



Subject Property

OFFERING MEMORANDUM

Sonic Drive-In

288 W Maple Street, Columbus, KS



Section One

Investment Summary



Breakfast
NOW HIRING
APPLY INSIDE

THE OFFERING

Sonic Drive-In property located at 288 W Maple Street in Columbus, KS (the "Property"). The Property encompasses a 1,127 SF quick service restaurant on 0.33 acres of land. The Property is 100% leased to a 32-unit Franchisee with more than 30 years of experience. The tenant is a regional Sonic franchisee and has been recognized with multiple awards for efficiency and sales.

The Property is positioned in central Columbus directly next to the signalized hard corner abutting the County Courthouse of Cherokee. The Property is also positioned down the street from Coffeyville Community College with 1,772 students and Columbus Unified High School with 290 students. Upon Close of Escrow, Tenant will enter a newly executed, 20-year absolute NNN lease, with 8.5% rental increases every 5 years and in each of the four (4), five (5) year renewal options.



Offering Price
\$1,300,000



Cap Rate
6.00%



NOI
\$78,000

INVESTMENT HIGHLIGHTS



Award-Winning Operator | The Franchisee has won multiple Sonic national awards and has been a Franchisee in their system for 30+ years.



Absolute NNN Lease | Absolutely no Landlord Responsibilities.



Long-Term Commitment | A new 20-year lease will commence at the close of escrow. This lease will include four renewal options of five years each.



Healthy Rent-to-Sales Ratio | The Tenant benefits from a healthy Rent-to-Sales ratio under 5%, ensuring longevity of investment.



Strategic Market Position | The Property is situated adjacent to Coffeyville Community College with 1,772 students and Columbus High School with 290 students, as well as the County Courthouse of Cherokee.



PROPERTY SUMMARY

Lease Abstract	
Address	288 W Maple St, Columbus, KS 66725
Building Area (SF)	1,127
Land Area	0.33
Year Built	1978
DBA	Sonic Drive-In
Tenant	Franchisee
Signator	Franchisee
Rent Commencement	Close of Escrow
Lease Expiration	20 Years
Base Lease Term	20 Years
NOI	\$78,000
Rental Increases	8.50% Every 5 Years
Option Periods	4 x 5 Years
Expenses	Absolute NNN
Drive-Thru	Yes
Taxes	Tenant
Maintenance	Tenant
Insurance	Tenant
Common Area Maintenance	Tenant
ROFR	Yes - 15 Days

Rent Schedule				
Lease Year	Annual	Monthly	Rent PSF	Increases (%)
Year 1-5	\$78,000	\$6,500.00	\$69.21	-
Year 6-10	\$84,630	\$7,052.50	\$75.09	8.5%
Year 11-15	\$91,824	\$7,651.96	\$81.48	8.5%
Year 16-20	\$99,629	\$8,302.38	\$88.40	8.5%
Option 1	\$108,097	\$9,008.08	\$95.92	8.5%
Option 2	\$117,285	\$9,773.77	\$104.07	8.5%
Option 3	\$127,254	\$10,604.54	\$112.91	8.5%
Option 4	\$138,071	\$11,505.92	\$122.51	8.5%





SUBJECT PROPERTY PHOTOS 



Section Two

Location Overview





US Hwy 160

DOLLAR GENERAL



Wahl's Agri Services



H & K Camper Sales



N East Ave

- Grace Lanes Columbus
- The Works Salon
- Columbus News Report
- Cleburne Family Care
- Columbus Micro Suites
- Evan's Drug Inc
- Cherokee County Courthouse
- Commerce Bank
- Country Gardens
- Spring River Mental Health
- Labette Bank
- The Methodist Thrift Shop
- 4-State Printing
- Social Service Department
- Robert E Myers Law Office
- Columbus Museum Inc
- Columbus Police Department
- The Maple UnCommon Guest House & Gallery
- Los Luna's Mexican Restaurant
- Norma's Diner
- State Theatre Event Center

Columbus City Public Works

Calibrated Forms



- Bill's Mower & More, LLC
- Matt's Snow Shack
- Exchange State Bank
- Columbus Made & Mercantile



Highland School

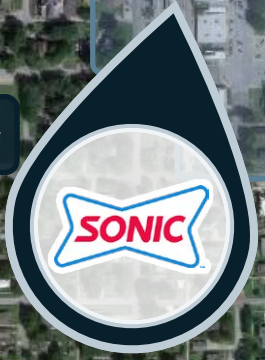


Maple St



Columbus Unified High School

Coffeyville Community College



Park School

Autumn Home Care Facilities







MCDONALD'S

CROSSLAND CONSTRUCTION COMPANY, INC.

