

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY



SLIM CHICKENS

WEATHERFORD
TEXAS





SLIM CHICKENS®

EXCLUSIVELY MARKETED BY

**MATTHEW MOUSAVI | MANAGING PRINCIPAL
SRS NATIONAL NET LEASE GROUP**

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1116 | M: 714.404.8849

Matthew.Mousavi@srsre.com | CA License No. 01732226

**PATRICK R. LUTHER, CCIM | MANAGING PRINCIPAL
SRS NATIONAL NET LEASE GROUP**

610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660

DL: 949.698.1115 | M: 480.221.4221

Patrick.Luther@srsre.com | CA License No. 01209944

Broker of Record: Mark Reeder - TX License No. 318755





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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to present the rare opportunity to acquire the fee simple interest (land & building) in Slim Chickens, an absolute NNN leased, investment property located in Weatherford, Texas. The tenant, Slim Street NADG Weatherford (OP), LP, has signed a brand new 20 year lease with 2 (5-year) options to extend. The lease features unique 1.00% rental increases through the end of year 3 and bumps to 1.50% annual rental increases beginning year 4 for the remainder of the initial term and throughout the option periods. This Slim Chickens is operated by a 4-unit franchisee with potential for continued growth by the franchisee operator, who has developed the market in the area over the last 3 years. The franchisee was awarded Slim Chickens "Operator of the Year" in 2017, and they operate all the brand's stores in the Dallas-Fort Worth area, a testament to their management strength and experience. The lease is absolute NNN with zero landlord responsibilities, ideal for an out of state, passive investor.

The subject site is located near the signalized, hard corner intersection of S. Main Street/ Cleburne Highway and Cleburne Highway (combined 17,500 VPD). The asset has excellent visibility & access along S. Main Street with prominent signage and highway frontage. Slim Chicken is just 0.5 miles north of the direct on/off ramp access to Interstate 20 with over 30,200 VPD; a primary thoroughfare travelling through Fort Worth and Dallas. Just off the Interstate are major national retailers such as Walmart, Lowe's Home Improvement, Home Depot, Target, Kohl's, Best Buy, PetSmart, JCPenney, Belk, Hibbett Sports, Michaels, Dollar Tree, TJ Maxx, Ross, and more, further increasing consumer traffic and promoting crossover shopping. The property is also located across from an Aldi and Goodwill which share the same intersection. The 5-mile trade area is supported by a dense population of approximately 36,000 with an average household income of \$80,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$1,889,000
NET OPERATING INCOME:	\$127,500
CAP RATE:	6.75%
GUARANTY:	Franchisee (4 Unit Entity)
TENANT:	Slim Street NADG Weatherford (OP), LP
LEASE TYPE:	Abs. NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	3,864 SF (includes 576 SF outdoor patio)
LAND AREA:	1.68 Acres
PROPERTY ADDRESS:	1802 S. Main Street, Weatherford, TX 76086
YEAR BUILT:	2016
PARCEL NUMBER:	R000093466
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

BRAND NEW 20-YEAR | FRANCHISEE GUARANTEED | EXPERIENCED OPERATOR | RARE ANNUAL RENTAL INCREASES

- Tenant: Slim Street NADG Weatherford (OP), LP, currently with 4 units and a potential for more
- Franchisee guaranteed by Slim Chickens 2017 "Operator of the Year" award winner
- The franchisee group operates all the Slim Chickens in the Dallas Fort Worth area and developed this market over the past 3 years
- Brand new 20 year absolute net lease with 1.00% annual rental increases through the end of year 3 where it increases to 1.50% annual rental increases for the remainder of the initial term and option periods
- 2 (5-Year) options to extend shows strong commitment to the site

ABSOLUTE NNN LEASE | FEE SIMPLE OWNERSHIP | NO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, insurance, taxes, and maintains all aspects of the building
- Ideal, management-free investment for an out-of-state, passive investor
- No landlord responsibilities

RECENT 2016 CONSTRUCTION | NEWEST PROTOTYPE

- State of the art, high quality, 2016 construction
- Modern building with attractive facade and outdoor covered patio seating

