



SANDS INVESTMENT GROUP

In Cooperation With SIG RE Services NY LLC

Lic. # 10991233211

BoR: Andrew Ackerman –

Lic. # 10491210161

PORTFOLIO INVESTMENT OFFERING

Sands Investment Group is Pleased to Present Exclusively For Sale the Red Lobster and Smokey Bones Portfolio. Both Restaurants Are Corporately Guarantee From GMRI, INC (Darden Restaurants, Inc.) and Offer NNN Ground Leases With Zero Landlord Responsibilities. Great Covered Land Play With Future Development Upside. Smokey Bones Currently Operates 75 Locations, and While Not Typical, This Restaurant is Still Guaranteed By Darden Restaurants. These Can Be Sold as a Portfolio or Separately. Please Reach Out to the Brokers For More Information.

PORTFOLIO PRICE: \$8,563,352 | CAP: 5.25%



EXCLUSIVELY MARKETED BY:



SAM MALLANE

Lic. # 734196

512.543.4759 | DIRECT

samual@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

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RED LOBSTER.
FRESH FISH • LIVE LOBSTER

SMOKEY BONES



PORTFOLIO PRICE

PRICE	\$8,563,352
CAP	5.25%
TOTAL NOI	\$449,576
TERM	~3 Years Remaining
GUARANTOR	Darden Restaurants, Inc.



Actual Property Images

TENANT	LOCATION	PRICE	CAP	PRICE PER SF	SQUARE FOOTAGE	ANNUAL BASE RENT	RENTAL INCREASE	LEASE EXPIRATION	OPTIONS
Red Lobster (Darden Restaurants, Inc.)	5010 Express Dr S Ronkonkoma, NY 11779	\$4,281,676	5.25%	\$543.08	7,884 SF	\$224,788	12% Every 5 Years	06/31/2025	2 x 5 Years
Smokey Bones (Darden Restaurants, Inc.)	5012 Express Dr S Ronkonkoma, NY 11779	\$4,281,676	5.25%	\$561.67	7,623 SF	\$224,788	12% Every 5 Years	06/31/2025	2 x 5 Years
TOTAL		\$8,563,352	5.25%	\$552.30	15,505 SF	\$449,576			

HIGHLIGHTS

Actual Property Images



- Smokey Bones and Red Lobster Are Corporately Guaranteed From GMRI, INC (Darden Restaurants, Inc.)
- Both Restaurants Offer NNN Ground Leases With Zero Landlord Responsibilities
- Great Covered Land Play With Future Development Upside
- Smokey Bones Currently Operates 75 Locations; While Not Typical, This Restaurant Is Still Guaranteed By Darden Restaurants, Inc.

- Dense Infill Location With a Population of 220,781 Residents Making an Average Household Income of \$131,652 Within a 5-Mile Radius
- Adjacent to the New Ronkonkoma Hub Underway With Plans to Bring Residential, Retail, Entertainment, Offices and Restaurants
- Limited Competition With Smokey Bones and Red Lobster; They Are Two of the Few Sit-Down Restaurants Within a 3-Mile Radius

RONKONKOMA HUB PROJECT



The Ronkonkoma Hub Project is About Building a Brighter Future For the Brookhaven and Eastern Long Island Area. The Ronkonkoma Train Station is Being Transformed Into a Vibrant Gateway That Will Offer Residential, Retail, Entertainment, Offices and Restaurants.

OFFERING SUMMARY - RED LOBSTER

PRICE	\$4,281,676
CAP	5.25%
NOI	\$224,788
PRICE PER SF	\$543.08
LEASE COMMENCEMENT	June 1, 2005
LEASE EXPIRATION	June 30, 2025
INCREASES	12% Every 5 Years
LEASE TYPE	NNN Ground Lease
GUARANTOR	Corporate
ROFR	No

PROPERTY SUMMARY

ADDRESS	5010 Express Dr S Ronkonkoma, NY 11779
COUNTY	Suffolk
BUILDING AREA	7,884 SF
LAND AREA	2.43 AC
YEAR BUILT	2005

LEASE YEAR	ANNUAL BASE RENT	MONTHLY BASE RENT
Option 1 (Current)	\$224,788.00	\$18,732.33
Option 2	\$251,763.00	\$20,980.25
Option 3	\$281,975.00	\$23,497.92



OFFERING SUMMARY - SMOKEY BONES

PRICE	\$4,281,676
CAP	5.25%
NOI	\$224,788
PRICE PER SF	\$561.67
LEASE COMMENCEMENT	June 1, 2005
LEASE EXPIRATION	June 30, 2025
INCREASES	12% Every 5 Years
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GUARANTOR	Corporate
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Long Island
MacArthur Airport

