



MCDONALD'S

5506 Backlick Road - Springfield, VA 22151

MCDONALD'S - SPRINGFIELD, VA

EXCLUSIVELY MARKETED BY

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Scott Reid & ParaSell, Inc. Works With Prospective Virginia Resident Buyers - SIG Works With Non-Resident Prospective Buyers

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,637 SF McDonald's Located at 5506 Backlick Road in Springfield, VA. This is an Opportunity to Acquire a Corporately Guaranteed Ground Lease From One of the World's Most Recognizable Brands & Top Performing Quick Service Restaurant Chains, Providing For a Unique Investment.

Sale Price

\$2,085,771

OFFERING SUMMARY

Cap Rate:	3.50%
NOI:	\$73,002
Price / Lot Size SF:	\$55.68
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	5506 Backlick Road
City, State, Zip:	Springfield, VA 22151
County:	Fairfax
Building Size:	4,637 SF
Lot Size:	0.86 AC (37,462 SF)
Year Built:	1971
Year Last Renovated:	2020



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Excellent Location:** This Property is Strategically Located Near the Lighted Intersection of Backlick Road & Industrial Road; This Property is Subject to Combined Traffic Counts of Over 28,348 VPD at the Immediate Intersection - The Property is Also at One of the Busiest Interstate Locations in the Nation, Where I-495 and I-395 All Converge, Seeing Over 250,000 VPD
- **Highly Affluent Area:** With Demographics of Over 141,195 Residents Within a 3-Mile Radius Making an Average Household Income of \$125,119; This is a Highly Affluent Area That is Continuously Growing and Has One of the Highest Employment Rates in the Nation
- **Commitment to Location:** This Tenant Has Been at this Location Since 1971; They Have Done a Recent Lease Extension and Invested in Recent Facade and Indoor Renovations, Showing the Tenant's Future Commitment to the Site
- **Investment Grade Credit:** This is an Opportunity to Acquire a Corporately Guaranteed Ground Lease From One of the World's Most Recognizable Brands & Top Performing Quick Service Restaurant Chains; McDonald's Currently Has a Credit Rating of BBB+, Which is Investment Grade Level



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



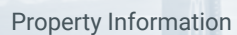
LEASE ABSTRACT

Tenant:	McDonald's
Premises:	4,637 SF
Base Rent:	\$73,002
Rent Per SF:	\$15.74
Lease Commencement:	3/31/1997
Lease Expiration:	12/25/2028
Lease Term:	6+ Years
Renewal Options:	6 x 5 Years Options
Rent Increases:	10% Every 5 Years
Lease Type:	Ground Lease
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:	Yes
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



