



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

In Cooperation With:  
Sands Investment Group  
Mississippi, LLC – Lic . # 22675  
BoR: Andrew Ackerman – Lic . # 22616

## PORTFOLIO INVESTMENT OFFERING

Sands Investment Group is Pleased to Present For Sale 5 Bumpers Drive-In Restaurants Located Throughout Mississippi. Each Offer a Corporate Guarantee on a 20 Year Triple Net (NNN) Lease That Will Begin at the Close of Escrow. Each Are Available For Sale Individually or as a Portfolio. Bumpers Drive-In Has Been in Operation Since 1983 and is Producing \$17.5 Million in Current Annual Revenue.

**PORTFOLIO PRICE: \$3,188,572 | CAP: 7.00%**



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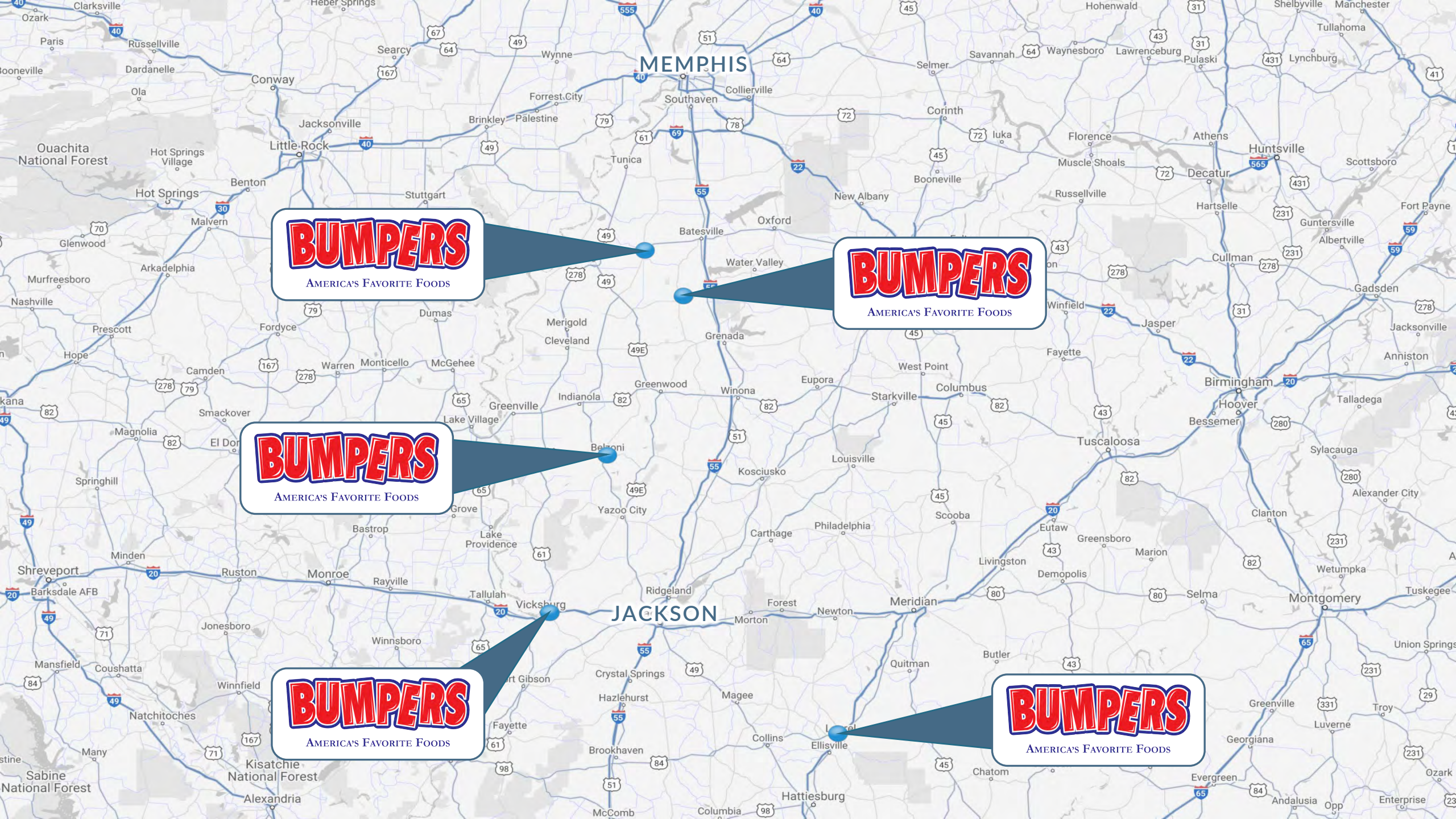
PORTFOLIO PRICE	
PRICE	\$3,188,572
CAP	7.00%
NOI	\$223,200
PRICE PER SF	\$518.13
LEASE TERM	20 Years
GUARANTOR	Corporate



