

**INVESTMENT  
OPPORTUNITY**



**PROPERTIES QUALIFY FOR 60% BONUS DEPRECIATION IN YEAR 1**

**Single Tenant,  
Absolute NNN Investment Opportunity**

405 N Hays Avenue, Jackson, TN 38301



**HELIOS**  
INVESTMENT SERVICES

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Disclaimer:

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# Investment Summary

Helios Investment Services is pleased to offer the opportunity to acquire the fee simple interest of a SQRL Fuel Station & Convenience Store in Jackson, TN.

The SQRL Service Station in Jackson, TN features a 10,440 SF building situated on 1.00 AC lot with 3 MPDs (6 Fueling Pumps) centrally located in the downtown area. The subject property benefits from being located on the corner of N Hays Ave and Lexington Ave (5,009+ VPD) which leads directly to N Royal St (8,476+ VPD) and Hwy 70 (15,053+ VPD). Major nearby traffic drivers include West Tennessee Healthcare (642 Beds), Lane College (2,200 Students), Oman Arena (5,600 Seats) and Jackson State Community College (4,928 Students). Within 5 miles of this property there is over 50,878 residents with an average household income exceeding \$51,000 annually. There are multiple new developments coming to Jackson soon including Georgia Pacific's new state of the art Dixie manufacturing facility (220 New Jobs), Hyatt Place Hotel at West Tennessee Healthcare (107 Rooms), and 6K Energy's new battery manufacturing plant (230 New Jobs).

The property has been completely remodeled to SQRL's branding. The lease is both corporately guaranteed by SQRL Holdings LLC and personally guaranteed by the CEO/Founder of SQRL providing premium security. The lease features a 20-year primary term with 2% rent bumps annually providing an excellent hedge against inflation. SQRL currently operates over 350 locations across 14 states. Due to the success of SQRL rollouts, the operator plans to continue expansion with 75+ units in its development pipeline. Every SQRL location will offer a full-service convenience store, order at the pump service, and EV charging stations with free Wi-Fi. This property qualifies for accelerated/bonus depreciation.



<b>Price</b>	\$2,503,000
<b>NOI</b>	\$204,000
<b>Cap Rate</b>	8.15%
<b>Guaranty</b>	Corporate
<b>Tenant</b>	SQRL Holdings, LLC
<b>Primary Lease Term</b>	20 Years
<b>Lease Term Remaining</b>	19 Years
<b>Rental Increases</b>	2% Annually
<b>Renewal Options</b>	Four, 5-Year
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Address</b>	405 N Hays Avenue, Jackson, TN 38301
<b>Rentable Area</b>	10,440 SF
<b>Land Area</b>	1.00 AC
<b>Year Built</b>	1955
<b>Year Renovated</b>	2023
<b>APN</b>	078J-S-013.00

# Investment Highlights



## » EXTRA SECURE LEASE GUARANTEES (400+ UNITS & CEO/FOUNDER)

The lease signature is corporately guaranteed by over 400 locations and also comes with an unconditional personal guarantee from CEO/Founder of SQRL providing premium security.

## » FAST-GROWING OPERATOR WITH HEALTHY FINANCIALS

Tenant has over 70 new locations currently in development. Tenant financials will be made available upon execution of NDA.

## » LONG TERM LEASE WITH ZERO LL RESPONSIBILITIES

The lease features a primary term of 20 years and is absolute NNN providing truly passive income; perfect for out of state investors.

## » ATTRACTIVE ANNUAL RENTAL INCREASES

Throughout the primary term and renewal options there will be 2% annual rental increases providing an excellent hedge against inflation.

## » MAJOR TRAFFIC DRIVERS NEARBY

Major nearby traffic drivers include West Tennessee Healthcare (642 Beds), Lane College (2,200 Students), Oman Arena (5,600 Seats) and Jackson State Community College (4,928 Students).

## » UNDERSERVED MARKET

The southern region of Jackson has a shortage of full-service convenience stores. SQRL should dominate this trade area and attract many nearby residents.

