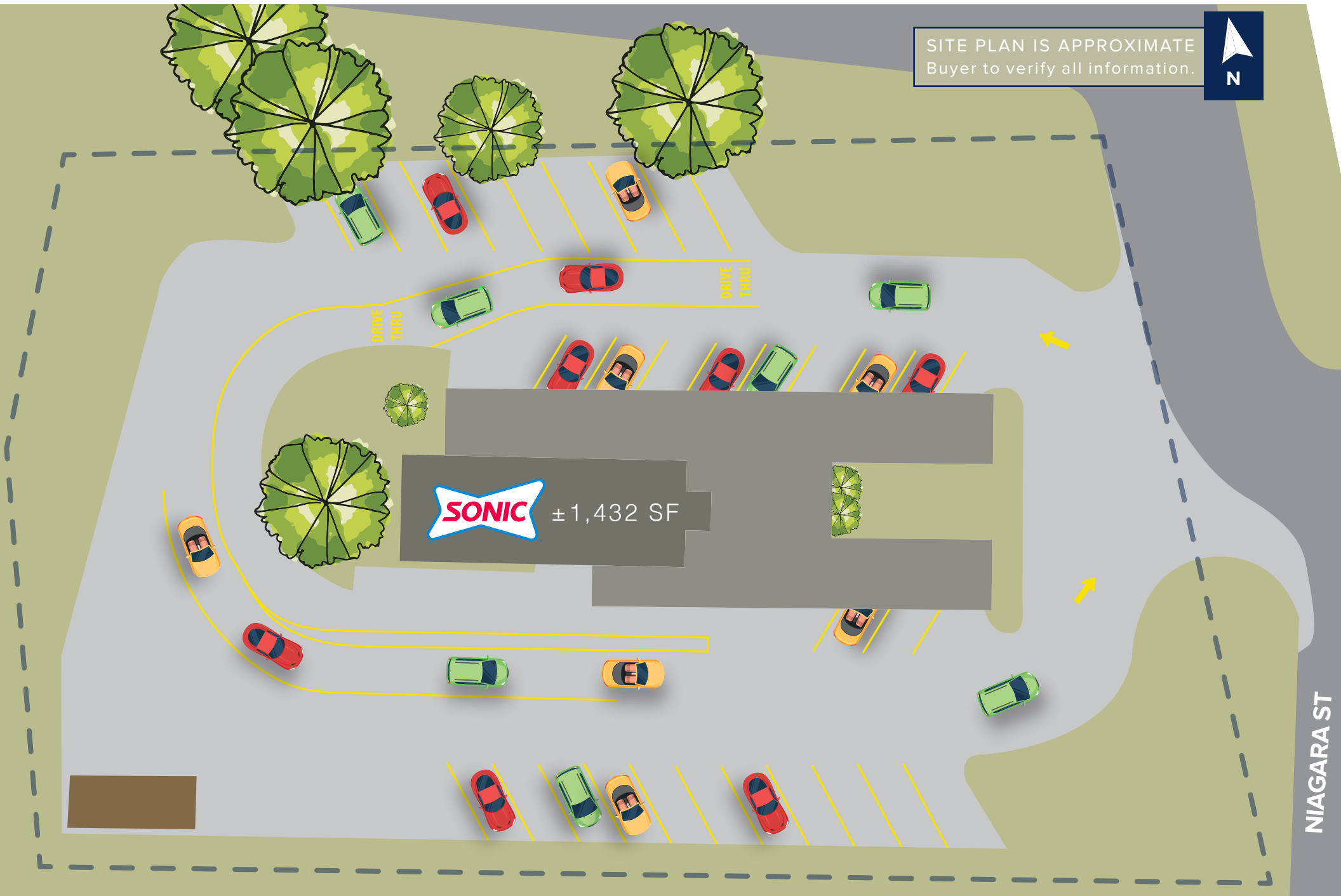
## PROPERTY HIGHLIGHTS

- Long-term (19-year) Absolute NNN lease
- Experienced 53-unit operator/guarantor
- Strong sales reported (ask broker for details)
- 2% annual increases through base term and options, generating increasing NOI and hedging against inflation
- 4 x 5-year options to extend
- East Alton is part of the St. Louis metropolitan area, the second largest city in Missouri, with dense and affluent demographics
- Population exceeding 151,000 residents with an average household income of over \$77,000 within 10-miles
- Pandemic, e-commerce, and recession-proof tenant
- Located off of Saint Louis Avenue with over 30,000 VPD
- Two more carbon-copy deals available individually or as a portfolio (ask broker for details)

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SITE PLAN IS APPROXIMATE  
Buyer to verify all information.





## TENANT PROFILE

# SONIC



±3,524  