LOCATION SUMMARY

DEMOGRAPHICS

 Population	1 mile	3 miles	5 miles
2022 Population	2,693	3,366	3,856
2027 Population	2,608	3,257	3,736
 Households	1 mile	3 miles	5 miles
2022 Households	1,147	1,435	1,614
2027 Households	1,115	1,392	1,567
 Household Income	1 mile	3 miles	5 miles
2022 Average Household Income	\$65,870	\$67,671	\$68,451

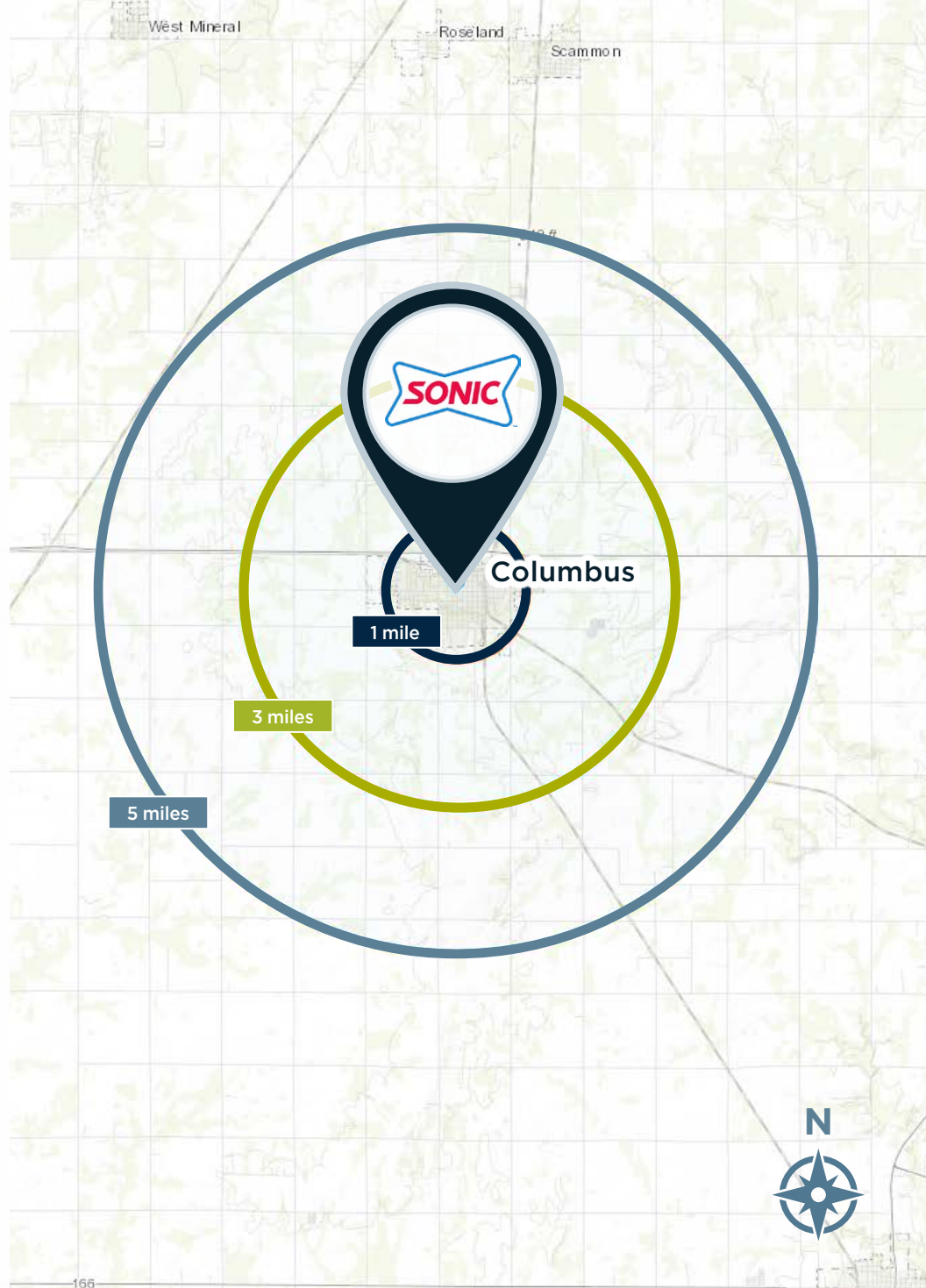
 **3.8K+**
TOTAL POPULATION
(5-MI)

