





SONIC

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## PORTFOLIO OVERVIEW



#	Tenant	Address	GLA	NOI	Cap Rate	List Price	Lease Term	Options	Lease Type
01	Sonic	15516 State Ave, Basehor, KS 66007	1,499	\$92,216	5.00%	\$1,844,320	20 Years at COE	4, 5 Year Options	Absolute NNN
02	Sonic	715 Town, Center Dr, Lansing, KS 66048	1,730	\$67,123	5.00%	\$1,342,455	20 Years at COE	4, 5 Year Options	Absolute NNN
03	Sonic	15745 W. 87th St, Lenexa, KS 66219	1,203	\$88,004	5.00%	\$1,760,090	20 Years at COE	4, 5 Year Options	Absolute NNN
04	Sonic	10075 W. 75th St, Overland Park, KS 66204	1,074	\$55,802	4.75%	\$1,174,785	20 Years at COE	4, 5 Year Options	Absolute NNN
05	Sonic	8311 Hedge Ln Terrace, Shawnee, KS 66227	1,573	\$59,576	5.00%	\$1,191,516	20 Years at COE	4, 5 Year Options	Absolute NNN
06	Sonic	550 Northstar Ct, Tonganoxie, KS 66086	1,494	\$130,887	5.00%	\$2,617,734	20 Years at COE	4, 5 Year Options	Absolute NNN
07	Sonic	451 E. Oklahoma Ave, Ulysses, KS 67880	1,466	\$113,047	5.00%	\$2,260,932	20 Years at COE	4, 5 Year Options	Absolute NNN
08	Sonic	211 W. Holme St, Norton, KS 67654	2,700	\$98,914	5.00%	\$1,978,278	20 Years at COE	4, 5 Year Options	Absolute NNN
09	Sonic	3689 US-40, Oakley, KS 67748	2,762	\$92,505	5.00%	\$1,850,105	20 Years at COE	4, 5 Year Options	Absolute NNN
Total			15,501 SF	\$798,074	4.97%	\$16,020,214			



## INVESTMENT SUMMARY



Tenant	Sonic
Street Address	10075 W. 75th St
City	Overland Park
State	KS
Zip	66204
GLA	1,074 SF
Lot Size	0.53 AC
Year Built	2008

\$ **\$1,174,785**  
List Price

% **4.75%**  
Cap Rate

\$ **\$55,802**  
NOI



## Debt Quote

Loan quote provided by Ascension based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

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Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	20 Years
Commencement Date	COE
Lease Expiration	20 Years after COE
Term Remaining	20 Years
Increases	10% Every 5 Years
Options	Four (4), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee
Company Name	Serj Group
Ownership	Private
Years in Business	9
Number of Locations	9



**Absolute Triple-Net (NNN)** - The subject site features an absolute net lease which means zero landlord responsibilities from a nationally recognized tenant. The tenant pays for all maintenance, insurance, taxes, roof, and structure expenses.

**Nationally Recognized Brand** - Sonic was founded 1953 in Shawnee, OK and is today comprised of over 3,500 restaurants located in 46 of the 50 states. As of 2020 Sonic ranked #4 on Entrepreneur Magazine's Franchise 500 list, up from #6 in 2018, a trend which is expected to continue.

**Hedge Against Inflation** - The lease has 10% rental increases every 5 years and through the option periods. This provides a landlord with an excellent hedge against inflation.

**Attractive Rent to Sales Ratio** - With rent structured at 7.50% of sales over the trailing 12 months, this location is positioned for long term operational success.





**Pandemic Proof Business Model** - While the COVID-19 pandemic has had a negative impact on most restaurant businesses, Sonic Drive-In has seen a surge in demand as customers enjoy their meals from the safety of their car with minimal exposure via the convenient drive-in and mobile order services using the Sonic app.

**Strong Infill Demographics** - There are over 233,142 residents within a 5 mile radius of the subject property, with a projected annual growth of 1% over the next 5 years.

**Located Directly off Interstate 35 (145,000 VPD)** - The subject site is located one block from Interstate 35 that sees 145,000 VPD. It is located directly on 75th St, which sees over 24,000 VPD and is less than one mile from Advent Health Shawnee Mission Hospital.

**Experienced, Strong and Growing Operator** - SERJ Group of Companies is a multi-brand operator of Sonic Drive-In's, Taco Bell and Glint Car Wash. SERJ currently operates 18 Sonic Drive-In locations in WA and KS, 5 Taco Bell's in CA and 2 Flint Car Wash locations in WA with plans for additional expansion.



