

DEL TACO

4418 Hamilton Road - Columbus, GA 31904

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

www.SIGnnn.com

DEL TACO - COLUMBUS, GA

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SIGnnn.com



WILL SCHUHMACHER

TX #629275
512.277.5924 | DIRECT
will@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com



ANDREW ACKERMAN

GA #311619
770.626.0445 | DIRECT
aackerman@SIGnnn.com

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

TABLE OF CONTENTS

| | | | |
|----------|-----------------------------|----------|---------------------------|
| 1 | INVESTMENT OVERVIEW | 4 | AREA OVERVIEW |
| 5 | Executive Summary | 17 | City Overview |
| 6 | Investment Highlights | | |
| 2 | LEASE ABSTRACT | 5 | TENANT OVERVIEW |
| 8 | Del Taco Lease Summary | 19 | Tenant Profile |
| 9 | Billboard Lease Summary | 20 | Capital Markets |
| | | 21 | Confidentiality Agreement |
| 3 | PROPERTY INFORMATION | | |
| 11 | Location Map | | |
| 12 | Property Images | | |
| 13 | Aerial Map | | |
| 14 | Aerial Map | | |
| 15 | Demographics Map & Report | | |

CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,285 SF Del Taco + Billboard Located at 4418 Hamilton Road in Columbus, GA. This Deal Includes a Brand New 15-Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and 2% Annual Rent Increases Providing a Healthy Hedge Against Inflation, and a Secured Investment.

| | |
|------------|-------------|
| Sale Price | \$2,961,600 |
|------------|-------------|

OFFERING SUMMARY

| | |
|--------------------------|------------|
| Cap Rate: | 6.25% |
| NOI (With Billboard): | \$185,100 |
| Price / SF of Land Area: | \$60.17 |
| Guarantor: | Franchisee |

BUILDING INFORMATION

| | |
|-------------------|---------------------|
| Street Address: | 4418 Hamilton Road |
| City, State, Zip: | Columbus, GA 31904 |
| County: | Muscogee |
| Building Size: | 2,285 SF |
| Lot Size: | 1.13 AC 49,222 SF |
| Year Built: | 2014 |