BUMPERS DRIVE-IN LOCATION	PRICE	CAP	PRICE PER SF	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE TERM	OPTIONS
Charleston, MS	\$565,714	7.00%	\$328.52	1,722 SF	\$39,600	\$23.00	5% Every 5 Years	20 Years From COE	4 x 5 Years
Marks, MS	\$462,857	7.00%	\$414.00	1,118 SF	\$32,400	\$28.98	5% Every 5 Years	20 Years From COE	4 x 5 Years
Laurel, MS	\$617,143	7.00%	\$533.40	1,157 SF	\$43,200	\$37.34	5% Every 5 Years	20 Years From COE	4 x 5 Years
Vicksburg, MS	\$771,429	7.00%	\$666.75	1,157 SF	\$54,000	\$46.67	5% Every 5 Years	20 Years From COE	4 x 5 Years
Belzoni, MS	\$771,429	7.00%	\$771.43	1,000 SF	\$54,000	\$54.00	5% Every 5 Years	20 Years From COE	4 x 5 Years
TOTAL:	\$3,188,572	7.00%	\$518.13	6,154 SF	\$223,200				







**BUMPERS**

AMERICA'S FAVORITE FOODS

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## CHARLESTON, MS | HIGHLIGHTS

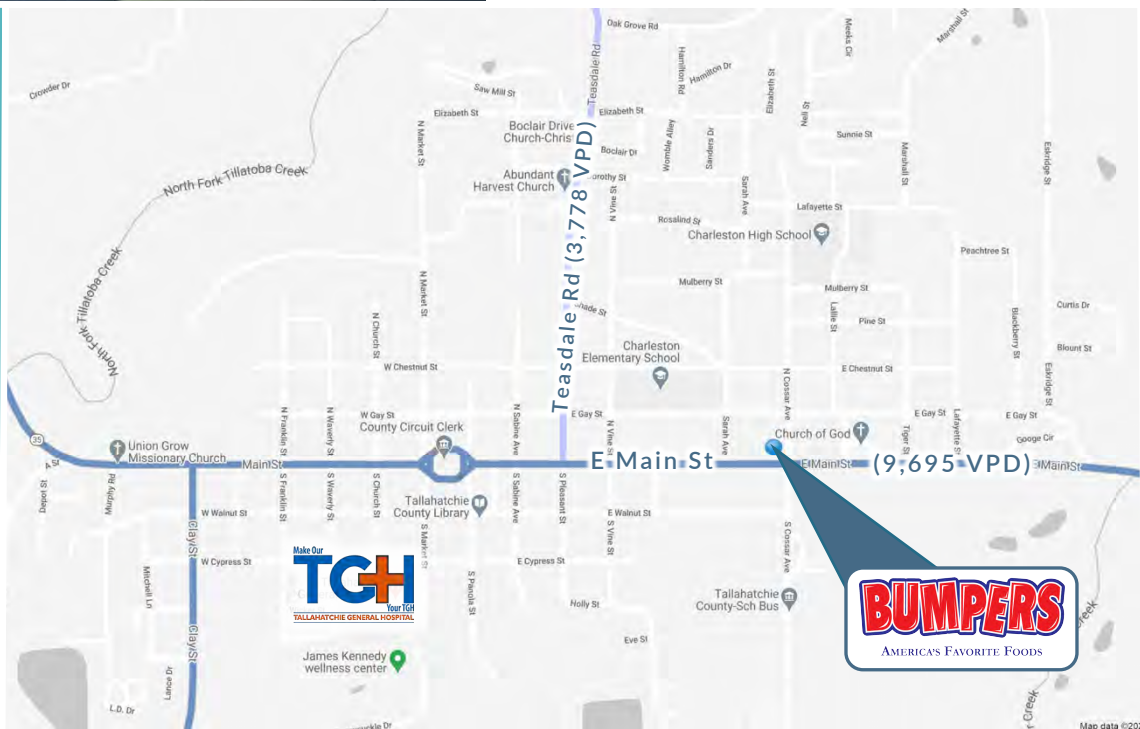
- Strategically Located Along Main Retail Corridor Which Sees Traffic Counts of Over 9,695 Vehicles Per Day
- Limited Competition With Only One Other Fast-Food Restaurant Within 3-Miles
- Population of 8,082 Residents Making an Average Household Income of \$45,322 Within a 10-Mile Radius
- Less Than 1-Mile to the Tallahatchie General Hospital, Tallahatchie County Offices, Elementary and High Schools
- Nearby Tenants Include: Dollar General, NAPA Auto Parts, Supervalu Grocery, Bank of Commerce, USPS and Shell

