

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



WELL-KNOWN AND ESTABLISHED BRAND | DRIVE-THRU EQUIPPED | DENSE RETAIL CORRIDOR



5900 Florin Road

SACRAMENTO CALIFORNIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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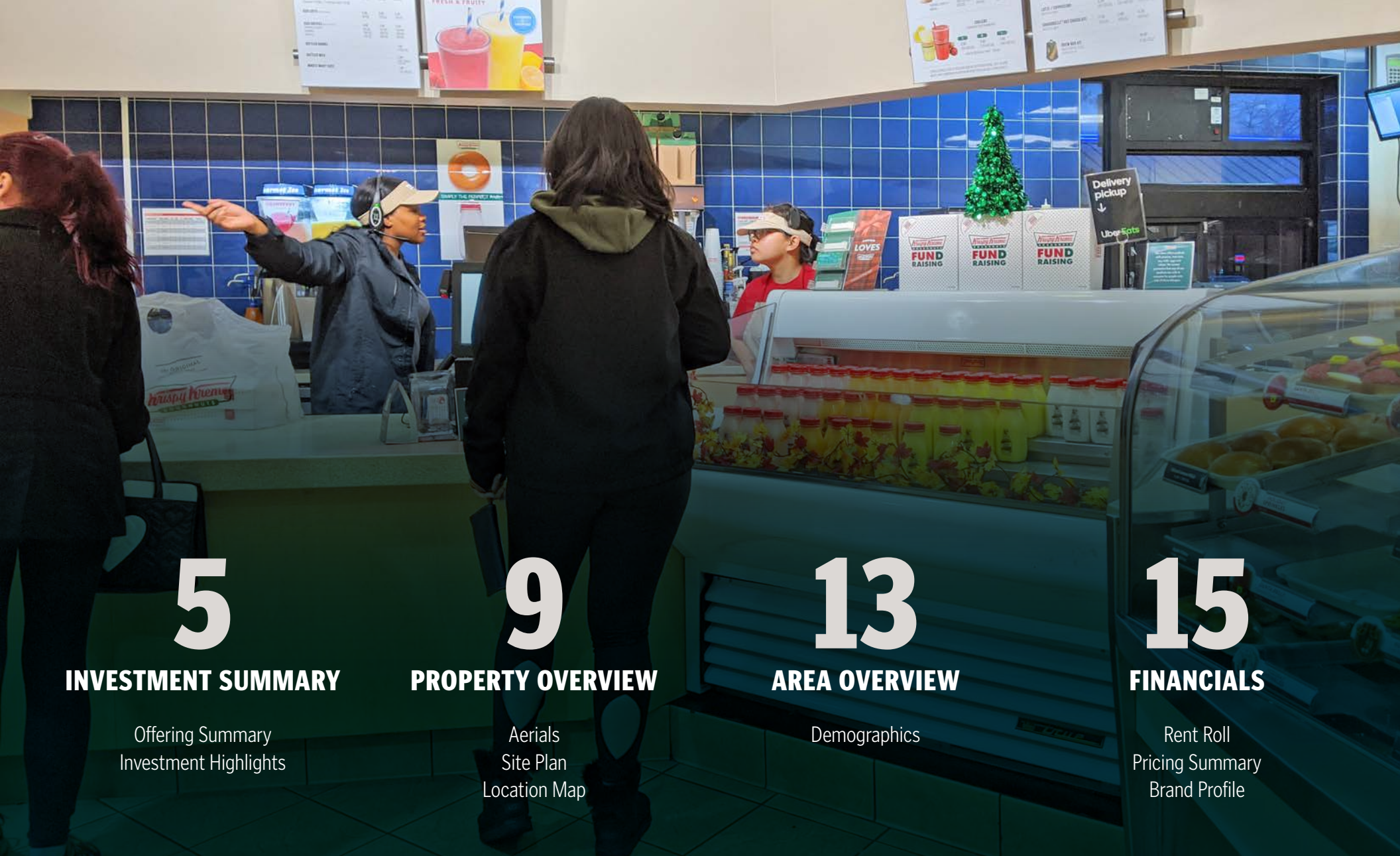
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TABLE OF CONTENTS



5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

13

AREA OVERVIEW

Demographics

15

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in an absolute NNN, freestanding, drive-thru equipped, Krispy Kreme investment property located in Sacramento, California. The tenant recently executed a brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Headquartered in Charlotte, North Carolina, there are over 360 Krispy Kreme locations in the United States, and over 1,400 worldwide.