Actual Property Image

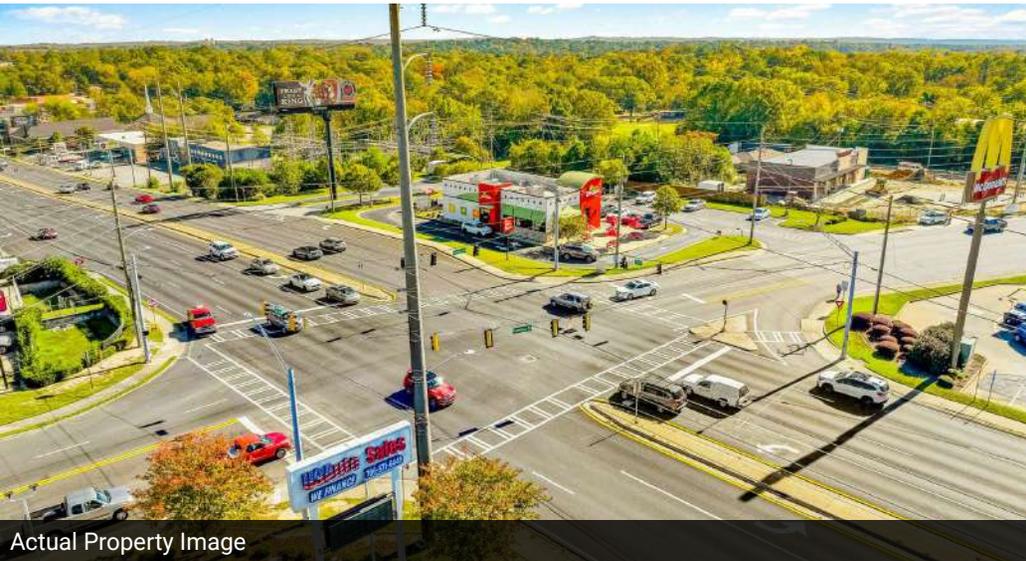


Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Brand New 15-Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 2% Annual Rent Increases Providing a Healthy Hedge Against Inflation
- Strong Guaranty From Red Door Foods - Currently Operating Over 50 Restaurants Across 4 States, Including 16 Del Tacos
- Columbus is the Second Most Populous City in Georgia, Behind Atlanta, With a Population of Over 207,000 Residents
- Large 1.13 AC Lot Strategically Located on a Hard Signalized Corner With Multiple Points of Entry and Exits
- High Traffic Location on Manchester Expressway, Which Sees Over 31,000 Vehicles Per Day
- Strong Demographics: 155,430 People Within a 5-Mile Radius Making an Average Household Income of \$75,453
- 5 Blocks From St. Francis Emory Healthcare, a Large General Medical and Surgical Hospital With 376 Beds, 2,500 Associates and 300 Physicians
- Since 1964, Del Taco Has Been Growing (590+ Locations in 15+ States) and is Now the Second Largest Brand in the Fast-Growing Mexican Quick-Service Restaurant (QSR) Category
- Nearby National Retailers Include: McDonald's, Burger King, Starbucks, KFC, Walmart, Smoothie King, Advance Auto Parts, Sonic Drive-In, Little Caesars, Jersey Mike's, Captain D's, Pizza Hut and More