SIGNALIZED HARD CORNER INTERSECTION | DENSE RETAIL TRADE AREA

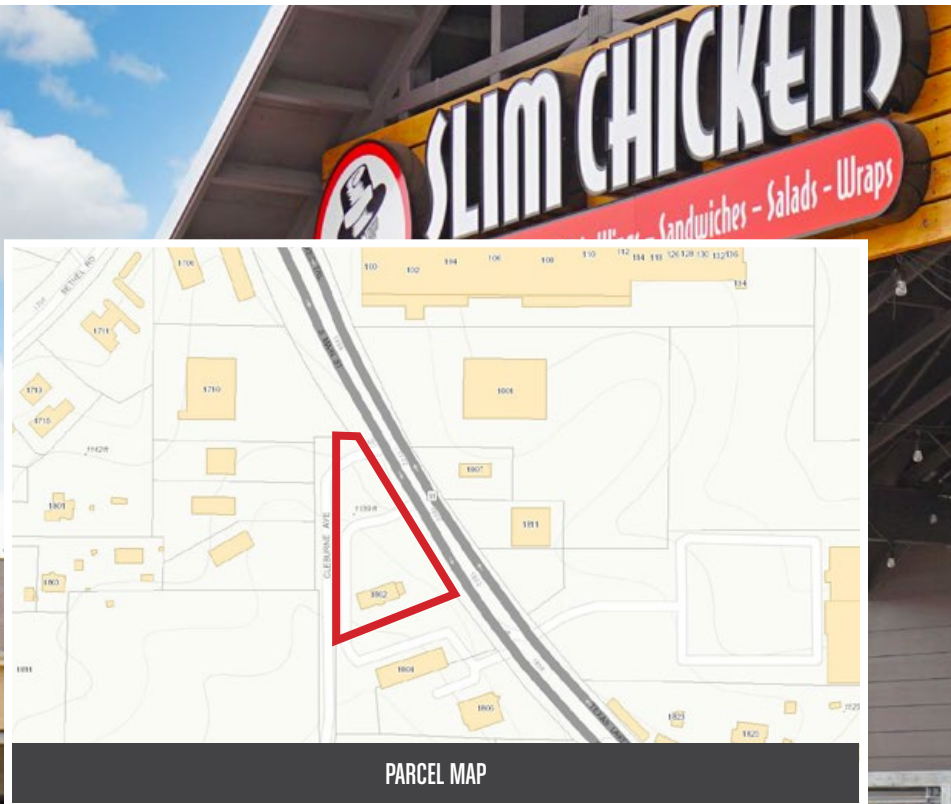
- The subject site is located near the signalized, hard corner intersection of S. Main Street/Cleburne Highway and Cleburne Highway (combined 17,500 VPD)
- Slim Chickens is located across from an Aldi and Goodwill which share the same intersection
- Just off the Interstate are major national retailers such as Walmart, Lowe's Home Improvement, Home Depot, Target, Kohl's, Best Buy, PetSmart, JCPenney, Belk, Hibbett Sports, Michaels, Dollar Tree, TJ Maxx, Ross, and more
- Increases consumer traffic and promotes crossover shopping in the area

STRONG DEMOGRAPHICS IN 5-MILE TRADE AREA

- Approximately 35,000 residents and over 19,000 employees support the trade area
- \$80,000 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

S Main Street / State Highway 171: 1 Access Point
Cleburne Avenue: 1 Access Point



TRAFFIC COUNTS

S Main Street / State Highway 171: 17,500 VPD
Interstate 20: 30,200 VPD



IMPROVEMENTS

There is approximately 3,864 SF of existing building area.



PARKING

There are approximately 50 parking spaces on the owned parcel.
The parking ratio is approximately 12.94 stalls per 1,000 SF of leasable area.