Krispy Kreme is strategically located off State Highway 99, a heavily traveled commuter freeway serving the Sacramento MSA, with an average of 213,000 vehicles passing by daily. Furthermore, the site benefits from a large pylon sign, creating excellent visibility, and multiple points on ingress/egress. The building is also complete with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. Located within a dense retail corridor, the property is ideally situated across from Florin Towne Centre, a 480,000+ SF center anchored by major tenants including Walmart Supercenter, Dollar Tree, Pet Smart, and Auto Zone. Other nearby national credit/tenants include The Home Depot, 99 Cents Only, dd's Discounts, Food Maxx, Goodwill and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by more than 397,000 residents and 119,000 employees, providing a direct consumer base from which to draw. Residents within 5 miles of the site boast an average household income of \$92,362.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,273,000
Net Operating Income	\$125,000
Cap Rate	5.50%
Guaranty	Franchisee (43 Unit Operator)
Tenant	W.K.S. Krispy Kreme, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	1,901 SF
Land Area	0.51 Acres
Property Address	5900 Florin Road Sacramento, California 95823
Year Built	1979
Parcel Number	050-0480-011-0000
Ownership	Fee Simple (Land & Building)



Brand New 15-Year Lease | Scheduled Rental Increases | Well-Known & Established Brand

- The tenant recently executed a brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Headquartered in Charlotte, North Carolina, there are over 360 Krispy Kreme locations in the United States, and over 1,400 worldwide

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

Direct Consumer Base | Strong Demographics in 5-Mile Trade Area

- The 5-mile trade area is supported by more than 397,000 residents and 119,000 employees, providing a direct consumer base from which to draw
- Residents within 5 miles of the site boast an average household income of \$92,362

Across from a Walmart Anchored Center | Dense Retail Corridor | Strong National/Credit Tenant Presence

- The property is ideally situated across from Florin Towne Centre, a 480,000+ SF center anchored by major tenants including Walmart Supercenter, Dollar Tree, Pet Smart, and Auto Zone
- Other nearby national credit/tenants include The Home Depot, 99 Cents Only, dd's Discounts, Food Maxx, Goodwill and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

State Highway 99 (213,000+ VPD) | Excellent Visibility | Large Pylon Sign | Drive-Thru Equipped | Experienced Operator

- Krispy Kreme is strategically located off State Highway 99, a heavily traveled commuter freeway serving the Sacramento MSA, with an average of 213,000 vehicles passing by daily
- Excellent visibility via significant street frontage and a large pylon sign
- Equipped with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without
- W.K.S. Krispy Kreme, LLC, is the largest domestic franchisee of Krispy Kreme with 43 operating stores
- The entity is majority owned by the public company (DNUT) and operated by WKS Restaurant Group, the 10th largest franchise restaurant operator in the United States

PROPERTY OVERVIEW



LOCATION



Sacramento, California
Sacramento County

ACCESS



Florin Road: 2 Access Points
E. Southgate Drive: 1 Access Point

TRAFFIC COUNTS



Florin Road: 71,900 VPD
65th Street: 18,700 VPD
State Highway 99: 213,000 VPD

IMPROVEMENTS



There is approximately 1,901 SF
of existing building area

PARKING



There are approximately 16 parking spaces
on the owned parcel.
The parking ratio is approximately 8.41 stalls
per 1,000 SF of leasable area.