SECTION 2

LEASE ABSTRACT

DEL TACO LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

| | |
|-------------------------|-------------------------|
| Tenant: | Del Taco |
| Premises: | 2,285 SF |
| Base Rent: | \$180,000 |
| Rent Per SF: | \$78.77 |
| Lease Commencement: | 11/12/2024 |
| Lease Expiration: | 11/30/2039 |
| Lease Term: | 15 Years Remaining |
| Renewal Options: | 4 x 5 Year Options |
| Rent Increases: | 2% Annually |
| Lease Type: | Triple Net (NNN) |
| Use: | Restaurant |
| 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: | None |
| Guarantor: | Franchisee |

BILLBOARD LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

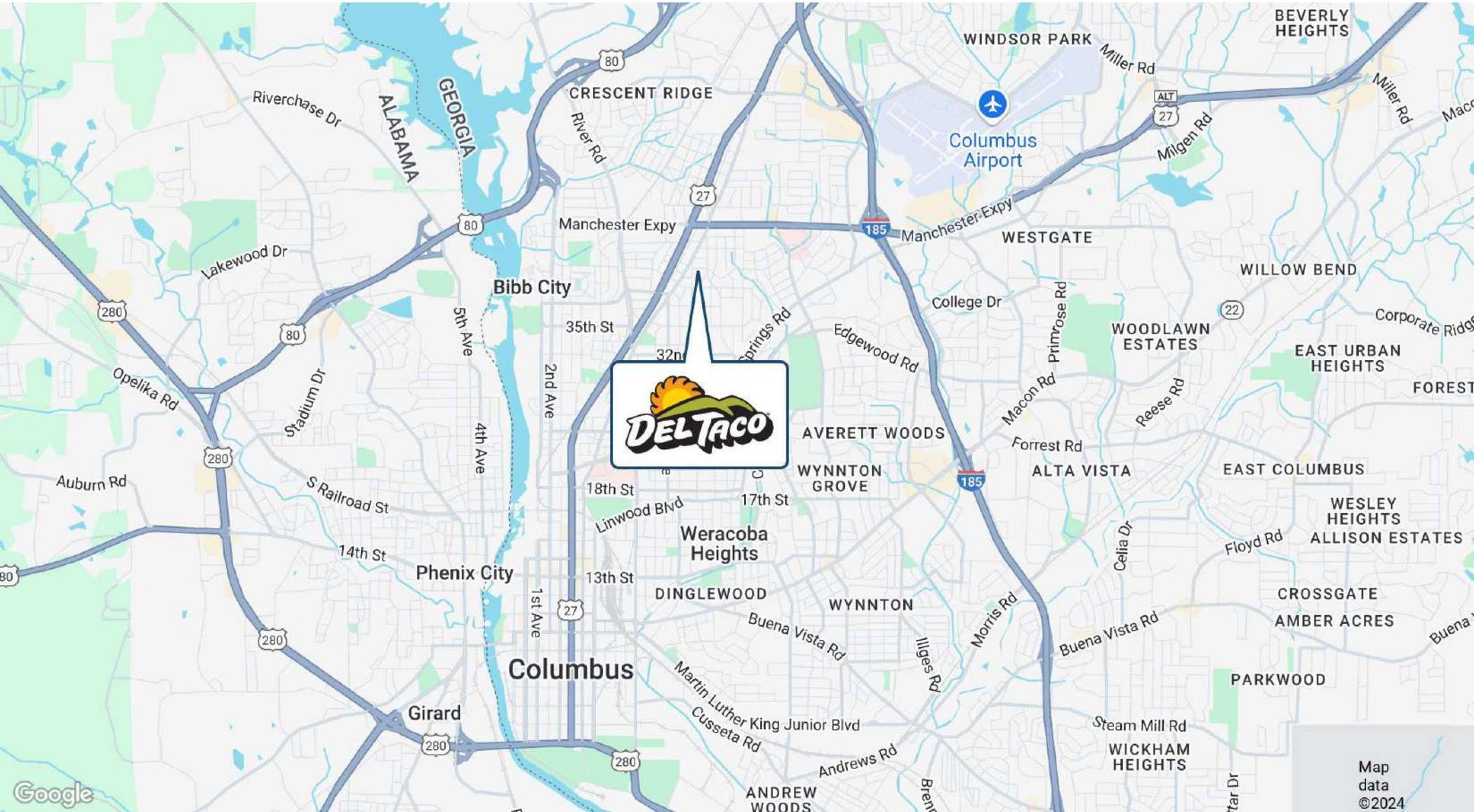
| | |
|------------------------|---|
| Tenant: | OUTFRONT Media, LLC |
| Premises: | 4418 Hamilton Rd, Columbus, GA |
| Base Rent: | \$5,100 |
| Lease Commencement: | 12/04/2015 |
| Lease Expiration: | 12/31/2035 |
| Lease Term: | 8+ Years Remaining |
| Renewal Options: | None |
| Rent Increases: | NOI Increases to \$5,400 on 01/01/2028, Then to \$5,700 on 01/01/2033 |
| Lease Type: | NNN |
| Use: | Billboard |
| Year Built: | 2015 |
| Size: | 14' x 48' |
| Repairs & Maintenance: | Tenant's Responsibility |
| Guarantor: | Corporate |



