

SALE AND LEASEBACK | SINGLE TENANT  
INVESTMENT OPPORTUNITY



# Jack in the Box

805 West Manchester Avenue, Los Angeles, CA 90044

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VIRTUAL TOUR



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1,162,602

2020 POPULATION WITHIN FIVE MILES OF THE PROPERTY



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FOR INVESTORS SEEKING SAFETY, CAPITAL PRESERVATION AND APPRECIATION, THIS INTERNET AND PANDEMIC RESISTANT CORPORATELY GUARANTEED JACK IN THE BOX STORE IS A STANDOUT OPPORTUNITY.

# Investment Summary

The NNN Investment Co. is pleased to present to qualified buyers an extremely rare Sale and Leaseback opportunity direct from Jack in the Box.

Located at 805 West Manchester Avenue in Los Angeles, CA, this passive investment is ideal for a 1031 buyer, will afford an investor long-term, passive cash flow. The fast food industry has been one of the most stable throughout the pandemic as drive-thru sales have helped restaurants post strong sales figures.



AMERICANS EAT 554 MILLION JACK IN THE BOX TACOS EVERY YEAR

**\$2,700,000**  
PRICE

**4.00%**  
CAP RATE

**\$108,000**  
NOI

# Property Overview

Since 1951, Jack in the Box has been a fast food pioneer, debuting a number of industry "firsts" some of which include, drive-thru dining, breakfast sandwiches and portable salad.

## PROPERTY DETAILS

Tenant	Jack in the Box
Address	805 West Manchester Avenue, Los Angeles, CA 90044
Building Size	2,588 SF
Land Size	0.442 Acres
Lease Term	16 Years from Close of Escrow
Options	Six, 5-Year
Lease Type	Absolute Net
Rent Increases	8.00% Every 5 Years

## RENT SCHEDULE

Term	Lease Years	% Increase	Annual Rent
Primary	1 - 5	8.00%	\$108,000
Primary	6 - 10	8.00%	\$116,640
Primary	11 - 16	8.00%	\$125,971



**#6** FASTEST GROWING FRANCHISES  
- ENTREPRENEUR MAGAZINE (2019)



# Investment Overview



The below metrics highlight a portion of the benefits afforded to a prospective investor.



## NEW LONG-TERM LEASE

Jack in the Box recently reset their lease term to 16 years, providing an investor with long-term, worry-free cash flow.



## ABSOLUTE NNN LEASE

With zero Landlord responsibilities, the Absolute NNN lease structure provides for long-term, completely passive ownership.



## SECURE SECTOR

The fast-food industry has been one of the most stable business sectors through the pandemic, as evidenced by the Tenant's 12.2%+ growth in sales.



## DRIVE-THRU

As highlighted by the pandemic, buildings with drive-thru lanes allowed businesses to operate and pay rent when most could not.



## TAX DEDUCTIONS

Unlike a ground lease, the fee simple land and building sale allows an investor to depreciate the asset, increasing the overall return.