PARCEL



Parcel Number: 050-0480-011-0000
Acres: 0.51
Square Feet: 22,366

CONSTRUCTION



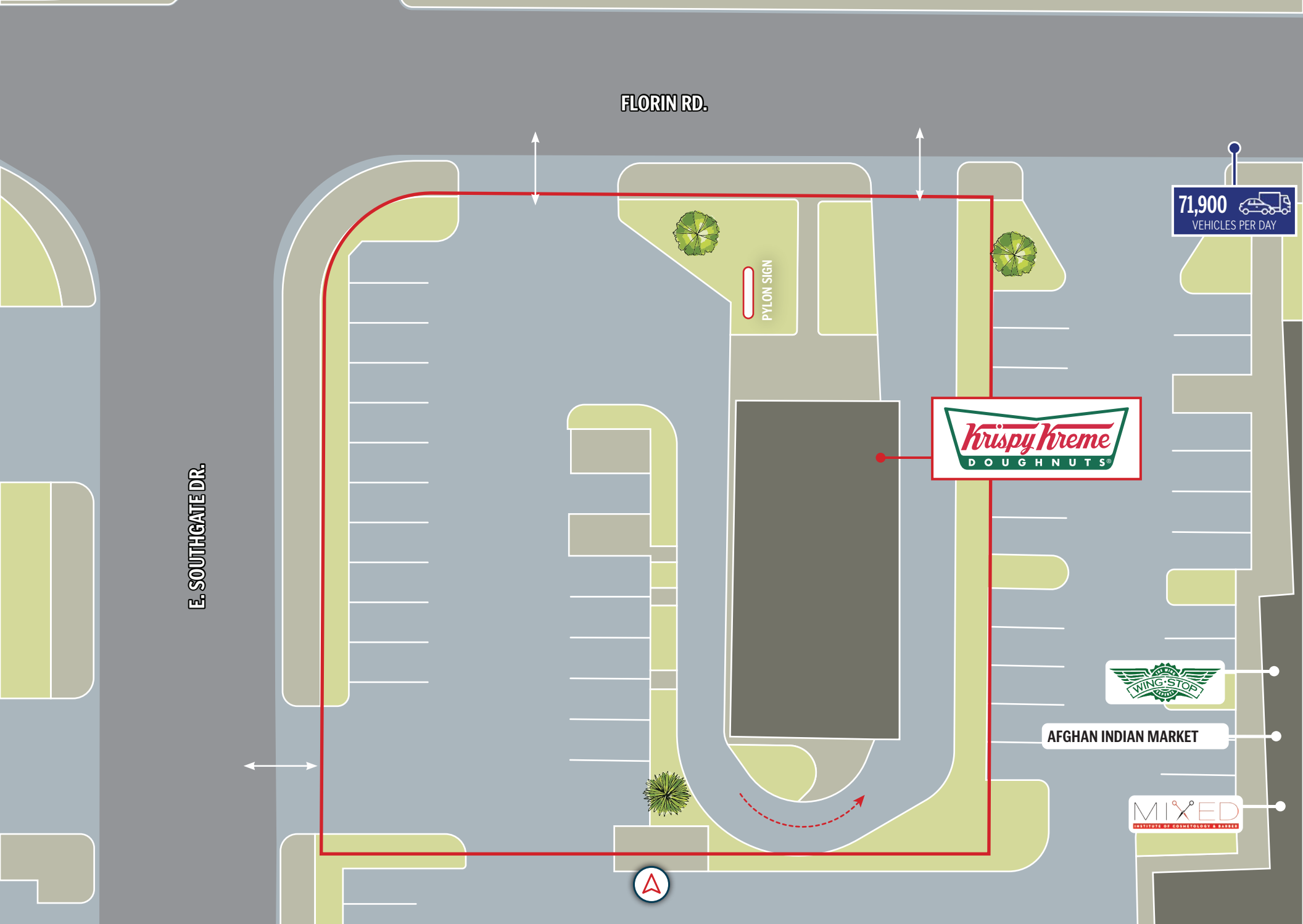
Year Built: 1979

ZONING

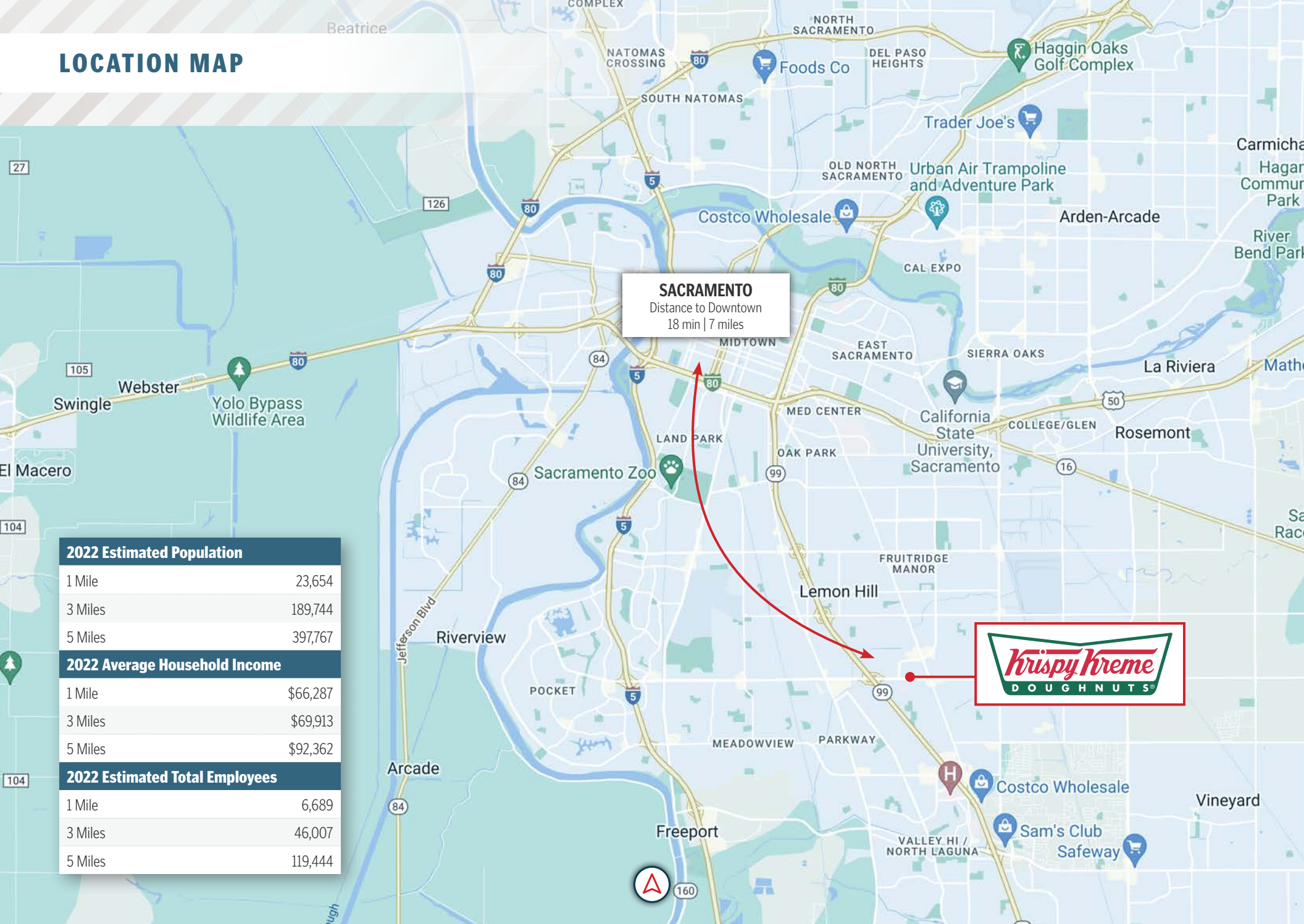


LC - Light Commercial





LOCATION MAP



2022 Estimated Population

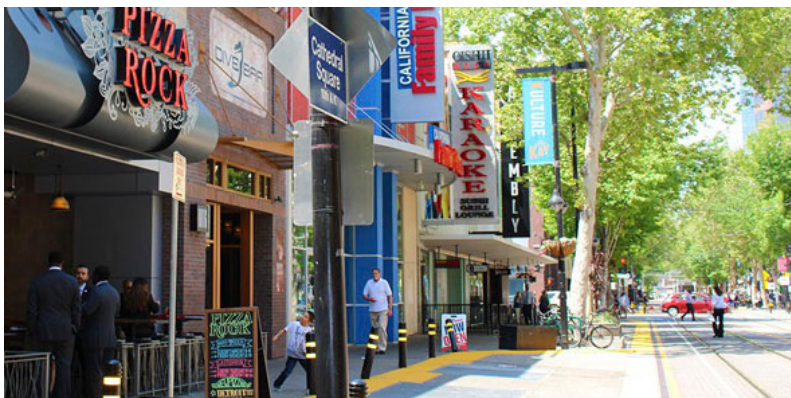
1 Mile	23,654
3 Miles	189,744
5 Miles	397,767

2022 Average Household Income

1 Mile	\$66,287
3 Miles	\$69,913
5 Miles	\$92,362

2022 Estimated Total Employees

1 Mile	6,689
3 Miles	46,007
5 Miles	119,444



SACRAMENTO, CALIFORNIA

Sacramento is the capital of the State of California and is the fifth largest city in the state. It is located in north/central California, approximately an hour and a half northeast of Oakland and San Francisco. Sacramento had a population of 534,959 as of July 1, 2022.

The regional economy and employment base continue its long-term transition from a state government concentration to a diverse economic base including health care providers, high-tech manufacturers, software development companies, biotechnology and medical research laboratories, food processors, and medical equipment manufacturers. The region is also a transportation hub served by air cargo airports, an international airport, a deep-water shipping port, two major interstate freeways, freight and passenger rail lines, and an extensive regional commuter bus and light-rail system. These key industries interface with Sacramento's service, hospitality and government employers.

