



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

1055 Dave Ward Drive | Conway, AR 72034



## SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation with JDS Real Estate Services, Inc.  
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Actual Property Image

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## OFFERING SUMMARY

PRICE	\$1,913,043
CAP	5.75%
NOI	\$110,000
PRICE PER SF	\$551.15
YEARS REMAINING	20 Years
LEASE GUARANTY	Saddle Peak, LLC (44 Units)

## PROPERTY SUMMARY

ADDRESS	1055 Dave Ward Drive Conway, AR 72034
COUNTY	Faulkner
BUILDING AREA	3,471 SF
LAND AREA	0.93 Acres
BUILT	2012



Actual Property Image

## Investment Summary

## Absolute NNN Lease

- New 20 Year Absolute Triple Net (NNN) Lease That Will Begin at Close of Escrow
- Zero Landlord Responsibilities
- Over 9,000 People with an Average Household Income of \$44,251 Within a 1-Mile Radius
- Outstanding Traffic with Over 33,000 VPD Along Dave Ward Drive
- 1-Mile to Conway Station Baseball Complex (9 Fields) and the Boys & Girls Club of Faulkner County
- 1.5-Miles to the University of Central Arkansas (Serving Over 12,000 Students) and the First Security Field at Estes Stadium (10,000 seats)
- 1.5-Miles to Interstate-40 Which Runs South Into Little Rock or 30 Minute Drive
- Tenants at I-40: Sam's Club, Academy, Michaels and Kia/Chrysler/Chevrolet/Toyota/Honda Dealerships
- Nearby Tenants: Conway Food Store, Taco Bueno, Krispy Kreme, Dollar General, Mr. Brake & Lube, Splash Car Wash and McDonald's





GERMANTOWN APARTMENTS



DOLLAR GENERAL

CONWAY FOOD STORE



Taco Bueno



Dave Ward Dr



**Hardee's**  
CHARBROILED THICKBURGERS

S Herkridger St

Dave Ward Dr

INTERSTATE  
40

Walmart Neighborhood Market Chick-fil-ly

Firestone REGIONS ARVEST Walgreens  
cricket metro PCS CVS pharmacy

Autoline SIMMONS Bank  
FAMILY DOLLAR Rally's

WEEKLY LOBBY Tuesday Morning  
BIG LOTS Dunkin' Donuts McDonald's

Family Best Western Days Inn  
OUTBACK T-Mobile Sprint

NAPA Simmons Bank Americas Best Value Inn  
HOME 2 SUBWAY AT&T Starbucks  
Hilton Garden Inn verizon FRIDAYS

fred's Kroger  
Wendy's LONG JOHN SILVER'S

SHELL VALERO  
TACO BELL

SHELL PAPA JOHN'S  
SUBWAY

STARBUCKS  
Chick-fil-ly

VALERO Arby's

belk KOHL'S  
Chick-fil-ly TARGET HomeGoods  
STARBUCKS TJ-maxx GNC  
Pier 1 imports Payless  
PLACE WILD WINGS CVS pharmacy  
SportClips FFO dressbarn Great Clips  
BLAZE PIZZA COUNTRY SHOE CARNIVAL

BEST BUY THE HOME DEPOT STAPLES  
PET SMART  
OLD NAVY DICK'S  
KIRKLAND'S maurices Arby's  
Buckle SALLY BEAUTY rue21