YEAR BUILT

2016



PARCEL

Parcel Number: R000093466 Acres: 1.68 Square Feet: 72,963



ZONING

C1: Commercial



RaceTrac

coinstar

OTATI

Kid to Kid

ALDI

goodwill

jiffylube

NRS
NRSworld

Cleburne Avenue

S. Main Street / 171 State Highway


SLIM CHICKENS



17,500
CARS PER DAY

My Dentist

Firestone
COMPLETE AUTO CARE



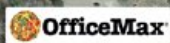


Weatherford College

17,500
CARS PER DAY



Cleburne Avenue



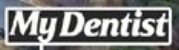
30,200
CARS PER DAY

Interstate 20



Interstate 20

4,700
CARS PER DAY



S. Main Street / 171 State Highway

17,500
CARS PER DAY





Cleburne Avenue

S. Main Street/ 171 State Highway

 17,500
CARS PER DAY





MY DENTIST



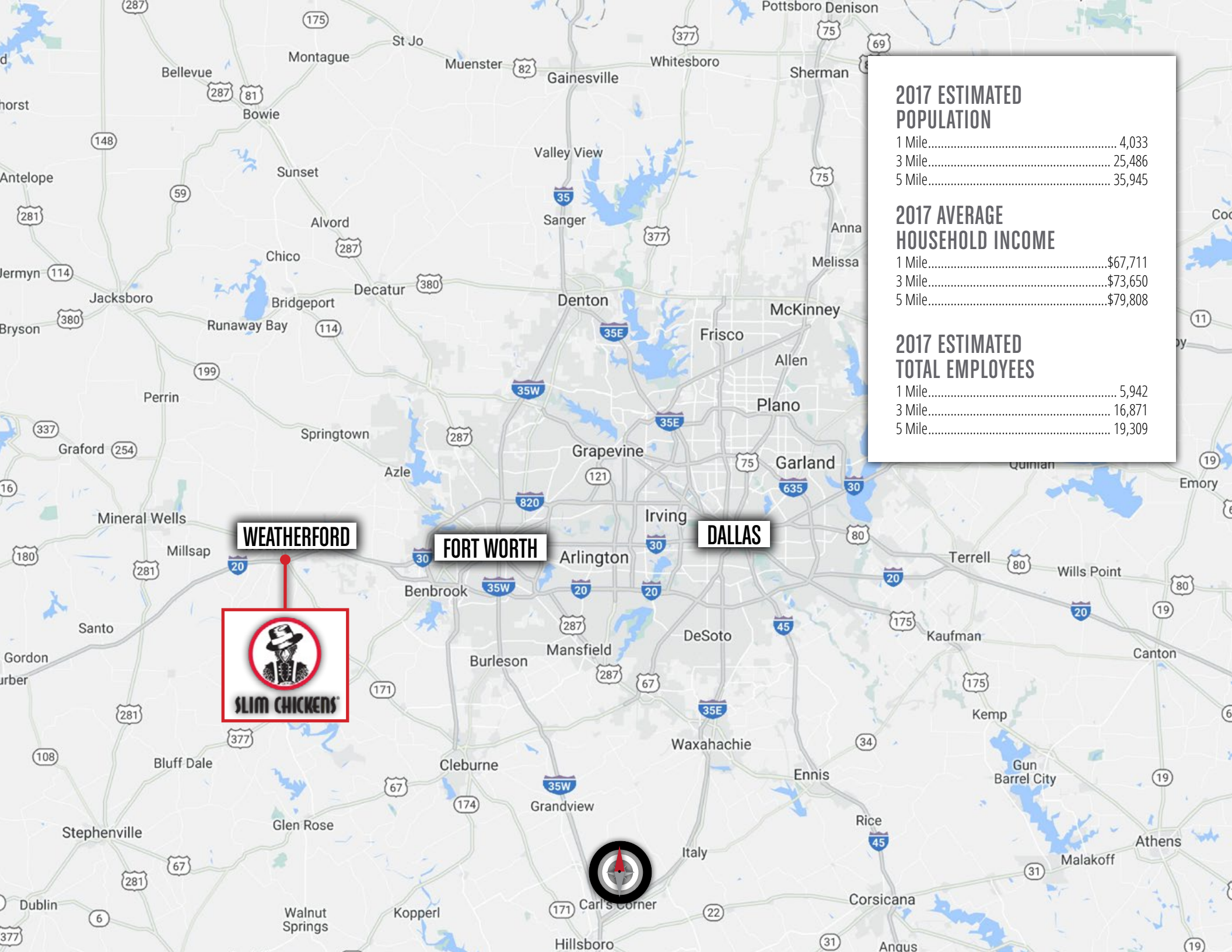
PYLON SIGN

171 TEXAS

S. MAIN ST. - 17,500 VPD

ULLURNE AVE.





WEATHERFORD

FORT WORTH

DALLAS



**2017 ESTIMATED
POPULATION**

1 Mile.....	4,033
3 Mile.....	25,486
5 Mile.....	35,945

**2017 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$67,711
3 Mile.....	\$73,650
5 Mile.....	\$79,808

**2017 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	5,942
3 Mile.....	16,871
5 Mile.....	19,309

AREA OVERVIEW

Weatherford, Texas

Weatherford is a city in and the seat of Parker County, Texas, United States. The City of Weatherford had a population of 28,280 as of July 1, 2017. Weatherford, Texas, in Parker county, is 27 miles W of Fort Worth, Texas. Tribes of Native Americans were the original inhabitants of this region. In fact, even after settlers arrived in the 1840s, there were frequent reports of skirmishes with the Native Americans.