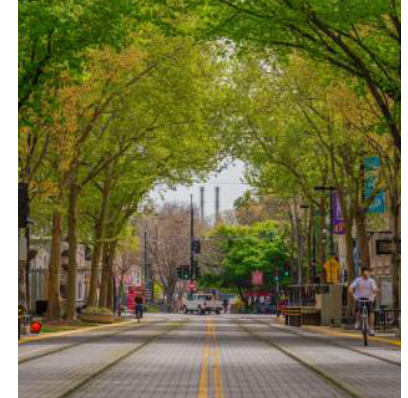
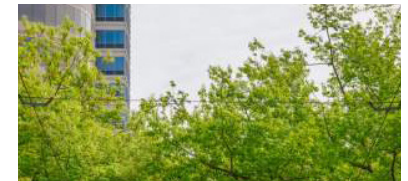
Principal employers of the city are State of California, Sacramento County, Kaiser Permanente, UC Davis Health System, U.S. Government, Sutter Health, Dignity Health, Intel Corporation, Apple, Inc, Elk Grove Unified School District and City of Sacramento.

Sacramento is a city that is bounded by two rivers, the American and the Sacramento. There are 1000 miles of waterways around Sacramento, as well as nearby Folsom Lake and Lake Natoma. As one would expect, water sports are at the top of the list for outdoor activities, including boating, salmon and steelhead fishing, river rafting, sailing, windsurfing, and more. Sacramento also has 540 acres of municipal golf courses and more than 120 city parks encompassing over 2,000 acres. Further east, the Lake Tahoe area is home to a number of world-famous ski areas.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	23,654	189,744	397,767
2027 Projected Population	23,669	190,362	400,156
2010 Census Population	20,875	176,734	360,180
Projected Annual Growth 2022 to 2027	0.01%	0.07%	0.12%
Historical Annual Growth 2010 to 2020	1.25%	0.69%	0.92%
Households & Growth			
2022 Estimated Households	7,053	57,401	130,823
2027 Projected Households	7,019	57,379	131,121
2010 Census Households	6,668	53,443	119,683
Projected Annual Growth 2022 to 2027	-0.10%	-0.01%	0.05%
Historical Annual Growth 2010 to 2020	0.58%	0.72%	0.84%
Race & Ethnicity			
2022 Estimated White	21.39%	21.99%	32.02%
2022 Estimated Black or African American	14.75%	14.78%	13.05%
2022 Estimated Asian or Pacific Islander	28.13%	27.29%	26.69%
2022 Estimated American Indian or Native Alaskan	1.42%	1.62%	1.39%
2022 Estimated Other Races	23.97%	23.11%	17.17%
2022 Estimated Hispanic	35.91%	36.47%	29.86%
Income			
2022 Estimated Average Household Income	\$66,287	\$69,913	\$92,362
2022 Estimated Median Household Income	\$47,644	\$51,670	\$66,370
2022 Estimated Per Capita Income	\$20,060	\$21,111	\$30,452
Businesses & Employees			
2022 Estimated Total Businesses	826	4,276	10,622
2022 Estimated Total Employees	6,689	46,007	119,444



RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
W.K.S. Krispy Kreme, LLC	1,901	TBD	15 Years	Current	-	\$10,417	\$5.48	\$125,000	\$65.75	Absolute NNN	4 (5-Year)
(Franchisee Guaranty)				Year 6	10%	\$11,458	\$6.03	\$137,500	\$72.33	10% Increase at Beg. of Each Option Period	
				Year 11	10%	\$12,604	\$6.63	\$151,250	\$79.56		

FINANCIAL INFORMATION

Price	\$2,273,000
Net Operating Income	\$125,000
Cap Rate	5.50%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	1979
Rentable Area	1,901 SF
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Address	5900 Florin Road Sacramento, California 95823



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



KRISPY KREME

krispykreme.com

Company Type: Subsidiary

Locations: 360+ Locations in the United States : 1,400+ Locations Worldwide

Parent: JAB Holding Company

Headquartered in Charlotte, N.C., Krispy Kreme (NASDAQ: DNUT) is one of the most beloved and well-known sweet treat brands in the world. Our iconic Original Glazed doughnut is universally recognized for its hot-off-the-line, melt-in-your-mouth experience. Krispy Kreme operates in over 30 countries through its unique network of fresh doughnut shops, partnerships with leading retailers, and a rapidly growing e-Commerce and delivery business. As of January 2, 2022, the company had 1,810 Krispy Kreme and Insomnia Cookies-branded shops in approximately 30 countries worldwide, which include 971 company owned and 839 franchised.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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