

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



20-YEAR SALE-LEASEBACK | EXPERIENCED OPERATOR (191+ UNITS) | SCHEDULED RENTAL INCREASES



5680 U.S. 278 | Hokes Bluff, Alabama

HOKES BLUFF - BIRMINGHAM MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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PROPERTY PHOTO





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, guaranteed by Soar QSR (191+ unit operator) Sonic investment property located in Hokes Bluff, Alabama. Soar QSR is the 3rd largest Sonic franchisee and will sign a brand new 20-year lease at the close of escrow (sale-leaseback) with 4 (5-year) options to extend, demonstrating their 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 it an ideal, management free investment opportunity for a passive investor.

The Sonic is located near the signalized, hard corner intersection of US Hwy 278 and Alford Bend Rd with a combined 16,600 vehicles passing by daily. US Hwy 278, is a major retail thoroughfare serving the city of Hokes Bluff. The Sonic is located adjacent to a Dollar General anchored center with Taco Bell, and Subway pads. Located less than 6-miles from Coosa Town Center, a 300,000 SF Walmart Supercenter anchored shopping center with many national/credit tenants including T.J. Maxx, Bealls, PetCo, Five Below, Hobby Lobby, and many more. The property is in the center of a primary retail corridor with other nearby national/credit tenants including ALDI, Dollar Tree, Buffalo Wild Wings, Krispy Kreme, and more, further increasing consumer traffic to the site. Located 5-miles from Gadsden Regional Medical Center, the largest Medical Center serving the city of Gadsden, with 346-beds, offering a wide range of inpatient and outpatient services. The 5-mile trade area is supported by a population of over 13,808 and over 2,730 employees with an average household income of \$83,028.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$1,736,000
Net Operating Income	\$105,000
Cap Rate	6.05%
Guaranty	SOAR QSR (191+ Unit)
Tenant	Soar Restaurants II, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	1,512 SF
Land Area	0.74 Acres
Property Address	5680 US-278 Hokes Bluff, Alabama 35903
Year Built	2000
Parcel Number	14-06-14-0-001-250.017
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



20-Year Sale-Leaseback | Experienced Operator (191+ Units) | Options to Extend

- The site is operated by Soar QSR, a 191+ unit operator and the 3rd largest Sonic franchisee
- At close of escrow the tenant will sign a new 20 year lease with 4 (5-year) option periods to extend, demonstrating the tenant's commitment to the site
- The lease is guaranteed by Soar QSR
- The lease features 10% rental increases every 5 years and at the beginning of each option period
- Established location – Sonic has been operating here since 2000

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Close Proximity To Coosa Town Center | Primary Retail Corridor

- Sonic is located adjacent to a Dollar General anchored center with Taco Bell, and Subway pads
- Less than 6-miles from Coosa Town Center, a 300,000 SF Walmart Supercenter anchored shopping center with many national/credit tenants including T.J. Maxx, Bealls, PetCo, Five Below, Hobby Lobby, and many more
- The property is in the center of a primary retail corridor with other nearby national/credit tenants including ALDI, Dollar Tree, Buffalo Wild Wings, Krispy Kreme, and more, further increasing consumer traffic to the site
- Located 5-miles from Gadsden Regional Medical Center, the largest Medical Center serving the city of Gadsden, with 346-beds, offering a wide range of inpatient and outpatient services

Strong Demographics In 5-Mile Trade Area

- The 5-mile trade area is supported by a population of over 13,808 and over 2,730 employees with an average household income of \$83,028



PROPERTY OVERVIEW



LOCATION



Hokes Bluff, Alabama
Etowah County
Gadsden MSA

ACCESS



U.S. Highway 278/State Highway 74: 2 Access Points

TRAFFIC COUNTS



U.S. Highway 278/State Highway 74: 11,400 VPD
Alford Bend Road: 5,200 VPD
U.S. Highway 278: 5,700 VPD

IMPROVEMENTS



There is approximately 1,512 SF of existing building area

PARKING



There are approximately 41 parking spaces on the owned parcel.
The parking ratio is approximately 27.11 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 14-06-14-0-001-250.017
Acres: 0.74
Square Feet: 32,152 SF