### OFFERING SUMMARY

PRICE	\$565,714
CAP	7.00%
NOI	\$39,600
PRICE PER SF	\$328.52
GUARANTOR	Corporate

### PROPERTY SUMMARY

ADDRESS	513 E Main Street Charleston, MS 38921
COUNTY	Tallahatchie
BUILDING AREA	1,722 SF
LAND AREA	17,853 SF   0.41 AC
BUILT	1984



### Population

3-MILES	5-MILES	10-MILES
2,977	3,944	8,082



### Average Household Income

3-MILES	5-MILES	10-MILES
\$36,487	\$40,216	\$45,322





## MARKS, MS | HIGHLIGHTS

- Strategically Located Along Main Retail Corridor Which Sees Traffic Counts of Over 8,726 Vehicles Per Day
- Limited Competition With Only One Other Fast-Food Restaurant Within 3-Miles
- Population of 7,088 Residents Making an Average Household Income of \$39,589 Within a 10-Mile Radius
- Within 1-Mile of the Quitman County School District Offices and Madison S Palmer High School (336 Students Enrolled)
- Neighboring Tenants Include: Dollar General, Family Dollar, NAPA Auto Parts, Gurlly’s Gas Station, USPS and Overtime BBQ

### OFFERING SUMMARY

PRICE	\$462,857
CAP	7.00%
NOI	\$32,400
PRICE PER SF	\$414.00
GUARANTOR	Corporate

### PROPERTY SUMMARY

ADDRESS	1051 Martin Luther King Dr Marks, MS 38646
COUNTY	Quitman
BUILDING AREA	1,118 SF
LAND AREA	18,295 SF   0.42 AC
BUILT	1994



### Population

3-MILES	5-MILES	10-MILES
2,418	4,043	7,088



### Average Household Income

3-MILES	5-MILES	10-MILES
\$40,584	\$35,954	\$39,589





# LAUREL, MS | HIGHLIGHTS

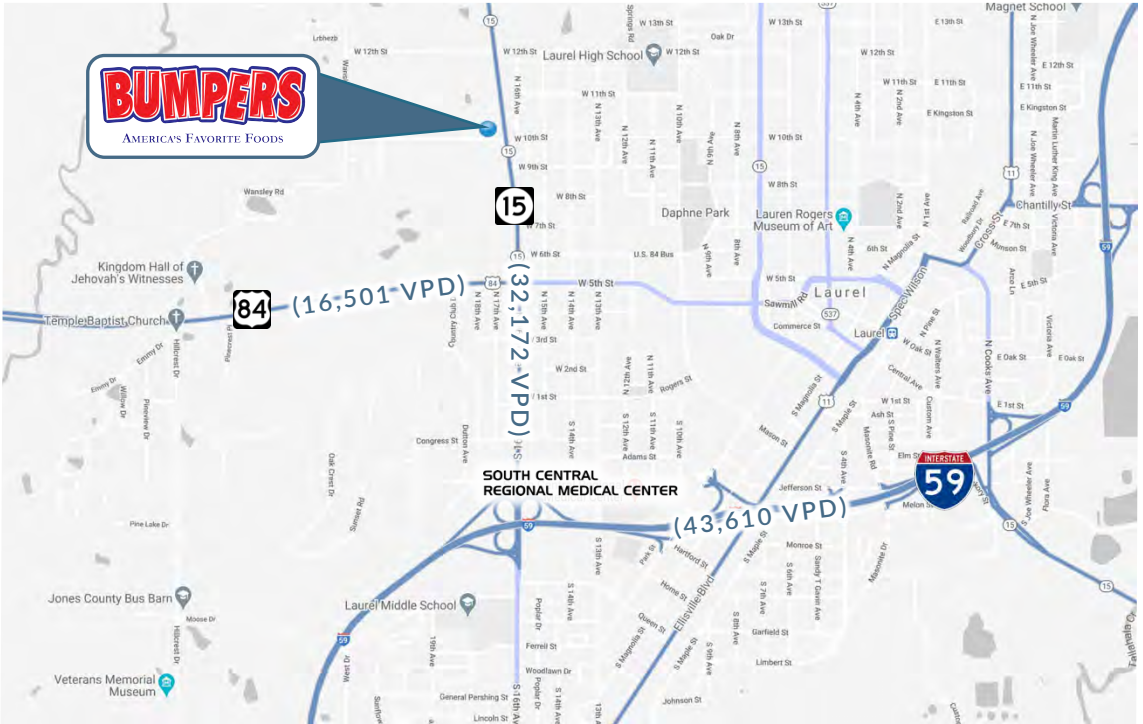
- Strategically Located Site Along the Main Retail Corridor Which Sees a Traffic Count of Over 32,172 Vehicles Per Day
- Strong Demographics With a Population of 30,150 Residents Making an Average Household Income of \$55,293 Within a 5-Mile Radius
- Laurel Has Recently Gained Popularity With Tourists Due to the HGTV Show Home Town Hosted By Ben and Erin Napier; Their Mercantile Shop on Front Street (2-Miles Away) Brings in Several Thousand Tourists Annually
- Laurel is Home to Sanderson Farms, a Fortune 1000 Company Engaged in the Production, Processing, Marketing and Distribution of Fresh and Frozen Chicken
- Neighboring Tenants Include: Walmart Supercenter, Kroger, Applebee's, Lowe's, Walgreens, AutoZone, Office Depot, GameStop, Big Lots and More

