

SHONEY'S



REPRESENTATIVE PHOTO



SHONEY'S | ABSOLUTE NNN LEASE

3313 PEMBERTON BOULEVARD VICKSBURG, MS

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

This is the unique opportunity to purchase a long term **absolute NNN leased** Shoney's property. The lease is a 20 year term which commenced in 2007 and calls for 2% rental increases every 5 years (as of January 2017) and two 10 year renewal options beyond the initial term. The lease provides for zero landlord obligations. **Shoney's USA, Inc. corporately guarantees** the lease. The property benefits greatly from its location and position in the market. It sits on a major retail thoroughfare just off of Interstate 20 with many national and regional retailers in the surrounding area. It has numerous traffic generators in the immediate area including, Pemberton Square Mall, Home Depot, Kroger, Fairfield Inn & Promise Hospital. The Home Depot location is the only one within 36 miles and Promise Hospital of Vicksburg is the area's newest long-term acute care hospital established in 2003. Pemberton Square Mall is ¼-mile from Shoney's and is Vicksburg only regional enclosed major shopping center. Anchored by Dillard's, Belk, and J.C.Penney, Pemberton Square services a seven county trade area. Wilcox Theatre 4. The 2017 rent to sales ratio totaled 8.3%.



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN CORPORATE GUARANTEE LEASE

10 YEARS REMAINING ON INITIAL TERM

LOCATED OFF OF A MAJOR INTERSTATE

ZERO LANDLORD OBLIGATIONS

STRONG RENT TO SALES: 8.3%

HIGH TRAFFIC COUNTS OF APPROXIMATELY 46,000 VEHICLES PER DAY ALONG I-20

CLOSE PROXIMITY TO VICKSBURG'S ONLY REGIONAL ENCLOSED MALL (PEMBERTON SQUARE MALL)

OFFERING SPECIFICATIONS

PRICE \$949,950

CAP RATE 7.67%

NET OPERATING INCOME \$72,828

SQUARE-FOOTAGE 5,584

LOT SIZE 1.12

FINANCIAL SUMMARY

SHONEY'S | ABSOLUTE NNN LEASE OFFERING

3313 PEMBERTON BOULEVARD VICKSBURG, MS

\$949,950

7.67% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	SHONEY'S
SQUARE FOOTAGE	5,584
LEASE BEGINS	1/22/2007
LEASE ENDS	1/31/2027
ANNUAL RENT	\$72,828
OPTIONS	TWO, 10 YEAR
INCREASES	2% EVERY 5 YEARS
RENT TO SALES	8.3%

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
2017	\$72,828	7.67%
2022	\$74,285	7.82%
OPTION 1	\$75,770	7.98%
OPTION 2	\$77,286	8.14%

TENANT OVERVIEW

SHONEY'S

Shoney's is a privately held restaurant chain that operates primarily in the Southeast, Midwest and Mid-Atlantic states of the United States and is headquartered in Nashville, Tennessee. It is named after Alex Schoenbaum, who was the owner of the original chain of Big Boy restaurants in the southeastern United States in the 1950s. The corporate entity is Shoney's North America Corp., and David Davoudpour is chairman and chief executive officer. Davoudpour acquired Shoney's in 2006 through Royal Hospitality Corp. in Atlanta. He is founder and chairman of Royal Hospitality. As of early 2011, there were approximately 230 company-owned and franchised Shoney's restaurants in 17 states, stretching from Maryland to Florida in the east and from Missouri to Texas in the west.

As part of his revitalization efforts, Davoudpour has established an aggressive quality improvement process that includes a new menu, new restaurant prototypes and rebuilds, and a new Executive and Operations team focused on adding unique twists to the Southern comfort food menu for which Shoney's is known.

In January 2014, Shoney's opened its first mall location, in Sugarloaf Mills, Lawrenceville, Georgia. It also includes a full bar, a first for Shoney's.