## » MULTIPLE NATIONAL TENANTS NEARBY

The tenant is near several national tenants such as Family Dollar, Dollar General, Burger King, Sherwin Williams, and more.

## » LARGE FORMAT C-STORE

This property features a 10,440 SF building with sizeable c-store allowing operator to offer a wider selection than the competition.

## » MULTIPLE NEW MAJOR DEVELOPMENTS COMING TO JACKSON

There are multiple new developments coming to Jackson soon including Georgia Pacific's new state of the art Dixie manufacturing facility (220 New Jobs), Hyatt Place Hotel at West Tennessee Healthcare (107 Rooms), and 6K Energy's new battery manufacturing plant (230 New Jobs).







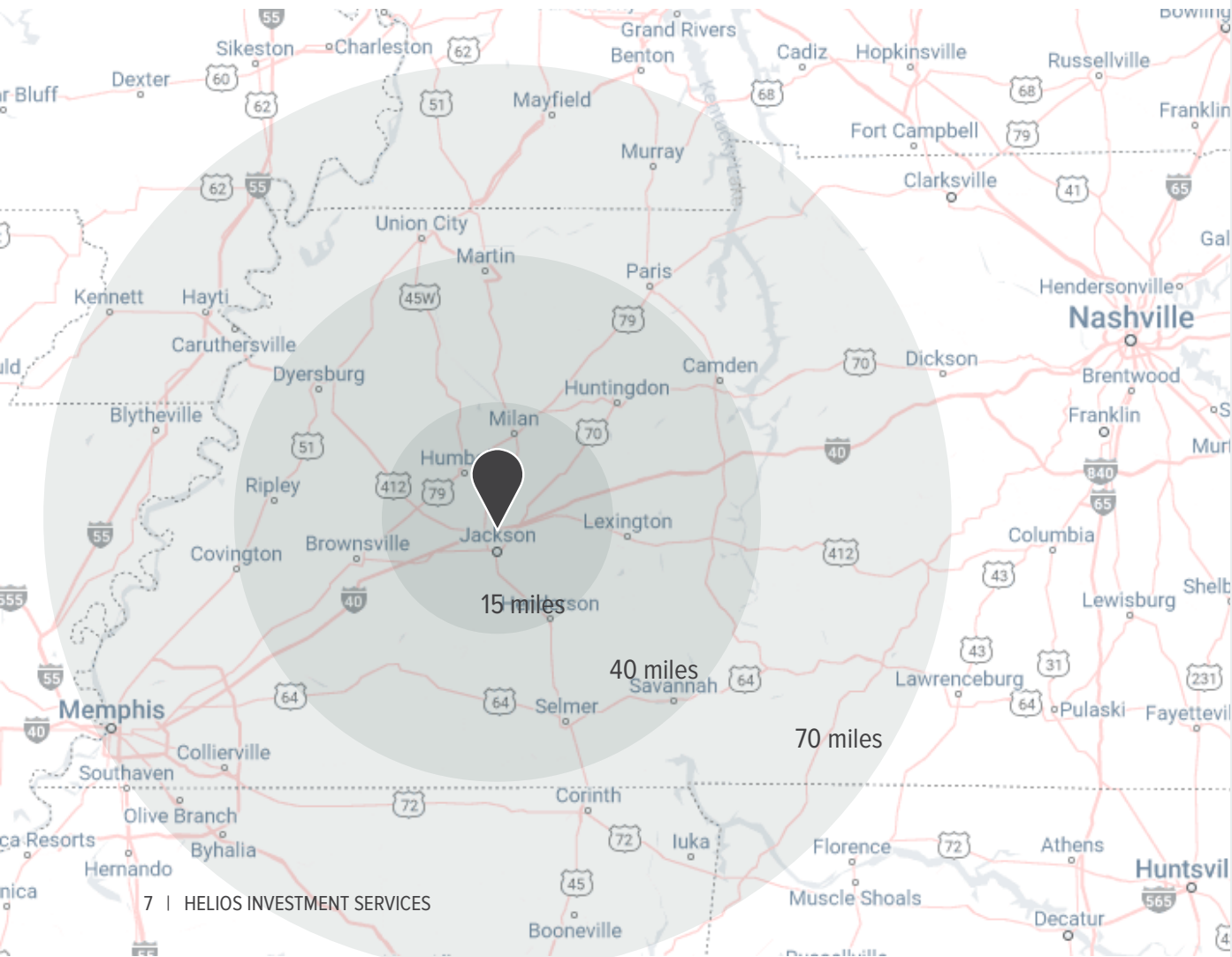
# Location

## Jackson, TN



Jackson is Madison County's largest city, and the second-largest city in West Tennessee next to Memphis. It is home to the Tennessee Supreme Court's courthouse for West Tennessee, as Jackson was the major city in the west when the court was established in 1834. As of the 2020 United States census, there were 7,874 people, 3,561 households, and 2,052 families residing in the city. U.S. Route 79 and U.S. Route 45W intersect in Humboldt. Interstate 40 is about 13 miles away in Jackson, and Interstate 155 is about 36 miles away in Dyersburg. The city-owned Humboldt Municipal Airport is in Gibson County. The nearest airports with regularly scheduled commercial service are Memphis International, about 90 miles away, and Nashville International, about 150 miles away in Gibson and Madison counties, Tennessee. Jackson has a diverse economy that is driven by several key industries including healthcare, education, manufacturing, and retail. The city is also home to multiple major employers including the Kellogg Company, Jackson-Madison County School System, West TN Healthcare System, Union University, and Jackson State Community College.