RETAILER MAP

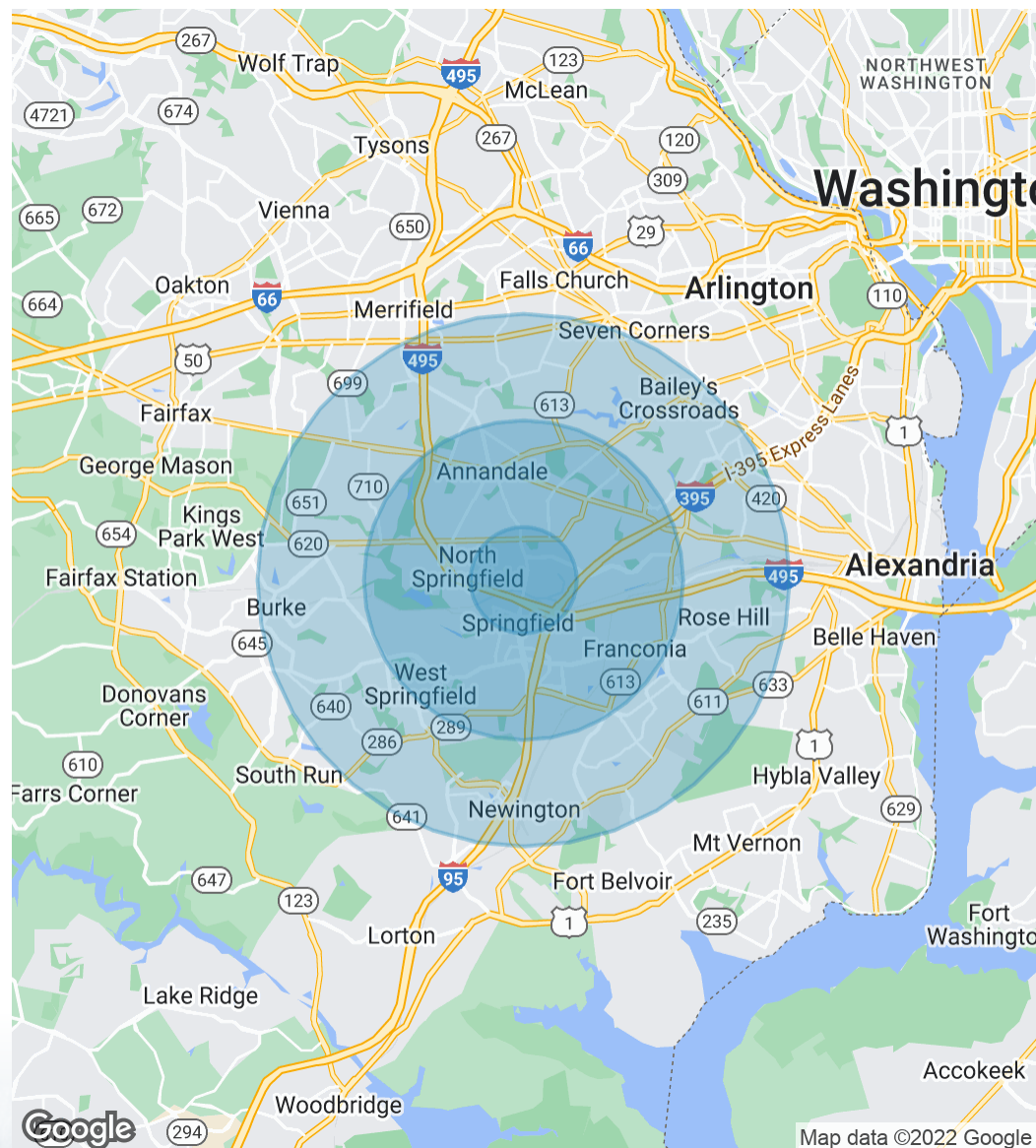


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,869	141,195	397,133
Average Age	37.6	39.7	38.9
Average Age (Male)	37.8	38.6	37.9
Average Age (Female)	37.6	40.8	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,890	51,517	150,468
# of Persons per HH	3.5	2.8	2.7
Average HH Income	\$126,251	\$125,119	\$133,027
Average House Value	\$477,508	\$478,389	\$516,209

TRAFFIC COUNTS	
Backlick Road	34,728 VPD
I-495	245,412 VPD
Henry G. Shirley Memorial Highway	208,722 VPD
Leesville Boulevard	5,085 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Washington, D.C.



Ronald Reagan Washington National Airport

SPRINGFIELD VA

Springfield is a census-designated place in Fairfax County, Virginia. According to the United States Census Bureau, the CDP has a total area of 7.9 square miles, of which, 7.9 square miles of it is land and 0.04 square miles of it is water. Distance from Springfield, Virginia to Washington, District of Columbia is 15 miles. The Springfield CDP had a population of 31,302 as of July 1, 2022. Springfield's family-friendly feel, large number of schools, and suburban location make it an attractive option for young families moving from D.C. and Alexandria. The town's stellar school system is complemented by its family-friendly attractions. Springfield makes an excellent family community.

Springfield is a wonderful mix of business and pleasure with plenty of hotels, urban activities like shopping, and outdoor leisure activities like hiking. The largest industries in Springfield, VA are Professional, Scientific, & Technical Services, Health Care & Social Assistance, and Accommodation & Food Services, and the highest paying industries are Public Administration, Information, and Management of Companies & Enterprises. Due to its close proximity to major city like Washington helps in economic factor. The Washington, DC region is home to 400 international associations and 1,000 internationally owned companies. Fifteen of the Fortune 500 companies call this region home, and they represent a variety of industries from international hospitality with Hilton Worldwide and Marriott to finance with Capitol One and Fannie Mae. The region is home to engineering and defense giants with General Dynamics, Lockheed Martin, and the Computer Sciences Corporation, as well as technology firms like The Advisory Board, CoStar and Blackboard. The closest airport to Springfield is the Ronald Reagan Washington National Airport, in Arlington, Virginia which also helps in economic factor.