230
LOCATIONS



PRIVATELY
HELD

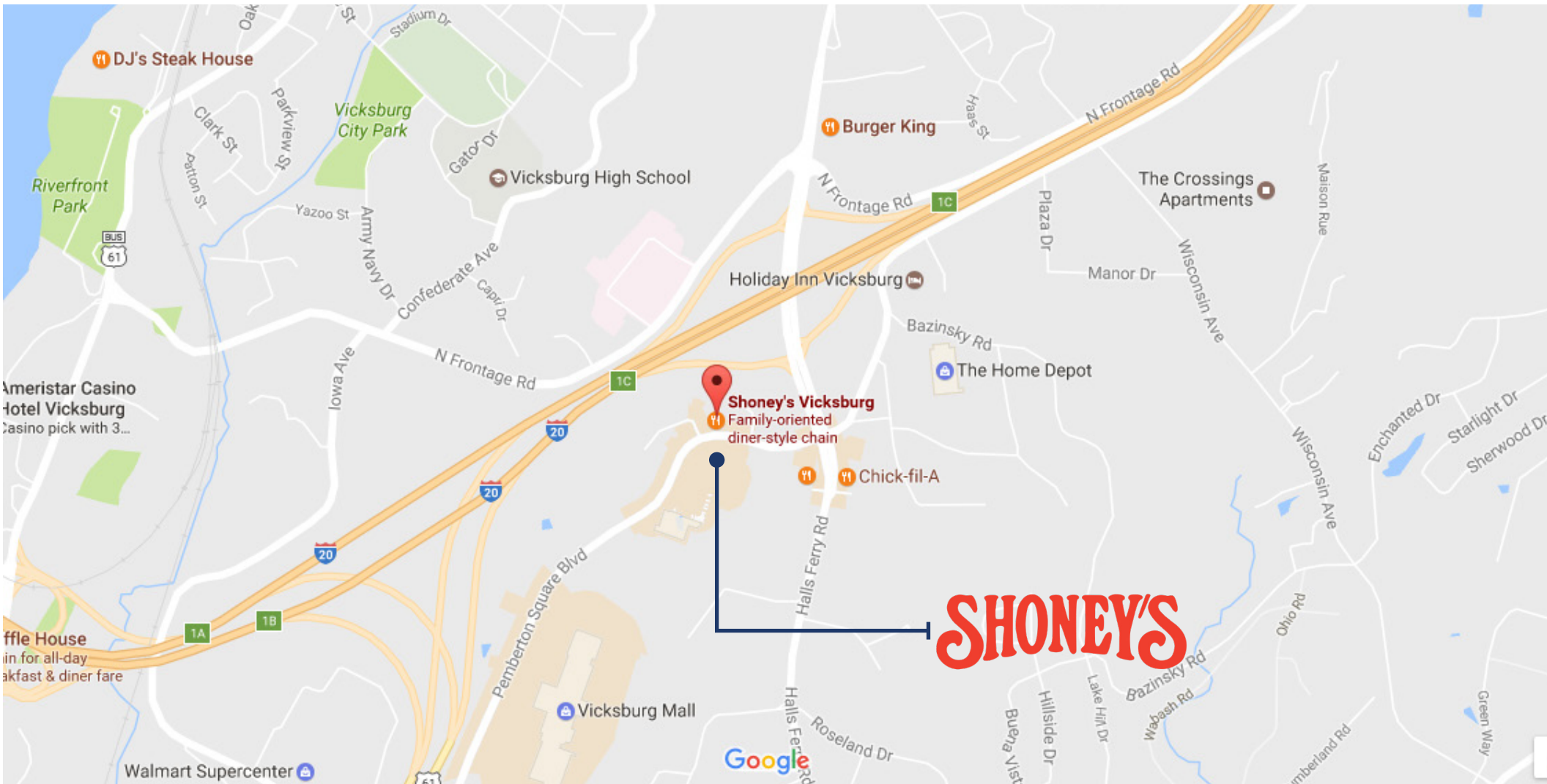


LOCATION AERIAL



DEMOGRAPHICS

	0.5 MILE	1 MILE	1.5 MILES
TOTAL POPULATION	505	2,293	5,569
TOTAL NUMBER OF HOUSE-	214	973	2,384
AVERAGE HOUSEHOLD INCOME	\$52,684	\$51,546	\$50,292
MEDIAN AGE	38.9	38.8	39.3



AREA OVERVIEW

VICKSBURG, MISSISSIPPI

Shoney's is located just off of an I-20 exit in Vicksburg, Mississippi. Vicksburg is located 234 miles northwest of New Orleans on the Mississippi and Yazoo rivers, and 40 miles due west of Jackson, the state capital. In 2010, it became a Micropolitan Statistical Area with a population of 49,644. Vicksburg is the principal city of the Vicksburg Micropolitan Statistical Area, which includes all of Warren County.



DEMOGRAPHICS	0.5 MILE	1 MILE	1.5 MILES
TOTAL POPULATION	505	2,293	5,569
TOTAL NUMBER HOUSEHOLDS	214	973	2,384
TOTAL NO. PERSONS PER HOUSEHOLD	2.4	2.4	2.3
AVERAGE HOUSE VALUE	\$125,527	\$124,687	\$124,413
AVERAGE HOUSEHOLD INCOME	\$52,684	\$51,546	\$50,292
MEDIAN AGE	38.9	38.8	39.3
MEDIAN AGE - MALE	37.7	37.8	38.6
MEDIAN AGE - FEMALE	39.4	39.3	39.5
TOTAL POPULATION - WHITE	218	976	2,305
TOTAL POPULATION - BLACK	274	1,248	3,111
TOTAL POPULATION - HISPANIC	5	34	87
TOTAL POPULATION - ASIAN	7	33	77
TOTAL POPULATION - HAWAIIAN	0	0	0
TOTAL POPULATION - INDIAN	0	2	6
TOTAL POPULATION OTHER	1	18	45

SHONEY'S

VICKSBURG | MISSISSIPPI



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