All About the Little Ones
Daycare and Preschool

Blue Topaz
Electric

LIRR Ronkonkoma
Yard

Lasting Moment
Films

Sal Agos Li
Baseball Academy



Alston Apartment
BLDG 2

Alston Apartment
BLDG 3

Alston Apartment
BLDG 5

Mill-Arrow
Solutions

Center Island
Sports Inc



DELTA WELL & PUMP Co., Inc.
WATER AND ENVIRONMENTAL DRILLING



ETS IT
Solutions



ATTORNEYS AT LAW
ZWAIK, GILBERT
& ASSOCIATES

Mill Rd

American Custom Shower
Doors & Mirrors, Inc.

HOMewood
SUITES by Hilton

COURTYARD
BY MARRIOTT

Express Dr S



RED LOBSTER
FRESH FISH • LIVE LOBSTER

SMOKEY BONES



Breeze Airways
Maintenance

HAWTHORNE
GLOBAL AVIATION SERVICES

Hilton
Garden Inn
Day Haven
ADULT DAY SERVICES

B-H
AIRCRAFT CO., INC.

Perfume
Worldwide Inc.

Minutemen
Precision Machining

THE BOUNTIFUL
COMPANY

HOODS
TOWN

GRASSI
FRANCHISE SERVICES

Mama Mia's
Pizza

Best Express
Halal Food

Mobil

LAKE
LANDSCAPE & MASON SUPPLIES

Carms Automotive
Repair

Matthes Law
Group

Alston Apartment
BLDG 2

Alston Apartment
BLDG 3

Alston Apartment
BLDG 5

Mill-Arrow
Solutions

Unlimited
Implant Solutions

Sidoti Auto
Repairs Inc

ICORP
INVESTIGATIONS

HOMEWOOD
SUITES by Hilton

COURTYARD
BY MARRIOTT

Curdent Laboratory



DELTA WELL & PUMP Co., Inc.
WATER AND ENVIRONMENTAL DRILLING

Peterbilt

RED LOBSTER
FRESH FISH • LIVE LOBSTER

SMOKEY BONES



ATTORNEYS AT LAW
ZWAIK, GILBERT
& ASSOCIATES

ETS IT
Solutions

FedEx

American Custom Shower
Doors & Mirrors, Inc.

INTERSTATE
495

Mill Rd

Express Dr S



DOLLAR TREE
AutoZone
MATTRESS FIRM

ShopRite
PET SUPPLIES PLUS
WELLS FARGO
Jersey Mike's
CHIPOTLE

bp
the Y
DUNKIN'

FAMILY DOLLAR
DOLLAR TREE
Carvel
metro
by T-Mobile

CVS pharmacy
TD Bank
Public Storage

STOP & SHOP
REGAL
Public Storage

FAMILY DOLLAR
Retro Fitness
Advance Auto Parts

RITE AID
Panera BREAD
KOHL'S
SEPHORA

TOPGOLF

BURGER KING
STOP & SHOP
LA FITNESS
Hampton
FRIDAYS
McDonald's
People's United Bank
GNC
LIVE WELL

RED LOBSTER
FRESH FISH • LIVE LOBSTER
SMOKEY BONES

Long Island Expy
495

HOMEWOOD SUITES
BY HILTON
COURTYARD

Nicolls Rd

Residence Inn Marriott
ON THE BORDER
pepe's

Holiday Inn

Advance Auto Parts
PAPA JOHN'S
DUNKIN'
BR
batkin robbins
AT&T



RED LOBSTER
FRESH FISH • LIVE LOBSTER



SMOKEY BONES



Long Island Expy (162,840 VPD)

Nicolls Rd (68,790 VPD)

Patachogue-Holbrook Rd (31,893 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	81,959	220,781	683,196
AVERAGE HH INCOME	\$132,103	\$131,652	\$131,733





RONKONKOMA | SUFFOLK COUNTY | NEW YORK

Ronkonkoma is a hamlet and census-designated place on Long Island in the Town of Islip, New York. Ronkonkoma, New York, in Suffolk county, is 7 miles E of Brentwood, New York and 45 miles E of New York, New York. The town is conveniently located inside the Nassau- Suffolk metropolitan area. According to the United States Census Bureau, the CDP has a total area of 8.1 square miles. The Ronkonkoma CDP had a population of 18,430 as of July 1, 2021. Higher education can be pursued from the Dover Technical School, Dowling College, Suffolk County Community College - Western Campus and Sacred Heart University.