LENNY'S SUBS

STARBUCKS

Kum & Go

McDonald's Krispy Kreme  
SONIC TACO BUENO  
DOLLAR GENERAL

**Hardee's**  
CHARBROILED THICKBURGERS

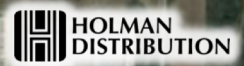
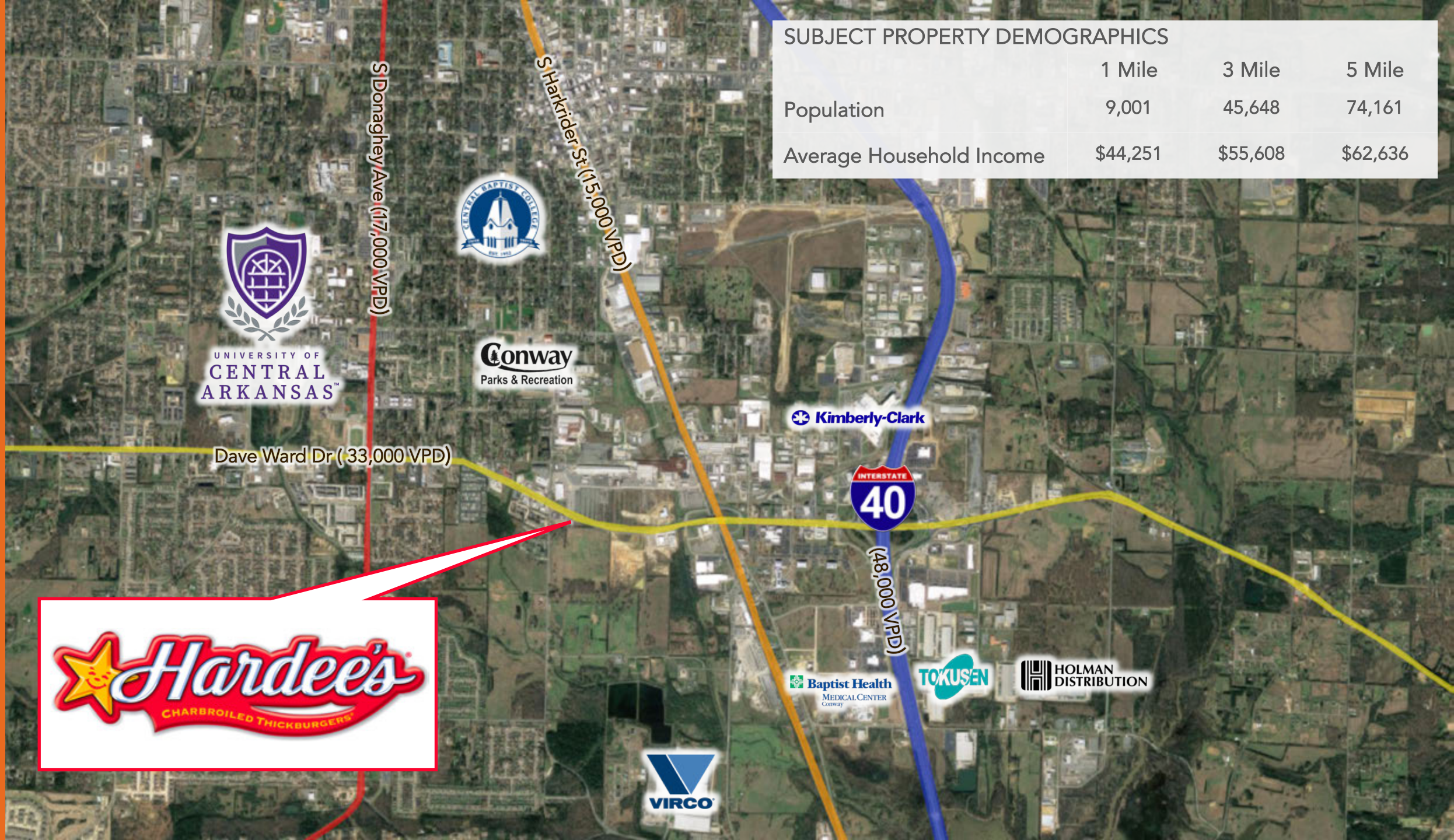
SUBWAY T-Mobile  
MATTRESS FIRM

Chick-fil-ly HENRI'S  
SUPER CUTS metro PCS ANYTIME FITNESS

REGIONS  
Exxon

Sams Club Academy  
petco ROSS  
BED BATH & BEYOND MICHAEL'S  
ULTA ON THE BORDER  
BAM! AspenDental DOLLAR TREE

SUBJECT PROPERTY DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	9,001	45,648	74,161
Average Household Income	\$44,251	\$55,608	\$62,636



S Donaghney Ave (17,000 VPD)

S Herkridr St (15,000 VPD)

Dave Ward Dr (33,000 VPD)

INTERSTATE  
40  
(48,000 VPD)





DOWNTOWN CONWAY



UNIVERSITY OF CENTRAL ARKANSAS



LITTLE ROCK, AR

## ABOUT THE CITY

Conway is a city in the state of Arkansas and the county seat of Faulkner County, located in the state's most populous Metropolitan Statistical Area, Central Arkansas. As of the 2017 census, the city proper had a total population of 65,782, making Conway the eighth-largest city in Arkansas. The Little Rock-Conway Metropolitan Area is ranked 75th largest in the United States with 734,622 people in 2016. Conway is unique in that the majority of its residents do not commute out of the city to work. The city also serves as a regional shopping, educational, work, healthcare, sports, and cultural hub for Faulkner County and surrounding areas. Conway is home to three post-secondary educational institutions, earning it the nickname "The City of Colleges".