Experience the lake area trails and picnicking at Lake Accotink, sports and fitness at its finest at The St. James Sports, Wellness and Entertainment Complex, or shop and dine at Springfield Town Center. Springfield is much more than just a suburban outpost of the capital city. There's plenty to keep homeowners occupied here, whether it is shopping, dining, exploring the surrounding areas, or diving deep into the town's storied history. It was founded in 1847 and built around the Daingerfield Station, part of the Orange and Alexandria Railroad that was of great strategic importance during the Civil War. Today, the Daingerfield Station is still in use as the Backlick Road Station, which serves the Virginia Railway Express line. Take a stroll around Springfield and you'll find plenty of signposts commemorating its role in the Civil War, and also its connection to the Civilian Conservation Corps, a Depression-era initiative introduced by President Roosevelt. The Springfield Golf and Country Club is a private golf course that offers unbeatable golf as well as tennis, swimming, and a large clubhouse that hosts many social events. There's also Lake Accotink Park, a large area of 493 acres that features streams, woodlands, and a lake where you can hike, boat, or have a picnic.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Public (NYSE:MCD)
Founded:	1940
Locations:	40,000+
Headquarters:	Chicago, IL
Website:	mcdonalds.com

MCDONALDS

McDonald's serves a variety of menu options made with quality ingredients to more than 25 million customers every day. Its restaurants offer various food products and beverages, as well as breakfast menu. Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they feature chicken products, breakfast items, soft drinks, milkshakes, wraps, and desserts. McDonald's is the world's leading global foodservice retailer with nearly 40,000 locations in over 100 countries, including nearly 13,500 restaurants in the United States. Approximately 93% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's Corporation franchises and operates fast-food restaurants in the global restaurant industry. The Company's restaurants serves a variety of value-priced menu products in countries around the world. McDonald's was founded in 1940 and is headquartered in Chicago, Illinois.

CONFIDENTIALITY AGREEMENT

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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 (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

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, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell 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 SIG and ParaSell 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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VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

Real estate licensees in Virginia who have entered into brokerage relationship are required by law to make prompt written disclosures of those brokerage relationship to those they work with, but do not represent in the real estate transaction. Licensees must also make written disclosures and obtain timely written consents from their clients in order to enter into certain brokerage relationships. This disclosure form is provided to you to satisfy these requirements and to assure that you understand the nature of the brokerage relationships in which the licensee presenting this disclosure is involved. Regardless of whose interests a licensee represents, all licensees who are REALTORS® are required by the REALTORS® Code of Ethics to treat all parties with whom they deal honestly.

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board. You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relevant to the transaction which may be obtained from other sources.

On the back of this form is information about brokerage relationships and the responsibilities of both licensees and the parties they represent. If you have any questions about any of this information, please ask the licensee presenting this form for clarification.

DISCLOSURE OF BROKERAGE RELATIONSHIP TO NON-CLIENT

(This box is to be signed by any non-client with whom the Agent has had substantive discussion about a specific Property.)

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: Sands Investment Group in cooperation with ParaSell, Inc.

Represents the following party in a real estate transaction:

☒ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

Date: _____

Date: _____

Signature of
non-client:

Signature of
non-client:

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: _____

Represents the following party in a real estate transaction:

☐ Seller(s) or ☐ Buyer(s) ☐ Landlord(s) or ☐ Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of

the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____
Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____

VIRGINIA ASSOCIATION OF REALTORS REQUIRED DISCLOSURE OF BROKERAGE RELATIONSHIP

DISCLOSURE OF DUAL REPRESENTATION

The undersigned do hereby acknowledge disclosure that:

Name of Firm & Licensee: _____

Represents the following party in a real estate transaction:

☐ Seller(s) and Buyer(s) ☐ Landlord(s) and Tenant(s)

The undersigned understand that the foregoing dual representative may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by Article 3 (§54.1-2130 et seq.) of Chapter 21 of Title 54.1 of the Code of Virginia to be disclosed. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the license name above.