## OFFERING SUMMARY

PRICE	\$617,143
CAP	7.00%
NOI	\$43,200
PRICE PER SF	\$533.40
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1717 W 10th Street Laurel, MS 39440
COUNTY	Jones
BUILDING AREA	1,157 SF
LAND AREA	22,400 SF   0.51 AC
BUILT	1975



Population

3-MILES	5-MILES	10-MILES
21,225	30,150	53,489



Average Household Income

3-MILES	5-MILES	10-MILES
\$53,512	\$55,293	\$59,508





## VICKSBURG, MS | HIGHLIGHTS

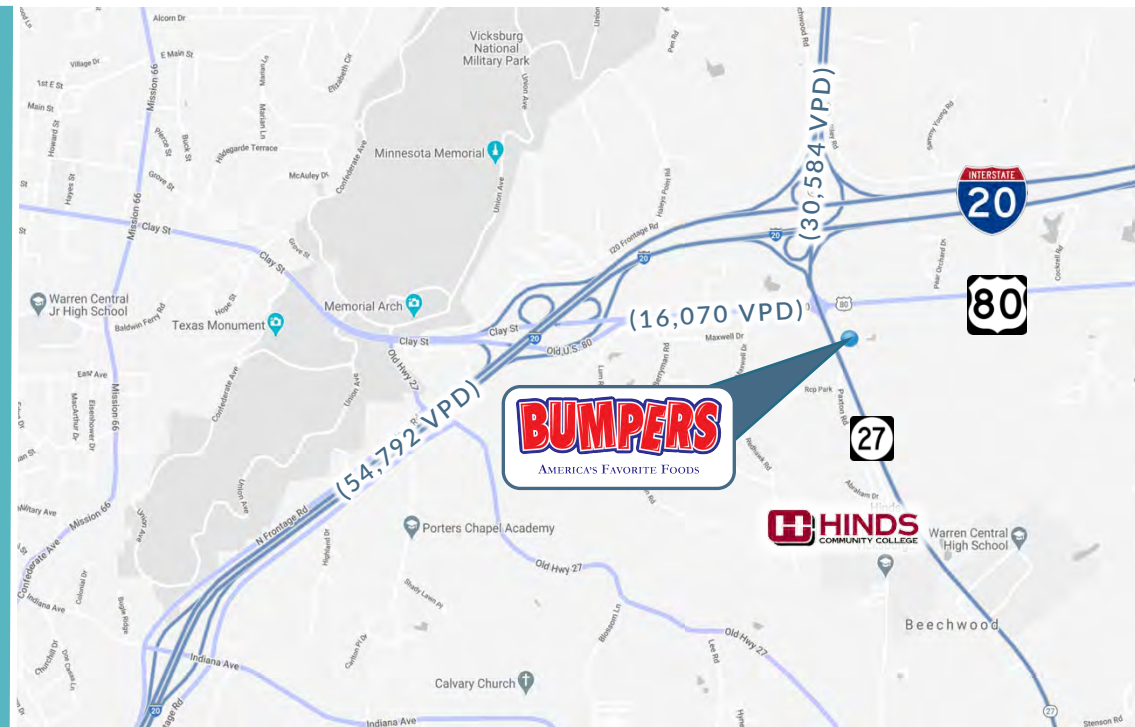
- Strategically Located Site Near the Intersection of Highways 27 and 80 (the Main Retail Corridor) Which Sees a Combined Traffic Count of 46,654 VPD
- Strong Demographics With a Population of 30,163 Residents Making an Average Household Income of \$54,745 Within a 5-Mile Radius
- Positioned Next to and Adjacent to the Dollar General and Family Dollar Which have Proven to be a Strong Traffic Drivers Thru the Covid-19 Pandemic
- Within 1-Mile Of Warren Central High School, Hinds Community College and Beechwood Elementary School
- Vicksburg is Minutes From the Mississippi Louisiana Border Along the Mississippi River and is Home to 3 Large Army Corps of Engineers Installations
- Nearby Tenants Include: La Quinta Inn, Subway, McAlister's Deli, Waffle House, McCoy's Building Supply, Circle K, UPS, Sears and Tractor Supply

