

3231 Jackson Ave,
Memphis, TN 38122



PROPERTY HIGHLIGHT

- ◆ Current listing Price—\$ 387,814.00
- ◆ Corporate Guarantee
- ◆ 4 five years options with 1.65% annual increase
- ◆ The Checkers Drive-In Restaurant is approximately 880 square feet.
- ◆ Triple Net Ground Lease (NNN)



PROPERTY SUMMARY

Triple Net Investment Group is pleased to present an opportunity to purchase the Corporate guarantee Checkers. The subject property is located on Jackson Avenue in Memphis, Tennessee. The Checkers Drive-In Restaurant is approximately 880 square feet. This Checkers is located near several local and national businesses. Across the street is a McDonald's, Family Dollar, Save a Lot and to the east of the property are restaurants including Mrs. Winner's Chicken & Biscuits, Dixie Queen, and Khun's Restaurant Also surrounding the area are five movie theaters including an IMAX Theatre to the south and five colleges including the University of Memphis. This Checkers Drive-In Restaurant is located on Jackson Avenue in Memphis, Tennessee. The subject property sits near the intersection of Jackson Avenue and Macon Road. The location on Jackson Avenue produces an average traffic count in the immediate area of over 25,500 cars per day

PROPERTY DESCRIPTION

The subject property is located on Jackson Avenue in Memphis, Tennessee. The Checkers Drive-In Restaurant is approximately 880 square feet. The investment is a triple net lease with an initial cap rate of 7.0%. 3+ Years is remaining on 15 years lease. This lease have annual rent increases of 1.65% annually including options years. There are 4 five-year options available. The lease has a corporate guarantee by Checkers Drive-In Restaurants, Inc.

PRICE	\$ 387,814
LOT SIZE	0.90 Acres
BUILDING SIZE	880 sq.ft
YEAR BUILT	2005
LEASE TYPE	Absolute Triple Net (NNN)
NOI	\$27,147
CAP RATE	7%
LEASE START DATE	Jan 1, 2006
LEASE END DATE	12/31/2020
RENT INCREASE	1.65% Annually



ABOUT THE TENANT

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PROPERTY IMAGES



The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies.



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DEMOGRAPHICS

Demographics	1 Mi	3 Mi	5 Mi
2015 Male Population	3,200	35,588	94,918
2015 Female Population	3,994	39,243	101,431
% 2015 Male Population	44.48%	47.56%	48.34%
% 2015 Female Population	55.52%	52.44%	51.66%
2015 Total Population: Adult	5,023	54,469	144,511
2015 Total Daytime Population	5,962	67,608	183,813
2015 Household Income: Median	\$38,778	\$39,633	\$42,332
2015 Household Income: Average	\$51,509	\$52,455	\$57,561

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