

# Sonic Portfolio of 2



Baton Rouge & New Roads, LA



Stan Johnson Co.



## EXPERIENCED SONIC FRANCHISEE

Personal Guarantee | Leading National QSR Tenant



## NEW LONG-TERM LEASES

Baton Rouge: 15 Years  
New Roads: 10 Years



## ATTRACTIVE RENTAL INCREASES

10% every 5 Years



## ABSOLUTE NNN

Zero Landlord Responsibilities



## BATON ROUGE MSA

66th-Largest U.S. Metro with 870,000+ Population

## The Offering

**Stan Johnson Company**, on behalf of ownership, is pleased to offer for sale to qualified investors the opportunity to purchase the 100% fee simple interest in this portfolio of two (2) Sonic Drive-In properties located within the Baton Rouge, Louisiana metro area.

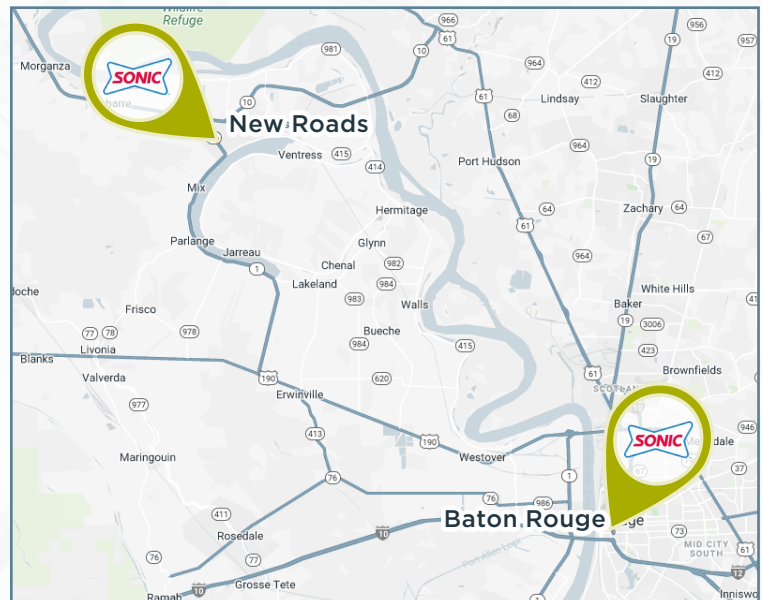
Sonic Drive-In has entered into new long-term leases at both locations featuring 10% rental increases every 5 years and zero landlord responsibilities. The leases are backed by a highly experienced Sonic Drive-In franchisee with over 40 years of operating history, as well as a personal guarantee for the first 5 years of each lease.



**\$4,725,888**  
PRICE



**6.25%**  
CAP RATE



### EXCLUSIVELY OFFERED BY:

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