CONSTRUCTION



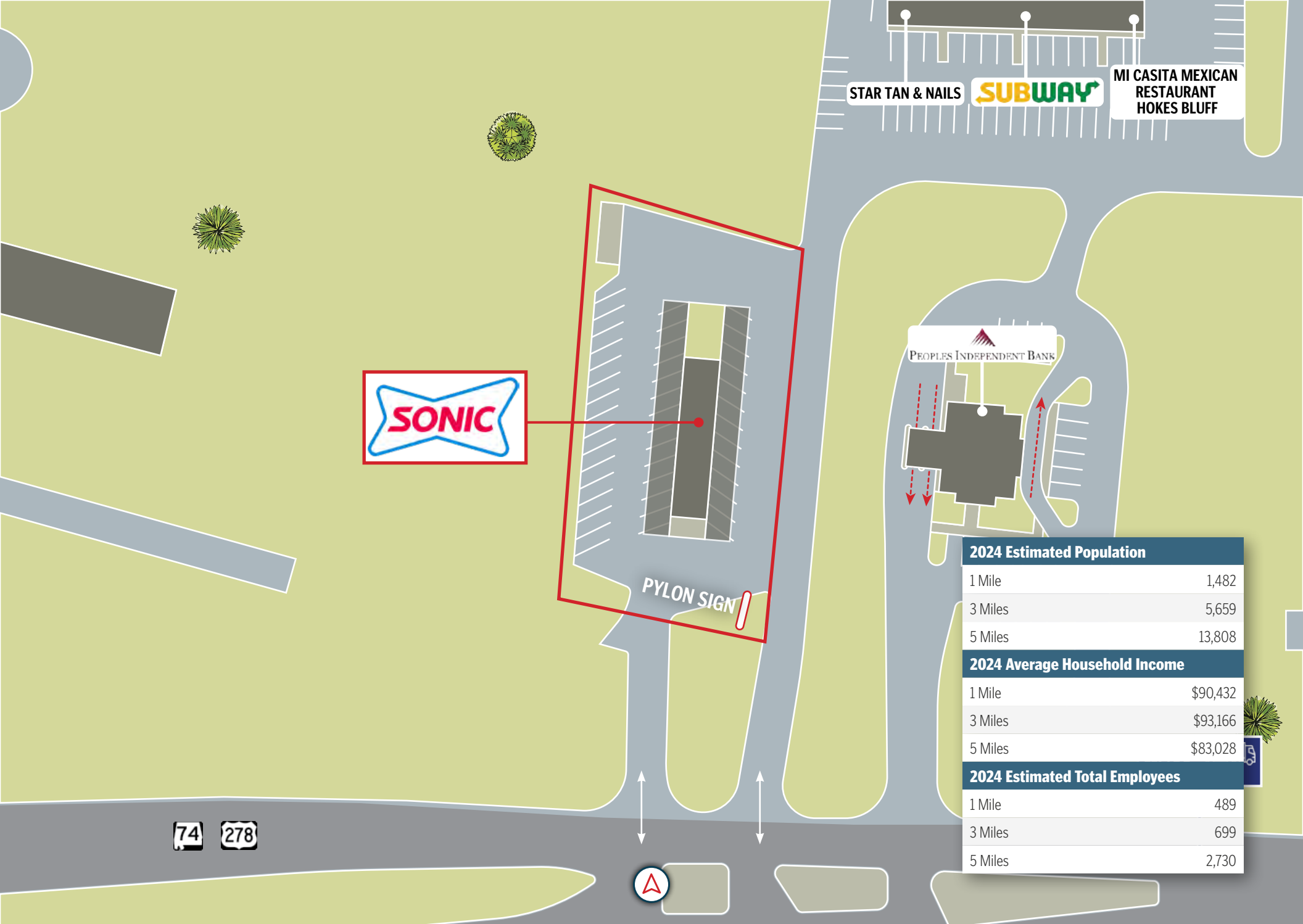
Year Built: 2000

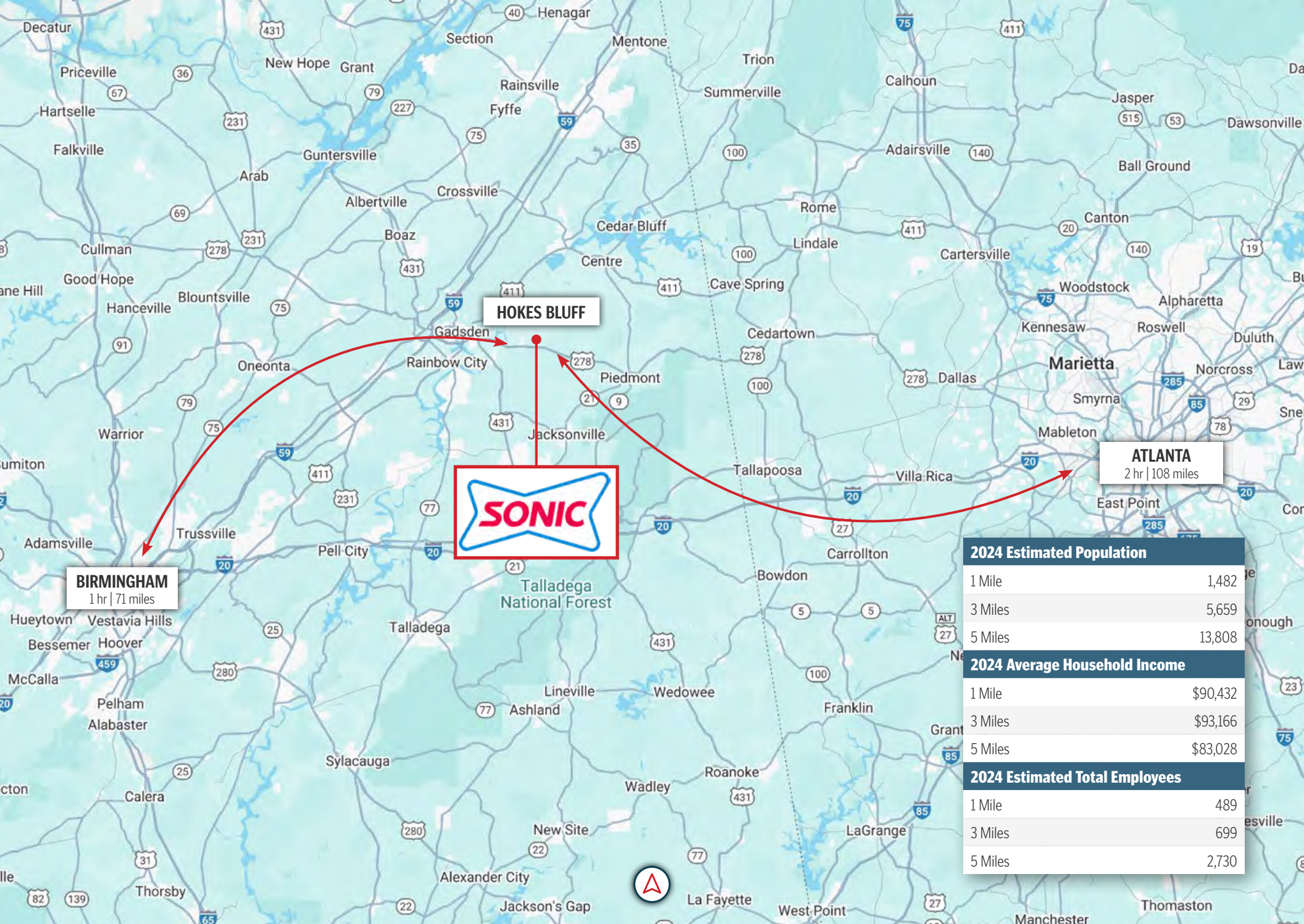
ZONING



B-2 General Business









HOKES BLUFF, ALABAMA

Hokes Bluff is a city in Etowah County, Alabama, United States. Located outside Gadsden, Hokes Bluff provides quick access to major metropolitan areas, including being within 2 hours of Atlanta, GA; and hour from Birmingham and Chattanooga; Hokes Bluff is a hidden treasure of peace in world of chaos. It is part of the Gadsden Metropolitan Statistical Area. The City of Hokes Bluff had a population of 4,448 as of July 1, 2024.