SONIC  
RETAIL AERIAL





SONIC

RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Year 1 - Year 5	Base Term	\$55,802.00	\$4,650.17	-	4.75%
Year 6 - Year 10	Base Term	\$61,382.20	\$5,115.18	10%	5.22%
Year 11 - Year 15	Base Term	\$67,520.42	\$5,626.70	10%	5.75%
Year 16 - Year 20	Base Term	\$74,272.46	\$6,189.37	10%	6.32%
Year 21 - Year 25	1st Option	\$81,699.71	\$6,808.31	10%	6.95%
Year 26 - Year 30	2nd Option	\$89,869.68	\$7,489.14	10%	7.65%
Year 31 - Year 35	3rd Option	\$98,856.65	\$8,238.05	10%	8.41%
Year 36 - Year 40	4th Option	\$108,742.31	\$9,061.86	10%	9.26%





ABOUT THE BRAND



Sonic Drive-In

SONIC® is an American success story that continues to flourish with every new chapter. Founded in 1953, SONIC franchises have risen from humble origins to one of the most instantly recognizable brands in the nation, with over 3,550 locations across 46 states with over 9,200 employees. SONIC is the largest chain of drive-in franchises in America owned by Inspire Brands, a global multi-brand restaurant company.



**3,550**  
Number of Locations



**9,200+**  
Number of Employees



**\$5.7 BILLION**  
Annual Revenue



**46 STATES**  
Geographical Footprint



SERJ Group of Companies

The operator, SERJ Group of Companies, is a multi-brand operator based in southern California. Their main brand is Sonic Drive-In's, with 18 locations in Washington and Kansas. Serj also operates 5 Taco Bells in California, as well as 2 Glint Car Wash with two additional locations opening next year. The company is experienced in navigating new store acquisitions, making sure all brands/locations are within state regulated guidelines, and overcoming hurdles to make sure each store is profitable.

Washington

- Puyallup
- Olympia
- Bonney Lake
- Parkland
- Tacoma
- Marysville
- Lacey
- Kent
- Chehalis

Kansas

- Bonner Springs
- Basehor
- Overland Park
- Lansing
- Tonganoxie
- Ulysses
- Lenexa
- Norton
- Shawnee
- Oakley

## LOCATION OVERVIEW



### Kansas City MSA – Johnson County

Overland Park is the second most populous city in the state of Kansas. Located in Johnson County, it is also a principal city of the Kansas City Metropolitan Area, with over 197,238. Overland Park pride themselves on their high level hospitality, award winning restaurants, custom cocktails, and coffee bars. It is approximately 75.6 square miles and has over \$700 million in new construction values between both residential and non-residential properties.

### AdventHealth Shawnee Mission

AdventHealth Shawnee Mission is a 504-bed hospital with attendant outpatient services and owned by AdventHealth hospital system. In addition to the hospital itself, it has a free-standing outpatient surgery, a community health education building, five physician office buildings and an associate childcare center.



### Business Parks

With many residential housings close by, the subject site also has the advantage of multiple business parks in the area which include; Nieman Business Park, Pine Ridge West Business Park, Pine Ridge Business Park, and Brookhollow East Business Park.

### Top Places to Live

The city has developed a positive reputation in American media as an affordable and family-friendly community. CNNMoney.com has consistently ranked it in the top 10 of its 100 Best Places to Live in the United States. Visitors to Overland Park are only a short drive away from a wide variety of quality professional sports venues. Local teams include Major League Baseball's Kansas City Royals, the National Football League's Kansas City Chiefs, and Major League Soccer's Kansas City Wizards. Both Overland Park and nearby Kansas City offer a wealth of attractions from museums and live theater to parks and petting zoos.



## LOCATION OVERVIEW



01

**Arrowhead Stadium**

Arrowhead Stadium is an American football stadium in Kansas City, Missouri. It primarily serves as the home venue of the Kansas City Chiefs of the National Football League.



02

**WIPEOUT RUN Kansas City**

Experience the hilarity inspired by the hit TV show Wipeout right in your city! Crash, smash and splash your way through a 5k course with 12 larger-than-life obstacles inspired by the hit TV show Wipeout!



03

**Zip KC**

Zipline adventures just minutes away from downtown KC. Experience the thrill of a lifetime on our 9 ziplines totaling over a mile, letting you race at speeds of up to 50mph!



04

**Kansas City Renaissance Festival**

The Kansas City Renaissance Festival has grown to be one of the largest Renaissance Festivals in the United States, with an annual attendance of 200,000.