## ECONOMY

Conway's growth can be attributed to its jobs in technology and higher education with its largest employers being Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Kimberly-Clark Corporation, Insight Enterprises, and many technology start up companies. Conway is home to three institutions of higher learning, earning it the nickname City of Colleges. The university of Central Arkansas is a public research university with an enrollment of approximately 12,000 students. Hendrix College is a nationally recognized private liberal arts college with an enrollment just over 1,300 students. Central Baptists College is a four-year private liberal arts college with an enrollment of nearly 900 students.

## CULTURE & CONTEMPORARY LIFE

Conway is a popular sport-fishing destination and is home to Lake Conway, which is home to largemouth bass, crappie, gar, catfish, bream, bowfin and many other types of fish. Lake Conway is the largest man-made Game and Fish commission lake in the United States. The Arkansas Crappie Masters state tournament is held in the city every year. One of the city's largest annual events, Toad Suck Daze, has been held since 1982. The three-day community festival incorporates live music, food, craft vendors, and amusement rides during the first weekend of May. The Arkansas Shakespeare Theatre, based in Conway, is the state's only professional Shakespeare theater. It holds an annual summer festival in June. Conway is also just a 30 minute drive to the state's capital Little Rock.



Actual Property Image

**Hardee's** is an American-based fast-food restaurant chain operated by CKE Restaurants Holdings, Inc. ("CKE") with locations primarily in the Southern and Midwestern United States. CKE Restaurants Holdings, Inc. owns, operates and franchises some of the most popular brands in the quick-service restaurant industry, including the Carl's Jr.®, Hardee's®, Green Burrito® and Red Burrito® restaurant brands. The CKE system includes restaurants in 42 states and in 28 countries. CKE is headquartered in Franklin, Tennessee.

Most of the remaining international Hardee's franchises are located in countries in the Middle East and Pakistan, most being owned and operated by Americana Group. The Americana Group opened the Middle East's first Hardee's restaurant in Kuwait in June 1980. As of 2016, there are over 300 Hardee's restaurants throughout Latin America, Asia and the Middle East, specifically in Bahrain, Curaçao, Egypt, El Salvador, Guatemala, Hong Kong, Iraq, Jamaica, Jordan, Kazakhstan, Kuwait, Lebanon, Oman, Pakistan, Qatar, Saudi Arabia, South Korea, Taiwan and the United Arab Emirates.

**Saddle Peak, LLC:** Nick Shurgot is the President and CEO of Saddle Peak LLC, which owns and operates 44 Hardees Fast Food Locations located in Arkansas, Tennessee, Mississippi, South Carolina and Georgia. In 2002, Nick graduated from Harvard Business School where he initially worked for Trinity Capital, an Investment Banking firm specializing in restaurant financing. After of six years at Trinity, he saw an opportunity to become a franchisee with Hardees and purchased 8 Hardees locations in Little Rock, Arkansas. In 10 years, he expanded into the Memphis, TN, Jackson, MS and Augusta, GA MSA's. Nick is the immediate past President of the International Hardee's Franchisee Association, which represents nearly every Hardee's franchisee. He is also currently on the Franchisee Advisory Board, which includes 5 of the largest Hardee's franchisees. This Franchisee Advisory Board is the primary consulting body with Hardee's corporate on Marketing, Operations, IT, Finance & HR.



COMPANY TYPE  
Subsidiary



HEADQUARTERS  
Franklin, TN



# OF LOCATIONS  
5,812



FOUNDED  
1960



WEBSITE  
hardees.com

## LEASE SUMMARY

TENANT	Saddle Peak, LLC
PREMISES	A Building of Approximately 3,471 SF
LEASE COMMENCEMENT	At Close of Escrow
LEASE EXPIRATION	20 Years From Close of Escrow
LEASE TERM REMAINING	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7.5% Every 5 Years and At Options
LEASE TYPE	Absolute 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	Yes



Actual Property Image



TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Saddle Peak, LLC	3,471 SF	100%	\$110,000	\$31.69	7.5% Every 5 Years and At Options	At COE	20 Years From COE	4 x 5 Years

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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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG 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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