### OFFERING SUMMARY

PRICE	\$771,429
CAP	7.00%
NOI	\$54,000
PRICE PER SF	\$666.75
GUARANTOR	Corporate

### PROPERTY SUMMARY

ADDRESS	120 Highway 27 Vicksburg, MS 39180
COUNTY	Warren
BUILDING AREA	1,157 SF
LAND AREA	33,105 SF   0.76 AC
BUILT	1998



### Population

3-MILES	5-MILES	10-MILES
16,050	30,163	42,088



### Average Household Income

3-MILES	5-MILES	10-MILES
\$56,233	\$54,745	\$58,502





## BELZONI, MS | HIGHLIGHTS

- Positioned Near the Corner of W Jackson Street and US-Hwy 49 and Sees Over a Combined Traffic Count of 13,790 VPD
- Limited Fast-Food Competition With Only One Other Restaurant Within 3-Miles
- Average Household Income is Over \$45,327 Within a 3-Mile Radius
- Belzoni is Known For Being the Farm-Raised Catfish Capital of the World and Has a World Catfish Festival Every April; It Produces More Farm-Raised Catfish Than Any Other U.S. County
- Nearby Tenants Include: McDonald's, Delta Lumber Company, Gresham Petroleum, Parts City Auto, Dollar General, Zip Trip and BankPlus

### OFFERING SUMMARY

PRICE	\$771,429
CAP	7.00%
NOI	\$54,000
PRICE PER SF	\$771.43
GUARANTOR	Corporate

### PROPERTY SUMMARY

ADDRESS	407 W Jackson Street Belzoni, MS 39038
COUNTY	Humphreys
BUILDING AREA	1,000 SF
LAND AREA	22,000 SF   0.51 AC
BUILT	2018



### Population

3-MILES	5-MILES	10-MILES
4,948	5,331	7,274



### Average Household Income

3-MILES	5-MILES	10-MILES
\$45,327	\$44,628	\$44,246





AMERICA'S FAVORITE FOODS

As of 2020, Bumpers Drive-In is a 34-unit family-owned quick service restaurant chain headquartered in Canton MS. Since the brand's inception in 1983, it has produced a consistent profit and positive economic impact on its local communities. Focusing on small underserved rural towns in Mississippi and Tennessee, Bumpers has created a recipe for success for over 34 years!



## HISTORY & OWNERSHIP:

In 1973, Dr. S. L. Sethi opened his first restaurant operations in Brookhaven MS. New to the restaurant industry, he initially partnered with Sonic Drive In as a franchisee. In 1983, Dr. Sethi and his team broke away from Sonic and created Bumpers Drive In. Today, Dr. Sethi and his son, Sunny, operate the Bumpers Concept along with various other businesses ranging from Hotels, Commercial Real Estate development, Construction, and family dining restaurants. The businesses are consolidated under the umbrella of Jackies International ([www.jackiesinternational.com](http://www.jackiesinternational.com)). Dr. Sethi and his family are the sole owners of Bumpers Drive In as well as the other these various businesses and assets. As of 2018, the family's holdings totaled well over 300 Million dollars across 5 states.



## BRAND STRATEGY:

By focusing on small towns with limited competition and pent-up demand, Bumpers has found a true recipe for success. By offering a diverse menu with everyday values like a Burger, fry and drink combination for only \$4.99 to a high-quality hand breaded catfish or chicken dinner plate Bumpers certainly has an option for every guest regardless of income.



## FUTURE PLAN:

As Economic conditions in the US have greatly improved, Bumpers sees a true opportunity for growth of the concept. Currently Bumpers plans to grow to 50 units (company owned and operated) organically over the next 36 months and then aggressively franchise the concept with the goal of growing to 300 units in 10 years. Bumpers feel there is a lot of white space in small rural towns across the US and our ROI for a franchisee is very strong and will only get better as we continue to grow location and volume.



# 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 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.







DRIVE THRU



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