# Location Highlights

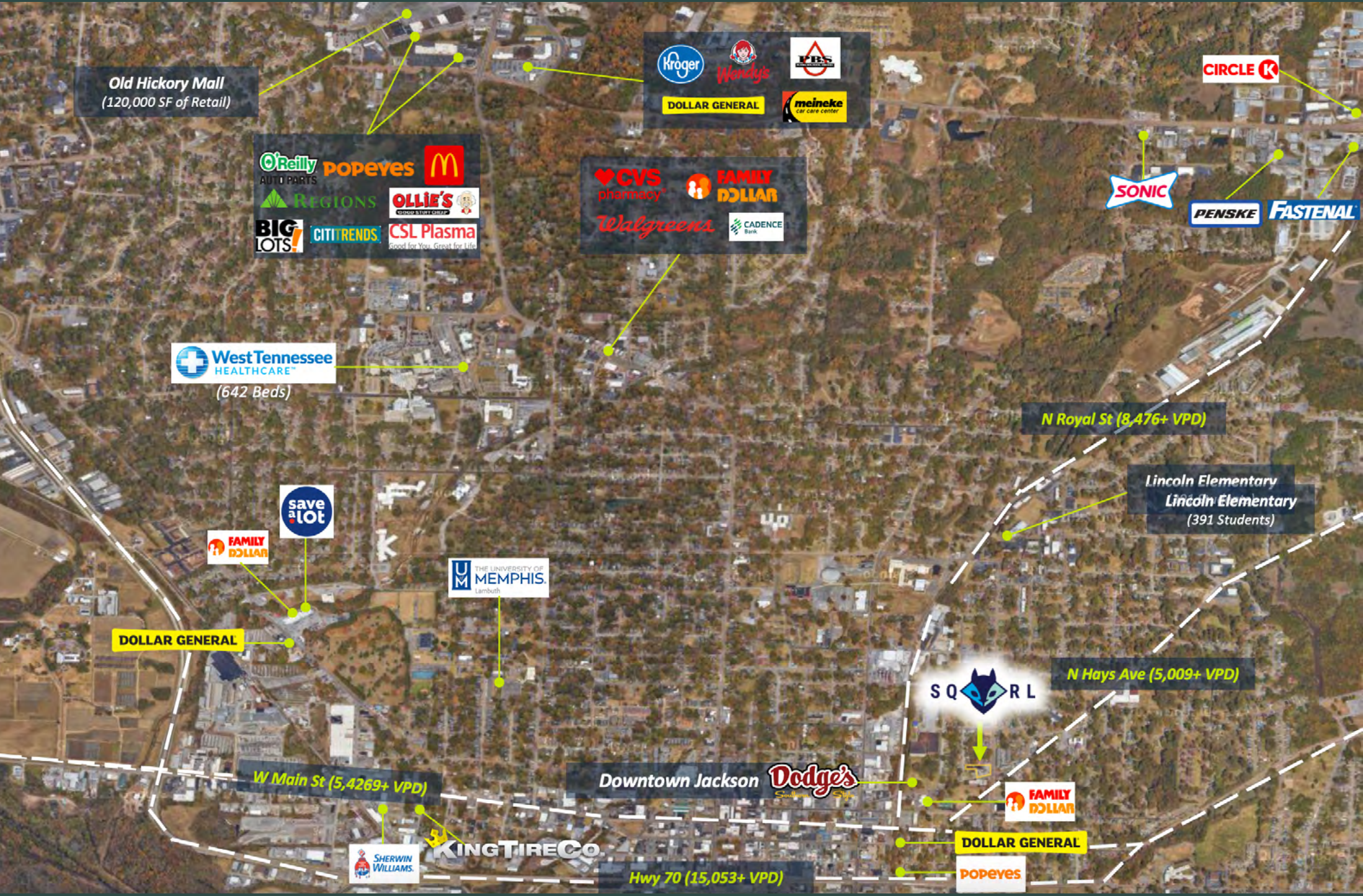


## Demographics

1 MILE	3 MILE	5 MILE
<b>2022 Population</b>		
9,191	31,601	50,878
<b>2027 Population Projection</b>		
9,610	32,335	51,736
<b>Median Age</b>		
37.7	36.1	37.5
<b>Bachelor's Degree or Higher</b>		
10%	15%	18%
<b>2022 Households</b>		
3,508	11,939	19,664
<b>2027 Household Projection</b>		
3,684	12,240	20,021
<b>Avg Household Income</b>		
\$35,600	\$43,028	\$51,337









# Tenant Profile

SQRL fuel stations are clean, well lit, safe places to fill up or grab some food. The stations will offer full service at the pump and inside, along with drive-thru convenience store service. Clean parking lots