The largest industries in Ronkonkoma, NY are Health Care & Social Assistance, Educational Services, and Retail Trade, and the highest paying industries are Public Administration, Information, and Utilities. Ronkonkoma is also home to Long Island MacArthur Airport, airport code ISP, which is owned and operated by the Town of Islip. The New York Air Route Traffic Control Center is located in Ronkonkoma. Vitamin maker The Bountiful Company is based in Ronkonkoma. Economy of New York impacts Ronkonkoma's economy. New York City is a global hub of business and commerce, as a center for banking and finance, retailing, world trade, transportation, tourism, real estate, new media, traditional media, advertising, legal services, accountancy, insurance, theater, fashion, and the arts in the United States; while Silicon Alley, metonymous for New York's broad-spectrum high technology sphere, continues to expand. The Port of New York and New Jersey is also a major economic engine, handling record cargo volume in 2017, over 6.7 million TEUs. Many Fortune 500 corporations are headquartered in New York City.

Ronkonkoma offers facilities for a number of recreational activities. Cedar Grove Beach, Belmont Lake State Park, Heckscher State Park, Caumsett State Park and Robert Moses State Park are all popular local tourist spots. The Caumsett State Historic Park, Marshall Field III estate and the Long Island Maritime Museum are great places to learn more about the history of the area. You can also enjoy fishing and boating on Lake Ronkonkoma. Other attractions includes Long Island Museum Lake Ronkonkoma Park, Hallock Fitz-Greene Homestead Museum, Walt Whitman Birthplace State Historic Park, Wildwood State Park, Fire Island National Seashore etc. Ronkonkoma Station, located on the Ronkonkoma Branch, serves approximately 15,021 passengers each weekday. With the completion of the Double Track Project from Ronkonkoma to Farmingdale, Ronkonkoma Station is integral to accommodating increases in ridership, and these enhancements have been added to the station to improve customer experiences and contribute to economic growth throughout Long Island and the region.



LONG ISLAND MACARTHUR AIRPORT



RONKONKOMA STATION

TENANT PROFILE

Red Lobster is the world's largest and most-loved seafood restaurant company, headquartered in Orlando, FL. With a proud heritage and an even brighter future, Red Lobster is focused on serving the highest quality, freshly prepared seafood that is traceable, sustainable and responsibly-sourced. Red Lobster is also proud to be an employer of choice, including in 2022, for the second consecutive year, being named to Forbes magazine's list of America's Best Large Employers. What was once a single, family-owned restaurant in Lakeland, Florida, now has over 700 locations around the world.

Red Lobster has been committed to seafood sustainability since they first opened their doors in 1968. As a founding member of the Global Aquaculture Alliance (GAA), now Global Seafood Assurances (GSA), in 1997, they helped establish guidelines for best practices and aquaculture certifications. They're also proud to have spent decades building personal relationships with suppliers who share their values. They are a company with a conscience, and service, beyond just our food, has always been at the heart of their business.



COMPANY TYPE
Private



FOUNDED
1968



OF LOCATIONS
700+



HEADQUARTERS
Orlando, FL



WEBSITE
[RedLobster.com](https://www.RedLobster.com)

TENANT PROFILE

Smokey Bones is a restaurant chain that serves wings, burgers, chicken and other food and drinks. At Smokey Bones, They specialize in three things: good food, good drinks, and good times. They are a bar and fire grill, but not necessarily in that order. They are grill masters who respect the power of the open flame. They like simple, yet flavorful recipes and believe marinating is not to be taken lightly. Slow, as in 11 hours over hickory logs every night, and often, as in every day at every restaurant.

Barbeque Integrated Inc. or simply Smokey Bones and doing business as Smokey Bones Bar and Fire Grill is an American casual dining restaurant chain. Owned by Barbeque Integrated Inc. and under the umbrella of Sun Capital Partners, Smokey Bones is headquartered in Aventura, Florida. From BBQ platters to Bone-fire, Smokey Bones gives perfectly prepared favorites to cover all meat cravings.



COMPANY TYPE
Subsidiary



FOUNDED
1999



OF LOCATIONS
75+



HEADQUARTERS
Aventura, FL



WEBSITE
smokeybones.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.



RED LOBSTER & SMOKEY BONES PORTFOLIO

EXCLUSIVELY MARKETING BY:

SAM MALLANE

Lic. # 734196

512.543.4759 | DIRECT
samual@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

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NY LLC Lic. # 10991233211
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Actual Property Image



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