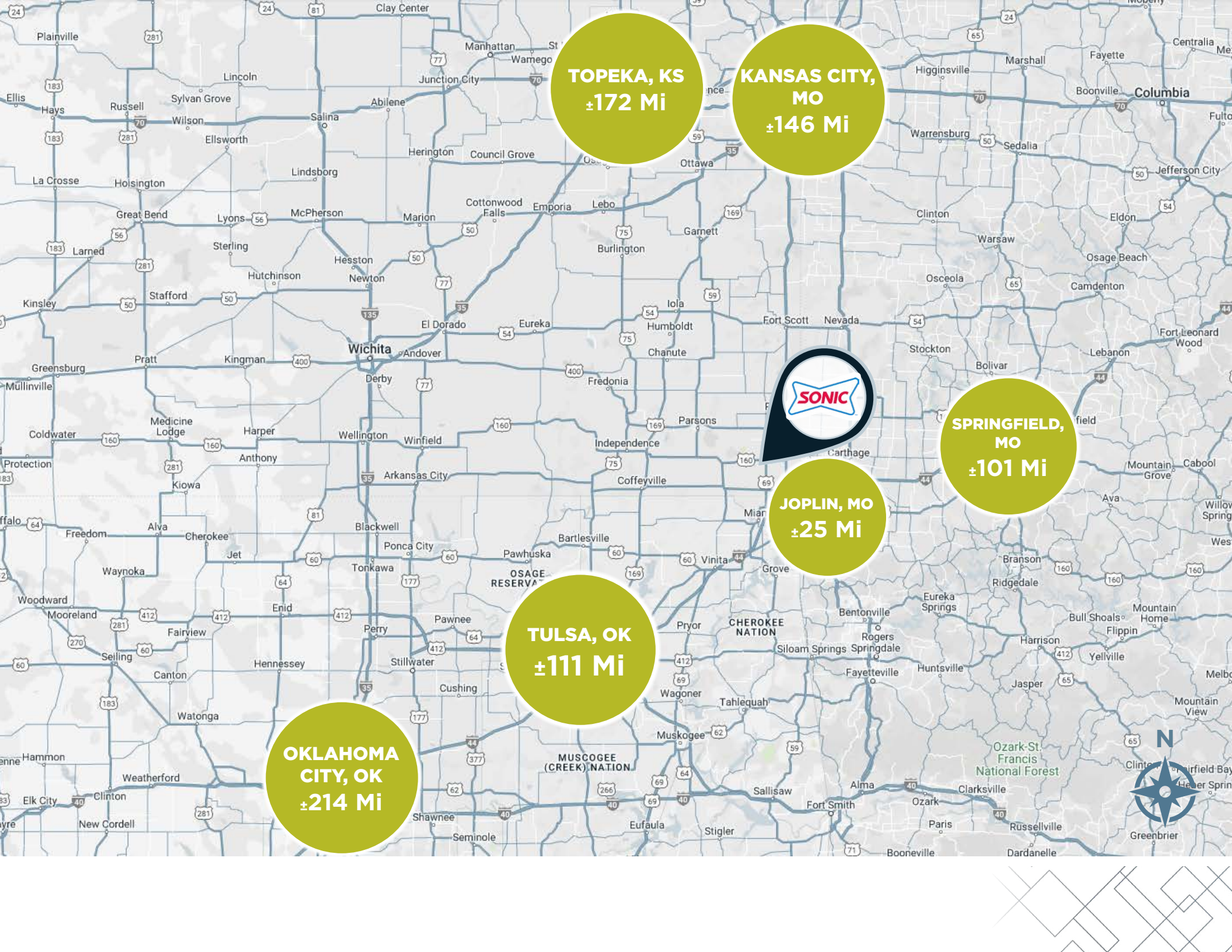
 **\$68K+**
AVG HH INCOME
(5-MI)

COLUMBUS, KS OVERVIEW



Columbus is the second largest city and county seat of Cherokee County, Kansas. It is located approximately 15 miles south-southwest of Pittsburgh, KS and approximately 25 miles northwest of Joplin, MO.