With tremendous opportunities for industries, Hokes Bluff is a growing area for development along the 278 corridor leading to Atlanta, GA. Several locations are easily accessible and provide excellent access to major highways and cities. The town is home to several local businesses such as Hokes Bluff Landscape & Garden Center, Big Daddy's Auto Repair and Piggly Wiggly grocery store. The local economy in Hokes Bluff is primarily supported by small businesses, healthcare, education, and manufacturing. Many residents commute to nearby Gadsden for employment.

Hokes Bluff is ideal for outdoor enthusiasts. The city's proximity to the Coosa River makes it popular for fishing, boating, and kayaking. There are also parks and green spaces for hiking and picnicking. For outdoor enthusiasts, Noccalula Falls Park & Campground provides a beautiful natural setting with hiking and camping opportunities. The city's calm pace and scenic landscapes attract retirees and families looking for a peaceful lifestyle. While it doesn't have major tourist attractions, its charm lies in its natural beauty and community events. It is also home to several churches including Southside Baptist Church and Hokes Bluff Church of God. Hokes Bluff also has exceptional events each year such as Riverfest, the world's largest yard sale in addition to local events.

Hokes Bluff is served by the Etowah County School District, which provides comprehensive public education through Hokes Bluff Elementary School, Hokes Bluff Middle School, and Hokes Bluff High School. For higher education, nearby Gadsden State Community College offers accessible programs. The nearest major airport is Birmingham-Shuttlesworth International Airport. This airport has international and domestic flights from Birmingham, Alabama and is 69 miles from the center of Hokes Bluff, AL.

RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Sonic	1,512	COE	20 Years	Years 1-5	-	\$8,750	\$5.79	\$105,000	\$69.44	Abs. NNN	4 (5-Year)
Franchisee Guaranty (191+ Unit Operator)				Years 6-10	10%	\$9,625	\$6.37	\$115,500	\$76.39	10% Increases at Beg. of Each Option	
				Years 11-15	10%	\$10,588	\$7.00	\$127,050	\$84.03		
				Years 16-20	10%	\$11,646	\$7.70	\$139,755	\$92.43		

FINANCIAL INFORMATION

Price	\$1,780,000
Net Operating Income	\$105,000
Cap Rate	5.90%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2000
Rentable Area	1,512 SF
Land Area	0.74 Acres
Address	5680 US-278 Hokes Bluff, Alabama 35903



FOR FINANCING OPTIONS AND LOAN QUOTES:

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



SONIC

sonicdrivein.com

Company Type: Subsidiary

Locations: 3,500+

Parent: Inspire Brands

Franchisee: Soar QSR (191+ Units)

Sonic is the largest drive-in restaurant brand in the United States with more than 3,545 restaurants in 46 states. Served by Sonic's iconic Carhops, the restaurant's expansive, award-winning menu offers unique, breakfast, lunch, dinner, snack and drink options for the whole family. Additionally, Sonic is part of the Inspire Brands family of restaurants. The company was founded in June 18, 1953; 67 years ago and features more drink combinations than any other quick-service restaurant. Sonic is headquartered in Oklahoma City, Oklahoma. With a dynamic history, Sonic surges forward while specializing in fresh, made-to-order meals that one can't get anywhere else. Sonic's menu is unique, just like the 3 million customers who order from Sonic drive-ins each day.

Soar QSR is a 190+ unit, growing franchise owner. Soar QSR is the third largest franchisee in the Sonic system, which is a subsidiary of CMG companies. CMG is a Franchise Times top 25 multi-unit franchise operator of restaurants, retail, and hotels. They operate in 30 states and have approximately 450+ locations in restaurants, hotels, and retail outlets.

Source: press.sonicdrivein.com, businesswire.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2023

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