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NNN INVESTMENTS:

WHY CHOOSE NNN INVESTMENTS IN THE COVID-19 AFTERMATH

Not only was the business world put on hold not long ago, but the entire world was too, and we're still dealing with the aftermath. The world economy hasn't felt such a financial crisis since 2008, and many were not ready for it. However, experienced businesspeople and head-strong investors saw the raw potential of taking a new approach to business in a post-pandemic world – and it paid off. Triple net lease assets, or NNN leases, are one of the most sought-after real estate leases that provide stability in unstable times.

NNN Investments Mean Stability

Throughout any challenging economic times, NNN investments have proven to be resistant and fairly stable, meaning the landlord will suffer fewer negative consequences if things go south while experiencing more benefits than most other investment types.

The most substantial perk of making NNN investments is that these types of investments generate a reliable, consistent income in almost any given business climate – both in lucrative or less-than-strong economic times – while not burdening the investor with additional risks.

NNN investments can deliver financial stability because they are signed for a longer period, usually from 7 to 11 years. Plus, landlords with NNN investments are more protected when it comes to the changing business climate, placing less risk on the investment.

During the COVID-19 pandemic, the overall commercial real estate pricing dropped by 10%, which was a clear enough sign for investors with a knack for business to jump in. The average



cap rate for NNN leases has remained stable at 6.51 %, which was yet another box checked on many investors' lists.

NNN Investments Bring Tax and Liquidity Perks

The IRS Code Section 1031 deems that triple net leases fall under the category of like-kind exchanges. Such an appointment means that investors can delay paying taxes on the capital profits for the assets. This is possible if the investors make a re-investment of the proceeds of the sales in an equivalent property that is eligible as a like-kind exchange during a specific timeframe.

With the perk of tax difference and the implications of the Section 1031 Code, exchange properties are perpetually on the rise, deeming NNN investments a highly sought-after leasing solution that yields a stable, low-risk income. [\(Continue Reading\)](#)

FAST FOOD NNN INVESTMENTS

WHY FAST-FOOD RESTAURANTS (QSRS) ARE IDEAL NNN INVESTMENTS

Quick-service restaurants or the fast-food industry offer their services to billions worldwide, and their popularity continues to rise. QSRS are also one of the least affected industries by the pandemic. Fifty million Americans eat at a fast-food restaurant daily, with compound annual growth projected around 4.6% by 2027, or 2.4% yearly. Established QSRS are stable and long-term net-lease investments – often with highly creditworthy tenants due to the requirements of the franchise. Investing in a fast-food space, or a QSR, is a stable investment, often with decades of income and little to no maintenance required when paired with a triple-net lease.



A Look at the Numbers

- As of 2021, there were **196,839** fast food restaurant businesses in the US. This is an increase of 1.1% from 2020, when there were 194,700.
- The fast food industry in America is worth over 296 billion dollars – and still growing every year.
- Though Subway is the QSR with the most locations, McDonald's has the highest sales/unit.

Why Are Fast-Food Restaurants a Good Fit for an NNN Investment?

In recent years, fast-food establishments have become a good way of building equity – without the risk of low revenue. A triple net lease makes investing in real estate more attractive, collecting high returns and leaving behind many of the hardships of being a landlord. Lower operational costs, long-term tenancy, low-risk investments, tax alleviations, opportunities for flexible investment, and less managerial stress are some benefits of an NNN investment.

[\(Continue Reading\)](#)

FEATURED LISTING

NNN GROUND LEASE • LOCATION REMODEL
PLANNED FOR FALL OF 2022



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3675 S HOUSTON LEVEE RD | COLLIERVILLE, TN

 **\$2,130,532**
PRICE

 **\$84,156**
NOI

 **3.95%**
CAP

 **4+ Years**
REMAINING