Locations



±46 States  
in the U.S.



1953  
Founded

INSPIRE  
*Brands*

Parent  
Company

Sonic Corp., founded in 1953 as Sonic Drive-In (and more commonly known as SONIC), is an American drive-in fast-food restaurant chain owned by Inspire Brands. SONIC has over 3,500 locations in 46 states across the U.S. In 2020, Sonic was ranked 14th in QSR Magazine's rankings of the top 50 quick-service and fast-casual restaurant brands in the nation.

With more than 32,000 restaurants in more than 65 countries worldwide, Inspire Brands, is the second largest restaurant company in the United States. The company was founded in February 2018 with a vision to invigorate great brands and supercharge their long-term growth. Inspire Brands consists of seven restaurant brands: Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', SONIC, Rusty Taco and Sonic Drive-In.



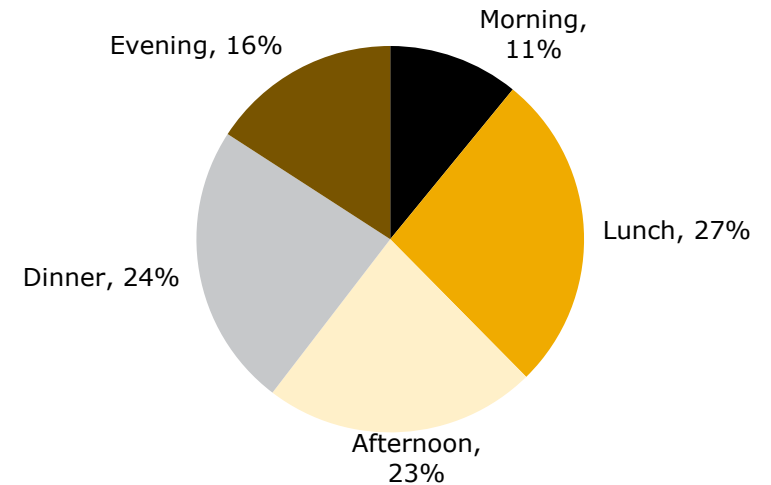
DUNKIN'