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image

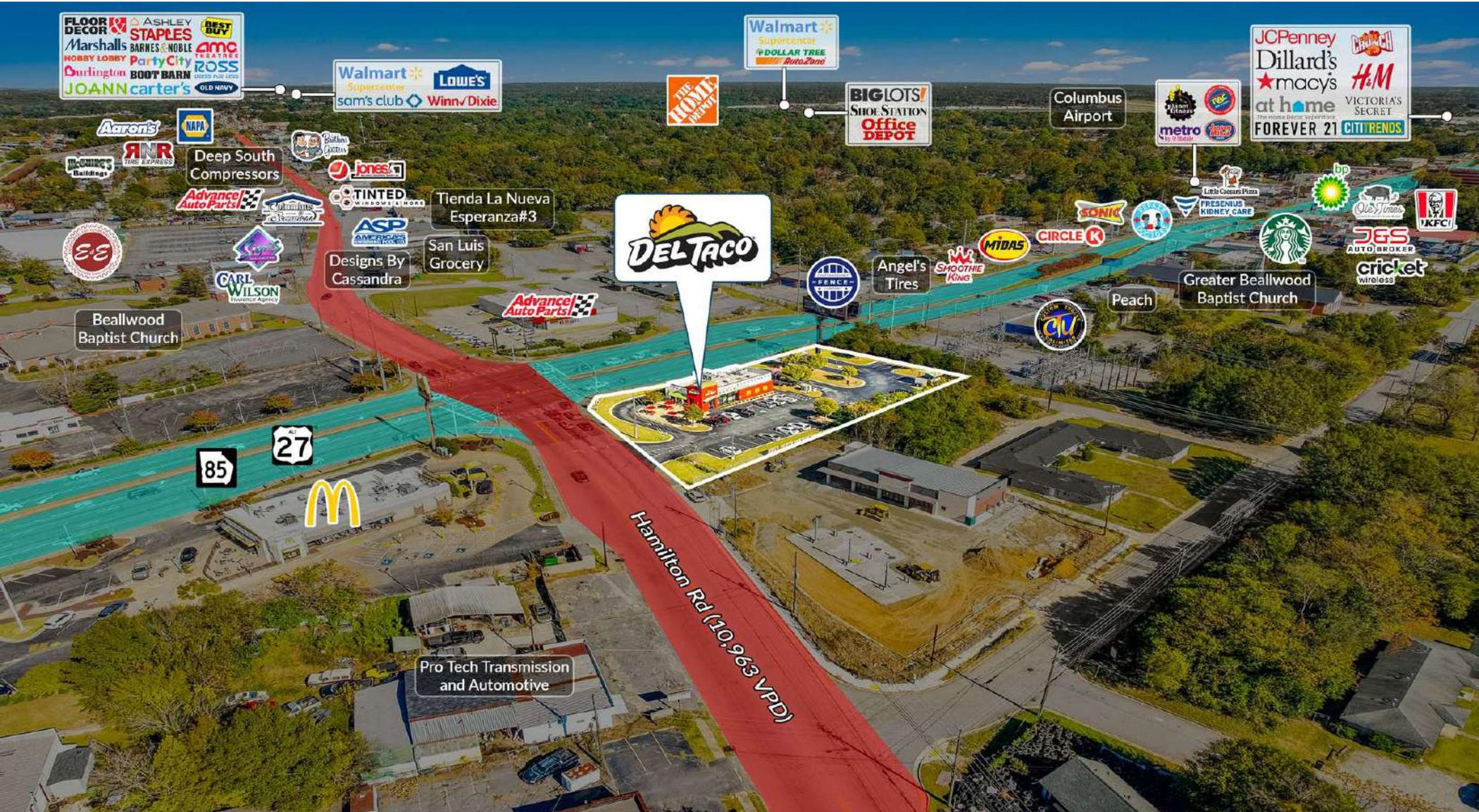


Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP

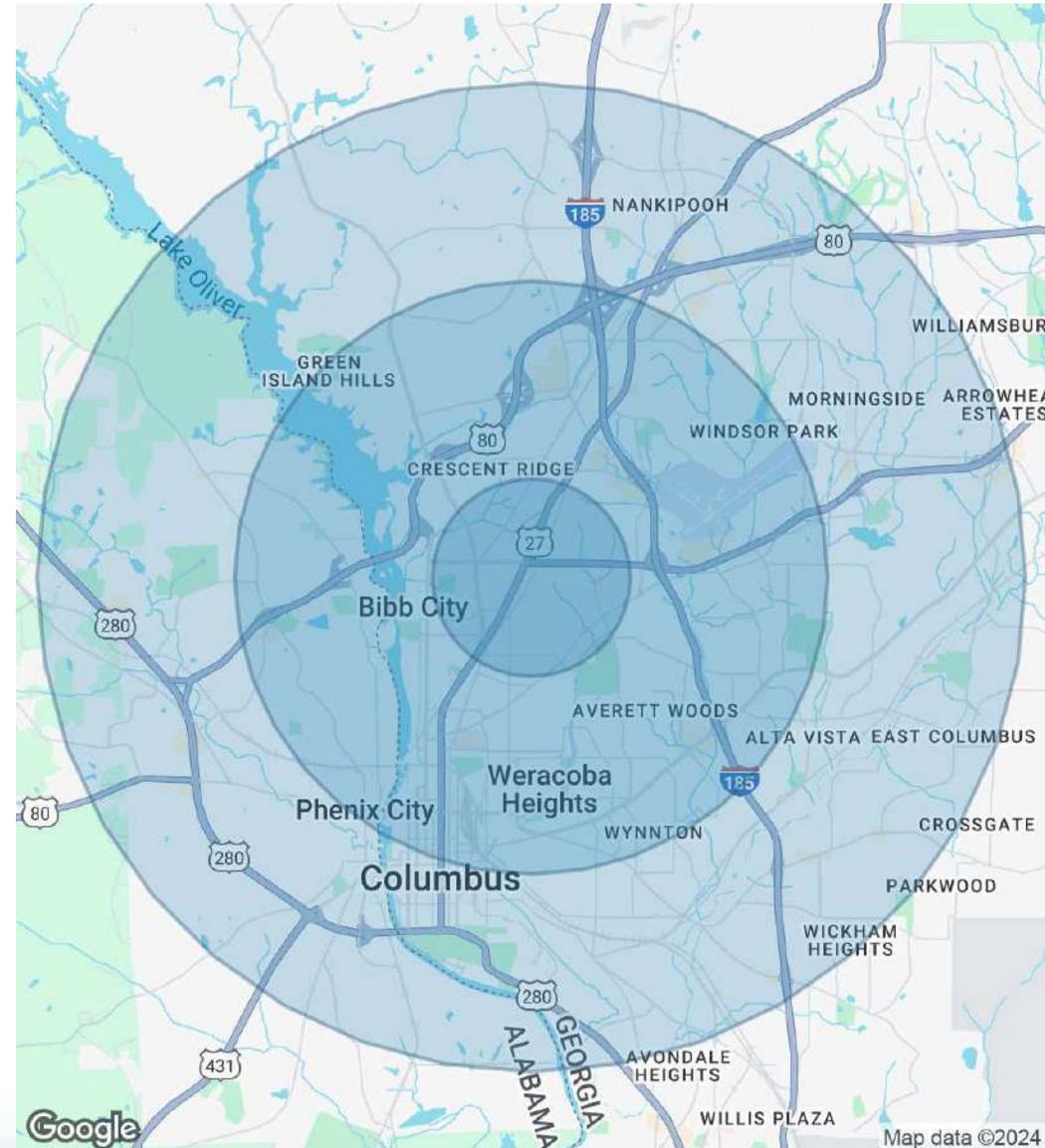


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,921 | 64,220 | 157,448 |
| Average Age | 40 | 39 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 40 | 41 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,535 | 27,349 | 65,937 |
| # of Persons per HH | 2.6 | 2.3 | 2.4 |
| Average HH Income | \$54,601 | \$76,188 | \$75,453 |
| Average House Value | \$142,538 | \$225,563 | \$233,894 |

| TRAFFIC COUNTS | |
|-----------------|------------|
| US Hwy 27 | 50,675 VPD |
| I-185 | 75,900 VPD |
| Hamilton Rd | 10,963 VPD |
| Warm Springs Rd | 17,940 VPD |

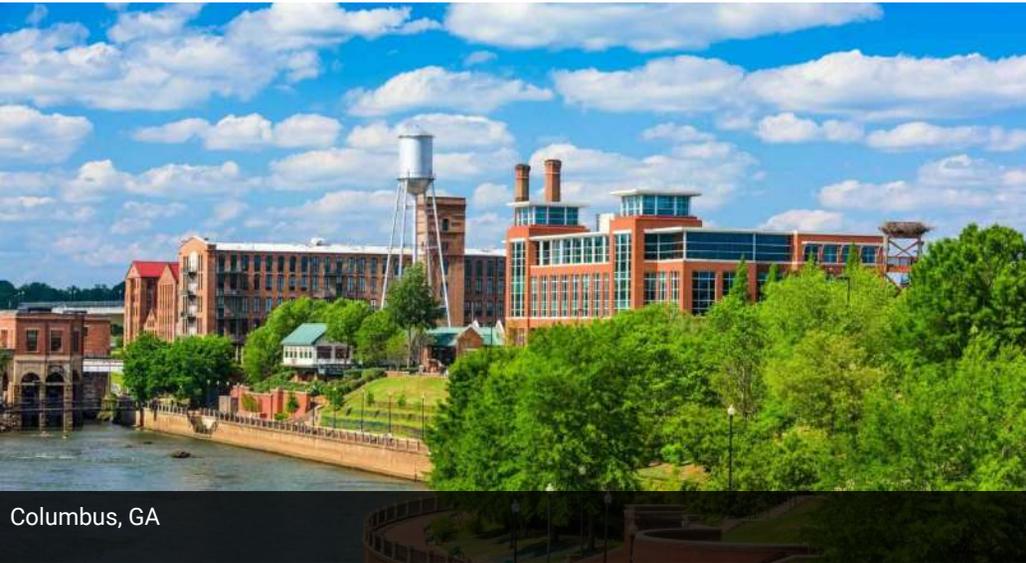




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Columbus, GA



Piedmont Columbus Regional

COLUMBUS, GA

Columbus is a consolidated city-county located on the west-central border of the U.S. state of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, Alabama. It is the county seat of Muscogee County, with which it officially merged in 1970. Columbus is the third-largest city in Georgia and fields the fourth-largest metropolitan area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus–Auburn–Opelika Combined Statistical Area. Columbus lies 100 miles southwest of Atlanta. Fort Benning, the United States Army's Maneuver Center of Excellence and a major employer, is located south of the city in southern Muscogee and Chattahoochee counties. Columbus has the longest urban whitewater rafting course in the world constructed on the Chattahoochee River. The City of Columbus is the 2nd largest city in Georgia with a population of 205,506 as of July 1, 2024.