and bathrooms can be expected at every SQRL Fuel Station. These family friendly, coffee-shop-like convenience stores offer products sourced from local businesses, and do not have any inappropriate material on store shelves. Their focus on sustainability and environmentally conscious building includes the use of LEED Certified materials and intermodal or shipping containers. Customers can enjoy a smoothie at the juice bar or treat the entire family to some local ice cream while their electric vehicle charges outside.  
“FUEL THE MOVEMENT”

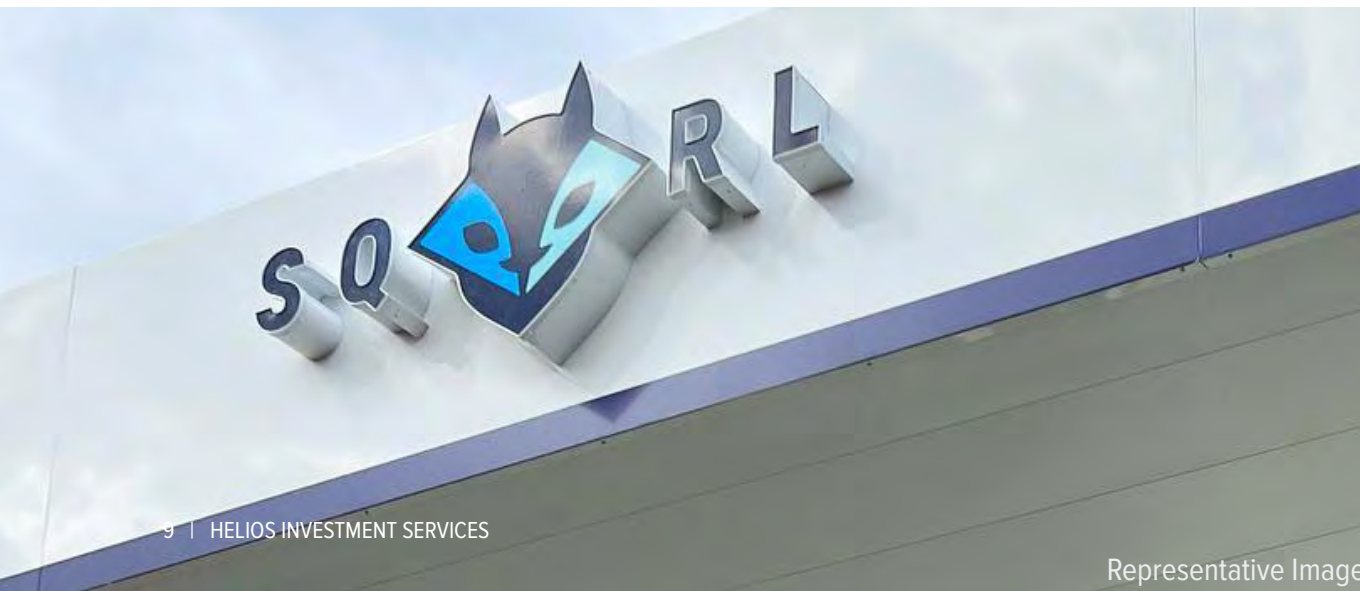
**SQRL'S RECENT ACQUISITION OF 210 FUEL STATIONS  
EXPECTED TO OPEN WITHIN NEXT 3 MONTHS**