The principal or broker has assigned _____ to act as Designated Representative for the one party indicated:

☐ Seller(s) or ☐ Landlord(s)

and _____ to act as Designated Representative for the other party as indicated:

☐ Buyer(s) or ☐ Tenant(s)

Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____
Date: _____	Date: _____
Signature of Seller/Landlord _____	Signature of Buyer/Tenant _____

THE LICENSEE'S DUTIES

A licensee may have a contractual agreement to represent a client, who is commonly referred to as the "principal". A licensee owes certain duties to his principal, as defined in the duties of a standard agent as set out in Virginia law or as otherwise agreed to in writing by the parties. A licensee who is not representing you in a transaction can nonetheless provide you other valuable information and assistance. However, you should always keep in mind whom the licensee represents in your transaction, and thus to whom that licensee owes the duties described above.

WHOM DOES THE LICENSEE REPRESENT?

In any real estate transaction, a licensee may represent the seller, the buyer, or, under certain circumstances, both seller and buyer.

The Seller	A licensee may represent a seller under a listing agreement, in which case the licensee owes his primary responsibilities to the seller. The listing agreement may authorize the listing firm to list the property with a multiple listing service and to cooperate with other licensees. These cooperating licensees, who frequently work for other firms, may operate under an agreement of subagency with the listing firm, in which case they also owe their primary responsibilities to the seller. Buyers working with a licensee should be aware that the licensee may be a subagent of the listing firm and thus representative of the seller.
The Buyer	A licensee and a buyer may enter into an agreement by which the licensee agrees to represent the interests of the buyer. A buyer's representative must repudiate any subagency offered by a listing firm and must disclose his relationship with the buyer whenever dealing with the seller or seller's representative.
The Buyer & The Seller	A licensee, either acting directly or through one or more of the real estate company's other licensees, may be the representative of both the buyer and the seller in a particular transaction, but only with the informed written consent of both the buyer and the seller. A licensee representing both the buyer and seller will necessarily be limited in his ability to represent either buyer or seller fully and exclusively. The licensee must safeguard the confidentiality of any information obtained within the confidentiality and trust of the brokerage relationship, unless disclosure of such information is required by law. Specifically, the licensee must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price higher than the price offered.
Designated Representatives	Virginia law also permits a principal or supervising broker to assign different licensees affiliated with the broker as designated representatives to represent different clients in the same transactions. Unlike the dual representative discussed in the previous paragraph, these designated representatives represent only the interest of their respective clients, and may therefore represent those interest more fully. The principal or supervising broker who is supervising the transaction will be considered dual representative of both seller and buyer. Designated representatives may not disclose, except to their broker, personal or financial information received from the clients during the brokerage relationship and any other information a client requests to be kept confidential, unless required by law to be disclosed or the client consents to its disclosure in writing.

THE PRINCIPAL'S RESPONSIBILITIES

Representation by a licensee in a real estate transaction does not relieve sellers and buyers from the fundamental responsibility to protect their own interest. A buyer should take all reasonable steps to determine the condition of the property the buyer is purchasing, and all parties should carefully read all agreements to assure that they adequately express their understanding of the transaction. A real estate licensee is qualified to advise about real estate, but if you need legal or tax advice, you should consult a competent professional.

A principal should ensure that any existing brokerage relationship is disclosed to other principals and their representatives. A buyer should also consult the buyer's representative before visiting any resale or new homes or contacting any other licensees to avoid the possibility of confusion over brokerage relationships.

You might receive more than one disclosure form, depending upon the number of licensees assisting in the transaction. The law may require a licensee with whom you have substantive discussions about specific property, and with whom you do not have a brokerage relationship, to present you with a written disclosure. You should read its contents each time it is presented to you and you should consider the relationship between you and the licensee in your specific transaction.