TOPEKA, KS
±172 Mi

KANSAS CITY, MO
±146 Mi

SPRINGFIELD, MO
±101 Mi

JOPLIN, MO
±25 Mi

TULSA, OK
±111 Mi

OKLAHOMA CITY, OK
±214 Mi



Section Three

Tenant Overview



TENANT OVERVIEW



Sonic Drive-In is the largest chain of drive-in restaurants in America. As a business, they continue to thrive, maintaining strong real sales growth, industry-leading customer frequency and high returns for their stockholders. For nearly 70 years, Sonic has built a dominant position in the drive-in restaurant business. They did this by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops and heaping helpings of fun and personality.

Sonic is based in Oklahoma City, Oklahoma and is the nation's largest and most beloved drive-in chain, serving hot, fresh and made-to-order food. They are rapidly expanding and have available territory and ideal locations in all 50 states. Sonic is more than an iconic brand; they are a solid franchise investment focused on the future and backed by visionary leadership, robust national advertising power and operational excellence.



3,493
Locations



9,200+
Employees



\$4.68 Billion
Revenue



3 Million
Customers Daily



Founded in
1953



Headquarters in
Oklahoma City





GET A GLIMPSE OF SONIC DRIVE-IN'S NEW RESTAURANT DESIGN

Article published 7/2020

Inspire Brands has turned up the innovation at Sonic Drive-In over recent months. In late February, it introduced a new advertising campaign and brand identity for the 3,500-unit chain, which Inspire acquired for \$2.3 billion in fall 2018.

Sonic tapped agency ChangeUp to help create the brand look and fresh prototype, something "that winks at the brand's equity and creates new space for Sonic to become a little oasis in your daily routine," ChangeUp said on its website.

<https://www.qsrmagazine.com/fast-food/get-glimpse-sonic-drive-ins-new-restaurant-design>

"Over the past few months, Sonic has delighted millions of Americans, and we're excited to visually bring that feeling to life with our new drive-in design. Whether our guests are trying the latest craveable innovation in our drive-in stalls, sharing some Tots with friends on our patio, or getting their Sonic fix at the drive-thru, we want to create an atmosphere that sparks moments of delightful possibility."

-Claudia San Pedro, Brand President



Click for Full Article

SONIC DRIVE-IN DONATES TO LOCAL AREA TEACHERS

Article published 6/2021

To honor the creative efforts teachers have made to maneuver their ever-shifting learning environments and keep students engaged this past year, Sonic Drive-In donated \$1.5 million to teacher requests on national education nonprofit site DonorsChoose on Teacher Appreciation Day, May 4.

As part of Sonic's ongoing Limeades for Learning initiative, the \$1.5 million donation helped fund more than 7,000 teacher requests across the country in need of critical resources.

Through Limeades for Learning, Sonic has donated more than \$19 million to public school teachers, helping more than 36,000 teachers and impacting nearly 7.4 million students in public schools nationwide since 2009.

https://www.thenewsenterprise.com/features/neighbors/sonic-drive-in-donates-to-teachers-during-teacher-appreciation-month/article_c21e5ddd-00c1-5e0d-b120-fc9f522a0905.html

SONIC DRIVE-IN LAUNCHES HARD SELTZER

Article published 5/2021

In partnership with Oklahoma-based company Coop Ale Works, Sonic Drive-In is launching its hard seltzer. The deal was brokered by Brand Central.

The products will launch regionally in 2021 in six states, then roll out nationally in 2022 at Costco, Target, Walmart, Whole Foods and independent liquor stores and convenience stores.

The Sonic Hard Seltzer will be available in two variety 12-packs of tropical and citrus flavors. The tropical variety pack features Sonic's Ocean Water, Orange Pineapple, Mango Guava and Melon Medley. The citrus variety features Cherry Limeade, Classic Lemonade, Lemon Berry, and Original Limeade. Fans can also purchase a Cherry Limeade 12-pack and Ocean Water 12-pack.

<https://www.licenseglobal.com/corporate-brands/sonic-drive-launches-hard-seltzer>