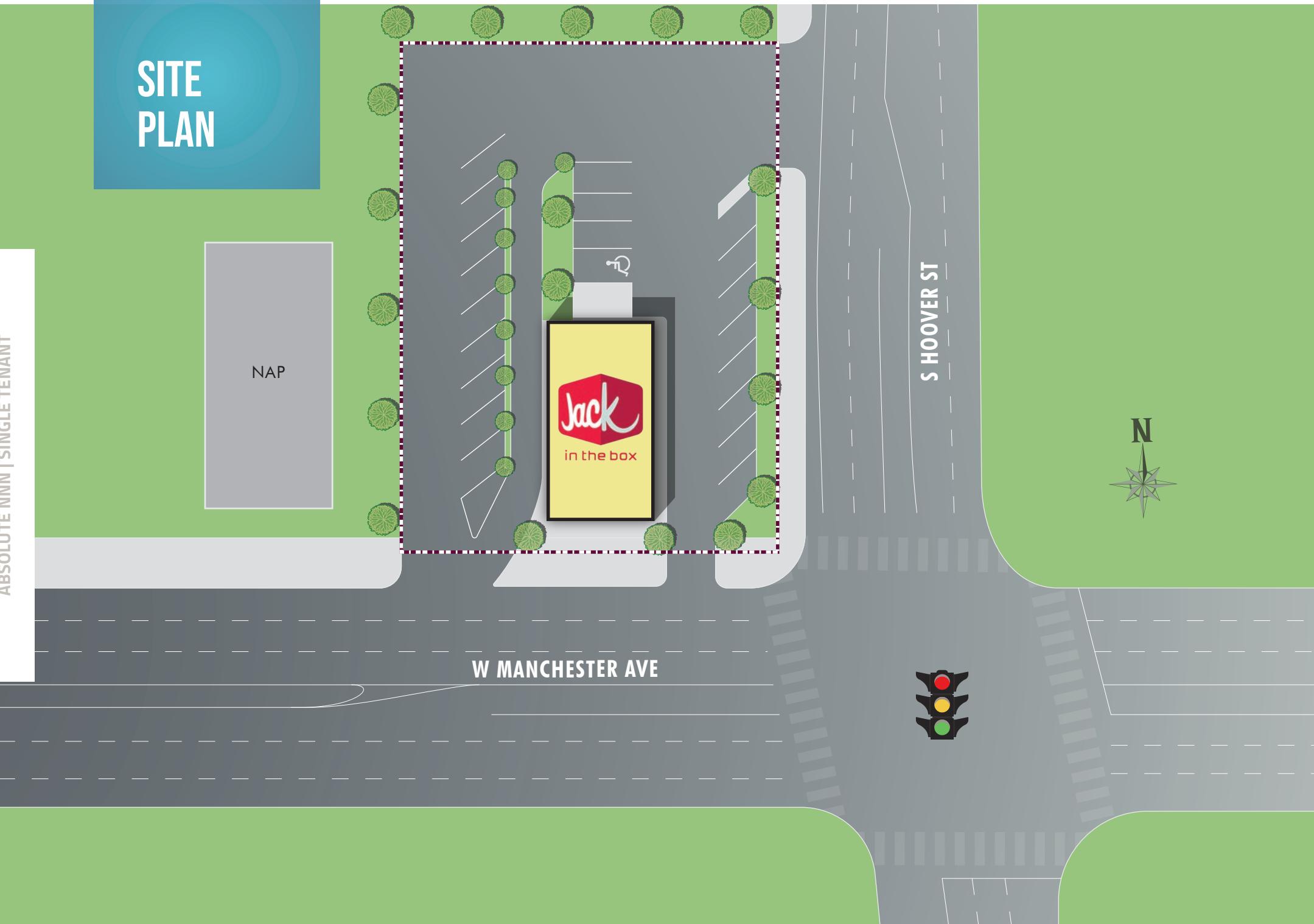


## DENSE MARKET

The property is located in a dense-infill area of Los Angeles, on a hard corner, at a lighted intersection, increasing the intrinsic value of the asset.