## Company Overview

- » **Sector**  
Convenience Retail
- » **Year founded**  
2010
- » **Ownership**  
Private
- » **Headquarter**  
Little Rock, AR
- » **No. Of locations**  
400+
- » **Annual Revenue\* (2022)**  
\$225M+

\*Prior to SQRL's recent acquisition of 210 locations.



# Financials

## SQRL Rent Schedule Jackson, TN

Lease Term	Annual Rent	Rent Bumps	Lease Structure
Current – 12/30/23	\$200,000.00		Abs. NNN
12/31/23 – 12/30/24	\$204,000.00	2%	Abs. NNN
12/31/24 – 12/30/25	\$208,080.00	2%	Abs. NNN
12/31/25 – 12/30/26	\$212,241.60	2%	Abs. NNN
12/31/26 – 12/30/27	\$216,486.43	2%	Abs. NNN
12/31/27 – 12/30/28	\$220,816.16	2%	Abs. NNN
12/31/28 – 12/30/29	\$225,232.48	2%	Abs. NNN
12/31/29 – 12/30/30	\$229,737.13	2%	Abs. NNN
12/31/30 – 12/30/31	\$234,331.88	2%	Abs. NNN
12/31/31 – 12/30/32	\$239,018.51	2%	Abs. NNN
12/31/32 – 12/30/33	\$243,798.88	2%	Abs. NNN
12/31/33 – 12/30/34	\$248,674.86	2%	Abs. NNN
12/31/34 – 12/30/35	\$253,648.36	2%	Abs. NNN
12/31/35 – 12/30/36	\$258,721.33	2%	Abs. NNN
12/31/36 – 12/30/37	\$263,895.75	2%	Abs. NNN
12/31/37 – 12/30/38	\$269,173.67	2%	Abs. NNN
12/31/38 – 12/30/39	\$274,557.14	2%	Abs. NNN
12/31/39 – 12/30/40	\$280,048.28	2%	Abs. NNN
12/31/40 – 12/30/41	\$285,649.25	2%	Abs. NNN
12/31/41 – 12/30/42	\$291,362.23	2%	Abs. NNN





# Portfolio Overview

Properties can be purchased individually or as a portfolio

Address	NOI	Cap	List Price
2990 Eastend Drive, Humboldt, TN 38343	\$187,680	8.15%	\$2,303,000
405 N Hays Avenue, Jackson, TN 38301	\$204,000	8.15%	\$2,503,000
3825 Jenny Lind Rd, Fort Smith, AR 72901	\$112,200	8.15%	\$1,377,000
8900 Stagecoach Rd, Little Rock, AR 72956	\$198,900	8.15%	\$2,393,000

Representative Image



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