Columbus serves as the trade, distribution, manufacturing, medical and financial center for a 26-county area of Georgia and Alabama. Columbus includes approximately 20% of the MSA land area and approximately 64% of the MSA population. Fort Benning continues to be a primary source of economic strength to the Columbus community. The base provides permanent employment to 11,140 military personnel. Georgia is currently the number one filming location in the world for movies and Columbus is enjoying many of those benefits. The local area continues to benefit from the Chattahoochee River whitewater course and zip line, as out of town visitors do business in Columbus and whitewater-related businesses continue to open and expand. Major employers of the city are Fort Benning Military Reservation (U.S. Army), TSYS, Muscogee County School District, AFLAC, Inc., Piedmont Columbus Regional, Columbus Consolidated Government, St. Francis Hospital, Inc, Pratt & Whitney, Anthem Blue Cross Blue Shield of Georgia, Columbus State University.

Columbus offers its visitors and residents a wide variety of fine attractions. The Port Columbus Civil War Naval Museum, the nation's only Civil War naval museum, is a living structure which chronicles the Civil War era. The National Infantry Museum contains a large collection of military art and artifacts and focus on the role of the American Infantryman through two centuries of valor. Some of the other notable attractions in the city include the following: Coca-Cola Space Science Center: Includes replicas of an Apollo capsule and Space Shuttle, Heritage Corner, Andersonville: The former Camp Sumter, Little Whitehouse: Built by future President Franklin D. Roosevelt in 1932 while governor of New York, F.D. Roosevelt State Park, Warm Springs Village, Westville, Springer Opera House, Callaway Gardens, Columbus Museum, Oxbow Meadows, Pine Mountain Wild Animal Safari, Providence Canyon. Columbus is home to two professional sports teams. The Columbus Catfish are a Class A minor league baseball team playing in the South Atlantic League. The Catfish are affiliated with Major League Baseball's Tampa Bay Devil Rays.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

| | |
|---------------|---------------------------|
| Company: | Subsidiary (NASDAQ: JACK) |
| Founded: | 1964 |
| Locations: | 600+ |
| Headquarters: | Lake Forest, CA |
| Website: | deltaco.com |

DEL TACO

Del Taco offers a unique variety of both Mexican and American favorites such as burritos and fries, prepared fresh in every restaurant's working kitchen with the value and convenience of a drive-thru. Del Taco's menu items taste better because they are made with quality ingredients like freshly grilled chicken and carne asada steak, fresh house-made guacamole, fresh house-grated cheddar cheese, slow-cooked beans made from scratch, and signature creamy Queso Blanco. In 2022 Jack in the Box acquired Del Taco. Founded in 1964, today Del Taco serves more than three million guests each week at its approximately 600 restaurants across 16 states. Del Taco's commitment to providing guests with the best quality and value for their money originates from cooking, chopping, shredding, and grilling menu items from scratch.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Miguel Jauregui
Managing Director
Capital Markets
310.421.0374
miguel@SIGnn.com



Ty Reiley
Senior Associate
Capital Markets
512.649.2421
treiley@SIGnn.com



Harrison Timberlake
Associate
Capital Markets
404.282.3047
htimberlake@SIGnn.com

CONFIDENTIALITY AGREEMENT

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.



DEL TACO

4418 Hamilton Road - Columbus, GA 31904

Exclusively Marketed by:

Jordan Mulloy // TX #793071

512.768.0380 // jmulloy@SIGnnn.com

Will Schuhmacher // TX #629275

512.277.5924 // will@SIGnnn.com

Max Freedman // TX #644481

512.766.2711 // max@SIGnnn.com

Andrew Ackerman // GA #311619

770.626.0445 // aackerman@SIGnnn.com