# SITE PLAN

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# Property Photos



# SITE AERIAL

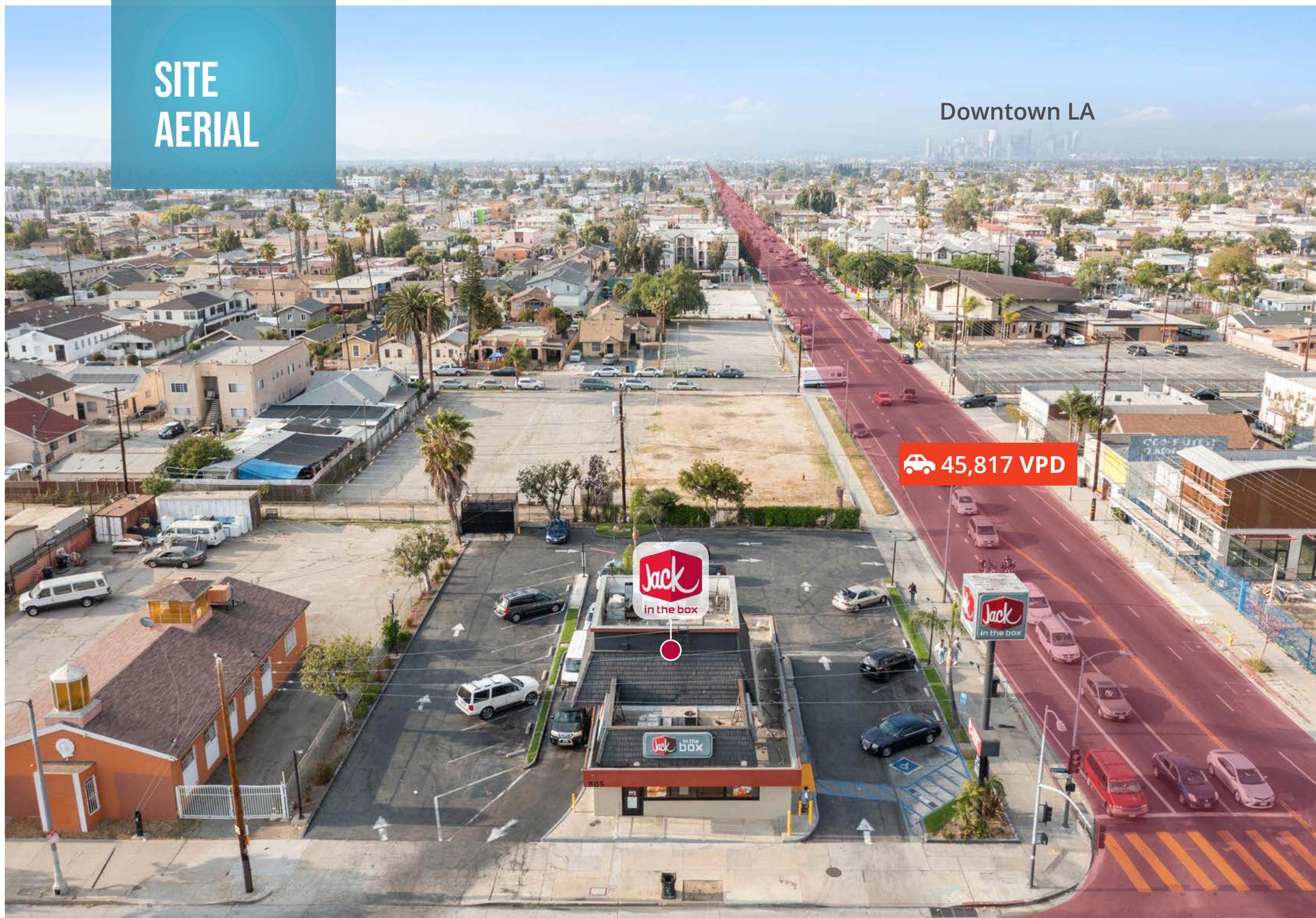
ABSOLUTE NNN | SINGLE TENANT



# SITE AERIAL

Downtown LA

45,817 VPD



# AREA OVERVIEW MAP



# Tenant Overview



Jack in the Box, Inc. (NASDAQ: JACK) is a restaurant company headquartered in San Diego, CA and one of the nation's largest hamburger chains.



## Jack in the Box is a Pioneer

- First major hamburger chain to develop a drive-thru
- First to introduce breakfast sandwiches in 1969
- First to introduce portable salads in 1982

**Founded in 1951, Jack in the Box was the first major hamburger chain to develop drive-thru dining.**

Jack in the Box pioneered a number of firsts in the quick-serve industry, including menu items that are now staples on most fast-food menus, like breakfast sandwiches and portable salads. Although best known for the "Jumbo Jack", the most popular menu item is the taco, which the company sells 554 million of each year.

The company has over 16,000 employees across 2,231 Jack in the Box restaurant locations in 21 states and Guam. 94% of Jack in the Box restaurants are franchise-operated, but are commonly supported or guaranteed by the corporate entity.

Jack in the Box utilizes a unique strategy to actively expand into new markets by developing stores in high profile locations while simultaneously outsourcing the operations to franchisees. This strategy to enter new markets benefits both Jack in the Box, who seeks to increase brand exposure, along with franchise operators seeking growth. Despite the pandemic, Jack in the Box opened 27 new stores in 2020. The company could add as many as 1,100 locations in existing markets in the coming years.

Jack in the Box generated \$1.02 billion in revenue in 2020, a 7.5% increase from 2019. Same-store sales rose 4% on average in 2020, driven by a 12.2% increase in the 4th quarter.



**NNN**  
INVESTMENT CO.

JACK IN THE BOX  
GENERATED \$1.02  
BILLION IN REVENUE IN  
2020, A 7.5% INCREASE  
FROM 2019



**\$3.7B**  
MARKET CAP



2,232

LOCATIONS

22K+

EMPLOYEES

21

STATES & TERRITORIES

JACK IN THE BOX HIGHLIGHTS

# Area Overview



The City of Los Angeles holds many distinctions. L.A is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. L.A County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A five- county area also has more than 700,000 people at work in health services/ biomedical activities and 190,000 people in aerospace/technology.

South Los Angeles is a region in the southern Los Angeles County, California, and mostly lies within the city limits of Los Angeles, California, just south of downtown. According to the Los Angeles Times, South Los Angeles "is defined on Los Angeles city maps as a 16-square-mile rectangle with two prongs at the south end." In 2003, the neighborhoods of Southwest Los Angeles and South-Central were merged, and the Los Angeles City Council renamed this area "South Los Angeles.

The combination of rising property values, dozens of new apartment and retail developments, Metro expansions, and the Los Angeles Rams moving to nearby Inglewood, is contributing to South Los Angeles' widespread city expansion. The Crenshaw/ Law Line is an under-construction light rail line that will run through southwest Los Angeles, in a north to south direction. It will connect the Crenshaw

neighborhood and Leimert Park to the City of Inglewood and LAX. Once up and running, the new line will be a very visible presence, particularly along Crenshaw Boulevard.

As major developments get underway in the area, like the massive residential and retail complex planned at Baldwin Hills Crenshaw Plaza, along with several future planned developments, communities along with the rail line are expected to change further.

South Los Angeles also contains several historic landmarks, such as the University of Southern California (USC) campus, established in 1880, and Sabato "Sam" Rodia's surreal blend of architecture and sculpture known as Watts Tower. Other attractions in the area include the Hollywood Park, the Shrine Auditorium, and Exposition Park.

Big name developers have looked at the South Los Angeles market as an opportunity, in where big money attractions coming to the region has given incentives for developers to believe in the revitalization of the South LA market. The owners of Orbit Electric, and Bridge Housing Corporation plan to construct mixed use developments over a billion dollars of new development.



## AREA AT A GLANCE

The South Los Angeles market is experiencing major increases in population, household income, employment, and is on the rise as one of the next hot real estate markets in Los Angeles County.

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	64,918	453,875	1,171,215
2020 Estimate	64,264	450,324	1,162,602
2010 Census	61,545	433,786	1,127,105

INCOME	2-MILE	5-MILE	10-MILE
2020 Average Household Income	\$43,819	\$54,455	\$58,599



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