05

**Alldredge Orchards**

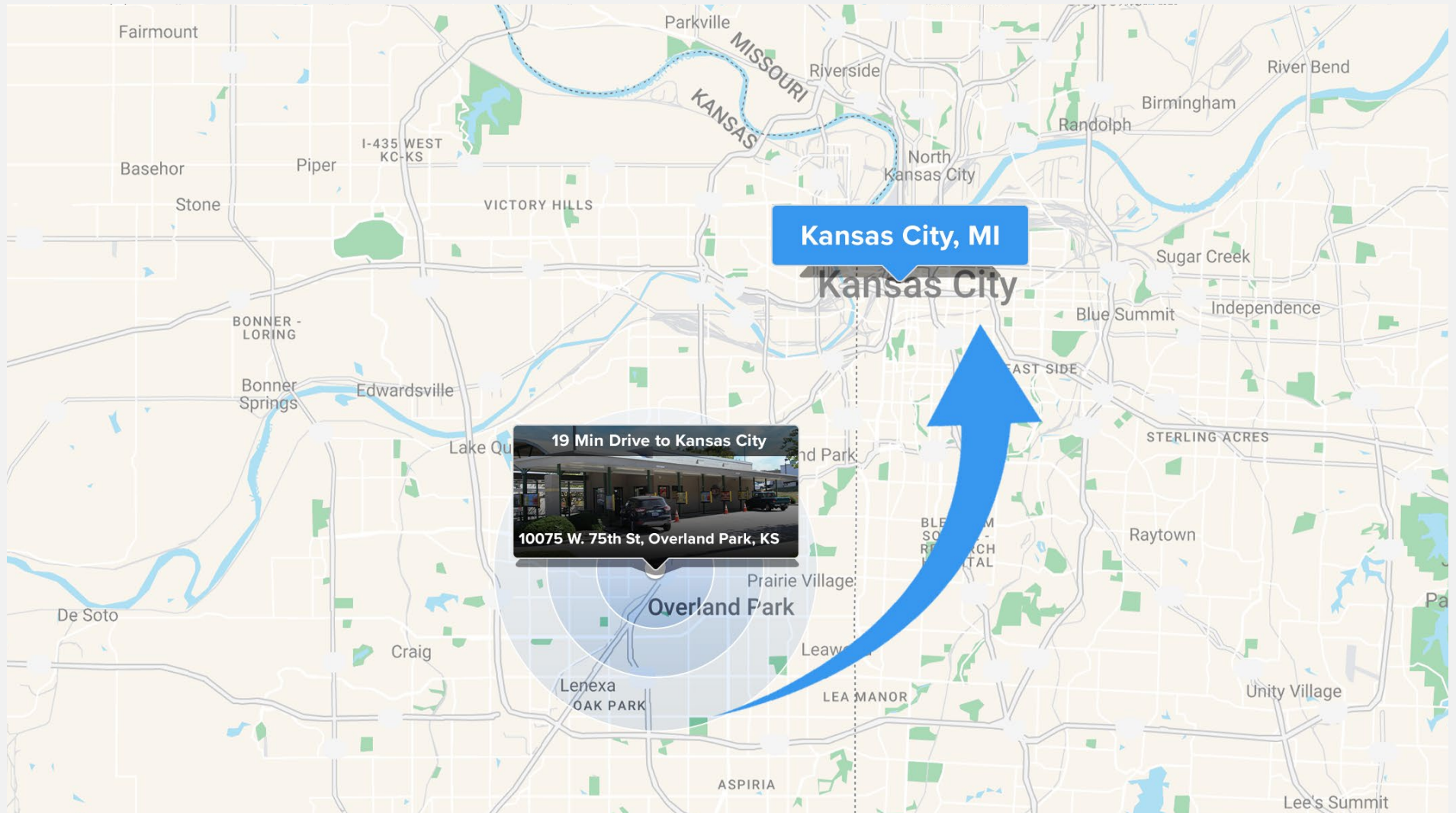
Pick your own apples, choose a pumpkin from the pumpkin patch, take a hayride and have fun in the play area!



06

**Grinter's Sunflower Farm**

Ted and Kris Grinter's Sunflower Farm in Leavenworth County has become a phenomena. Although Kansas has a great many sunflower fields, those fields are primarily in central and western Kansas.







POPULATION	1-Mile	3-Mile	5-Mile
2027 Projection	14,114	105,565	238,399
2022 Estimate	13,710	102,949	232,950
2010 Census	12,929	99,464	225,988
Growth '22 - '27	2.95%	2.54%	2.34%
Growth '10 - '22	6.04%	3.50%	3.08%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2027 Projection	6,539	46,623	104,216
2022 Estimate	6,346	45,385	101,718
2010 Census	5,956	43,414	98,166
Growth '22 - '27	3.04%	2.73%	2.46%
Growth '10 - '22	6.55%	4.54%	3.62%
Average Income	\$68,946	\$83,813	\$97,446
Median Income	\$56,249	\$68,280	\$76,837



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