Weatherford and Nearby Attractions are Acton State Historic Site, Little Chapel-in-the-Woods, Pate Museum of Transportation, Holland Lake Park, Dallas Zoo, Fort Worth Botanical Garden. Acton State Historic Site, which has the burial site of Davy Crockett's wife, Elizabeth Crockett, is near Weatherford. The city also offers easy access to the Little Chapel-in-the-Woods, which was created in 1941 by O'Neil Ford, and is often considered to be one of the finest buildings in Texas.

Weatherford is home to several parks and recreational areas like the Soldier Springs Park, Holland Lake Park, Cherry Park, Love Street Park, and Cartwright Park. Activities like swimming, fishing, boating, hiking, horseback riding, canoeing, mountain biking, rock climbing, and camping can be enjoyed at the Lake Mineral Wells State Park. Opportunities to play golf are available at the 18-hole disc golf course, Weatherford Disc Golf. Among the other popular destinations in the area are Fort Worth Botanical Garden, Dallas World Aquarium, Dallas Zoo, and Fossil Rim Wildlife Center. The city of Weatherford also hosts the Parker County Peach Festival every year which draws more than 30,000 visitors, and features art and craft booths, food vendors, children's activities, and live music.

Weatherford College is a 145-year-old community college. There are more than 35 study areas and 19 professional/technical programs. Financial aid packages and scholarships are also available. The College was originally built by Masons and was one of the first in Texas. Weatherford College is located in the city of Weatherford. Tarleton State University, Texas Christian University, and Texas Wesleyan University are situated nearby. The closest major airport is Dallas/ Fort Worth International Airport.

The closest major airport is Dallas/ Fort Worth International Airport.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	4,033	25,486	35,945
2022 Projected Population	4,281	27,284	38,722
2010 Census Population	3,724	23,154	32,360
2017 Estimated Households	1,813	9,832	13,775
2022 Projected Households	1,923	10,521	14,827
2010 Census Households	1,688	8,971	12,452
2017 Estimated White	87.70%	88.50%	89.40%
2017 Estimated Black or African American	3.10%	2.10%	1.70%
2017 Estimated Asian or Pacific Islander	1.70%	1.10%	0.90%
2017 Estimated American Indian or Native Alaskan	0.50%	0.80%	0.80%
2017 Estimated Other Races	3.60%	5.10%	4.80%
2017 Estimated Hispanic	11.70%	15.50%	14.60%
2017 Estimated Average Household Income	\$67,711	\$73,650	\$79,808
2017 Estimated Median Household Income	\$52,262	\$54,694	\$58,372
2017 Estimated Per Capita Income	\$32,246	\$30,242	\$31,660
2017 Estimated Total Businesses	470	1,562	1,849
2017 Estimated Total Employees	5,942	16,871	19,309



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES				RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY	PSF		
Slim Chickens (Franchisee Guaranty)	3,864	1/1/2019	1/1/2039	Current	-	\$10,625	\$2.75	\$127,500	\$33.00	Absolute NNN	2 (5-Year) 1.50% Annual Incr.
				Year 2	1.00%	\$10,731	\$2.78	\$128,775	\$33.33		
				Year 3	1.00%	\$10,839	\$2.81	\$130,063	\$33.66		
				Year 4	1.50%	\$11,001	\$2.85	\$132,014	\$34.17		

1.50% Annual Rental Increases Thereafter

Note: In addition to base rent, Tenant to pay 8% percentage rent on gross sales exceeding \$1,750,000 in any lease year.

FINANCIAL INFORMATION

Price:\$1,889,000
 Net Operating Income:\$127,500
 Cap Rate:6.75%
 Lease Type:Abs. NNN

PROPERTY SPECIFICATIONS

Year Built:2016
 Rentable Area:3,864 SF
 Land Area:1.68 Acres
 Address:1802 S. Main Street, Weatherford, TX 76086





BRAND PROFILE

SLIM CHICKENS

Slim Chicken's operates in the restaurant industry. Slim Chickens is a fast-casual restaurant chain which specializes in chicken tenders and wings. It was founded in 2003 by Tom Gordon, Greg Smart, and Ryan Hodson. They started with a mission to bring a dose of that southern hospitality to a fast, casual setting serving fresh handmade food to the communities.

Company Type:Private

Locations:73

Website: www.slimchickens.com



SLIM CHICKENS





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.