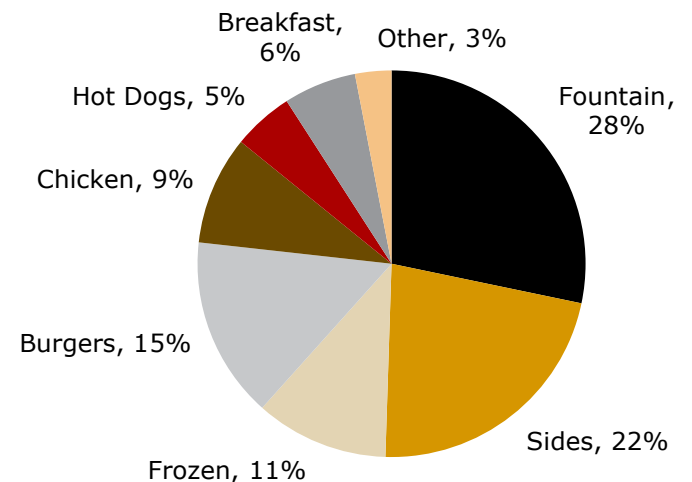
## COMPANY OVERVIEW

The information in this section is based on materials provided by the Company and/or public sources. Sonic was founded in 1953 and operates and franchises the largest chain of drive-in restaurants in the United States. Sonic is best known for its drive-in concept which focuses on quality, made-to-order food products that is delivered by carhops. The Company offers a variety of product offerings including specialty drinks, ice cream desserts, burgers, chicken entrees, hot dogs and sides. Sonic maintains a diverse menu with a strategy to provide a broad range of items that appeal to target customer segments across different day-parts. The menu includes a variety of traditional and healthier choices as well as creative and fun items. Sonic's signature food items include specialty drinks, ice cream desserts, made-to-order cheeseburgers, chicken entrees, a variety of hot dogs, and various sides. Sonic Drive-Ins also offer breakfast items that include a variety of breakfast burritos. Unlike most QSR competitors, Sonic serve the entire menu all day long. Over 60% of sales are from beverages, snacks and frozen categories during LTM March 2021.

### Sonic Daypart Sales Mix

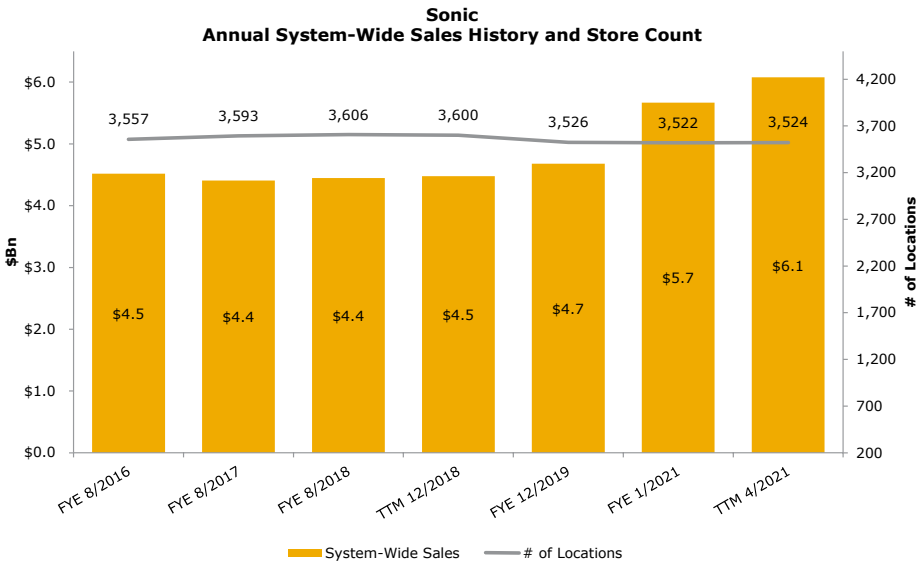
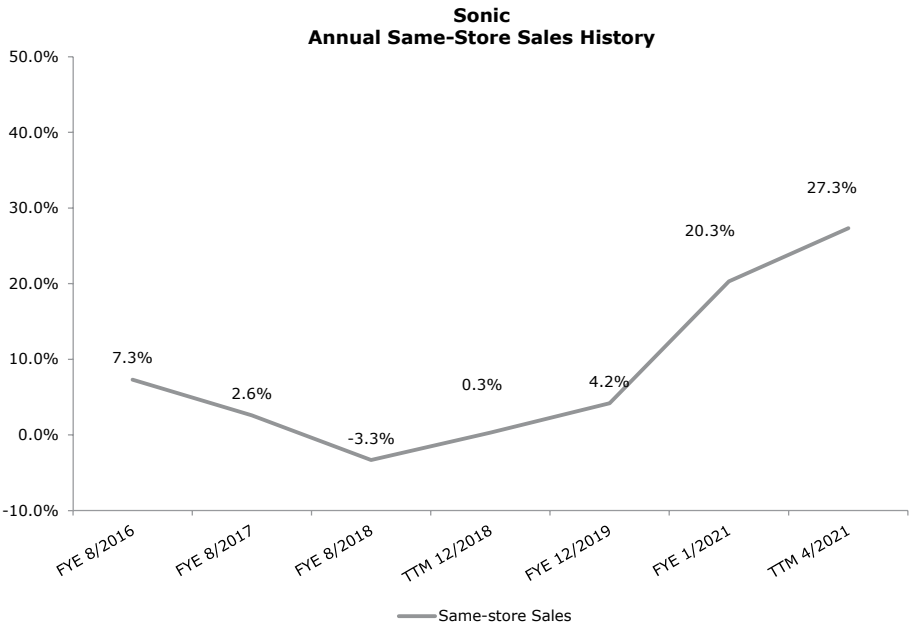


### Sonic Menu Sales Mix



# COMPANY OUTLOOK

As a franchisor, the Sonic’s business strategy is focused on increasing system-wide sales through SSS growth and by adding new locations to the system. Currently, the company has 3,524 drive-in restaurants across 46 states and the company believes that there is potential for 1,400 additional locations in the future. Sonic plans to continue to grow the system through several initiatives including continuing to create a unique customer experience using its drive-in model, improved relationships with third-party delivery services, mobile app improvements and constant menu innovation.







BING FIELD

FRED WEBER INC.

Integrity  
HCC SERVICES

OLIN CORPORATION

OLIN CORPORATION

DOLLAR TREE  
Aaron's

AMC THEATRES

EASTGATE PLAZA

CVS pharmacy

FAMILY DOLLAR

EAST ALTON-WOOD RIVER HIGH SCHOOL

Walmart

METRO EAST MiniSTORAGE

STORE HERE  
SELF STORAGE

ALDI

Advance Auto Parts

Walgreens



POPULATION OF OVER  
**151,000 RESIDENTS**  
WITHIN 5-MILES



One of Three Available Locations

POPULATION OF NEARLY  
**3 MILLION**  
WITHIN ST LOUIS MSA

ILLINOIS



2

3

ST LOUIS



1



- ① 12872 MO-21 | De Soto, MO
- ② 2001 S Old Hwy 94 | St Charles, MO
- ③ 103 Niagara St, East Alton, IL

MISSOURI







SONIC | EAST ALTON, IL

## AREA OVERVIEW

East Alton is a village in Madison County, Illinois. East Alton is located 20 miles northeast of St. Louis. Established in 1893, the population has grown to nearly 7,000 residents and is home to hundreds of businesses.

East Alton is located in the Greater Metropolitan area of St. Louis, Missouri. St. Louis is the second-largest city in Missouri. Greater St. Louis is a bi-state metropolitan area that completely surrounds and includes the independent city of St. Louis, the principal city. It includes parts of both Missouri and Illinois. The city core is on the Mississippi Riverfront on the border with Illinois in the geographic center of the metro area.

### POPULATION



**±2,820,253 RESIDENTS**  
WITHIN ST LOUIS MSA (2020)



## 2021 POPULATION



	3 Miles	5 Miles	10 Miles
2021 Est	34,838	63,770	151,472
Median Age	39.8	40.4	39.5



FOOD AWAY FROM HOME SPENDING OF  
**\$77,593,073**  
WITHIN 5-MILES

## 2021 HOUSEHOLD INCOME



	3 Miles	5 Miles	10 Miles
Avg Household Income	\$62,301	\$69,361	\$77,197
Med Household Income	\$47,091	\$53,172	\$58,323



2021 POPULATION OF  
**63,770 RESIDENTS**  
WITHIN 5-MILES

## 2021 HOUSEHOLDS



	3 Miles	5 Miles	10 Miles
2021 Est	14,604	26,632	60,159
Avg Household Size	2.4	2.4	2.5



W Saint Louis Ave @ Niagara St SE ±30,122 VPD  
Niagara St @ W Saint Louis Ave NE ±3,634 VPD

Costar 2020

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