

NNN PDQ
(Sale-Leaseback)
Augusta (Evans), GA



Scott Campbell
Director
954.357.0775 | scampbell@calkain.com

Patrick Nutt
Managing Partner
954.302.7365 | patrick.nutt@calkain.com

CALKAIN
AMERICA'S NET LEASE COMPANY*



Financial Summary

Asking Price \$2,778,917 | Cap Rate 6.00%

4311 Washington Rd | Evans, GA 30809

Net Operating Income (NOI)	\$166,735
Rent/Month	\$13,895
Rentable Square Feet	4,322+/- SF
Land Area	1.075+/- Acres
Tenant Name	PDQ
Website	www.eatpdq.com
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	2016
Lease Term Remaining	15 Years
Rent Commencement	Close of Escrow
Lease Expiration	TBA
Increases	\$12,000 Every 5 Years
Options	Five (5), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$166,735	\$13,895
Years 6-10	\$12,000	\$178,735	\$14,895
Years 11-15	\$12,000	\$190,735	\$15,895
Years 16-20 (Option 1)	\$12,000	\$202,735	\$16,895
Years 21-25 (Option 2)	\$12,000	\$214,735	\$17,895
Years 26-30 (Option 3)	\$12,000	\$226,735	\$18,895
Years 31-35 (Option 4)	\$12,000	\$238,735	\$19,895
Years 36-40 (Option 5)	\$12,000	\$250,735	\$20,895

Investment Highlights

- 15-year sale-leaseback
- Major retail corridor across from Home Depot, Lowe's and Walgreens
- Excellent visibility at hard corner of signalized intersection
- Average HH income of \$92,938 within 1 mile
- Emerging fast casual brand with more than 70 locations nationwide



Actual Site



Click for Drone Video



Tenant Overview

What is PDQ?

- Fast casual chicken restaurant dedicated to fresh high-quality food
- Owned and operated by original founders of Outback Steakhouse
- Currently operating 70+ locations across AZ, FL, GA, IL, NC, SC, NJ, NV, TX, OK, UT
- #1 fastest growing small chain in America
- Voted "2014 Hot Chain" by Nation's Restaurant News

PDQ is a fast casual chain of chicken restaurants based in Tampa, Florida. During the time of its conception, its initials initially stood for "pretty darn quick", but this was later changed to "people dedicated to quality". Its first store opened in Oakland Park, Florida in 2013. It was founded by Bob Basham, a former Outback Steakhouse founder, and Nick Reader, CEO of MVP Holdings and former CFO of the Tampa Bay Buccaneers.



Operations

PDQ has a simple menu that consists of chicken tenders, chicken and turkey sandwiches, salads, home fries, shakes and cookies. PDQ foods are prepared fresh, on site and when ordered, as opposed to being prepared in advance. Per everything being prepared fresh, PDQ restaurants do not have freezers. PDQ restaurants with drive-through windows do not have intercoms. Rather, an employee is present in the drive-through area to take customer orders.

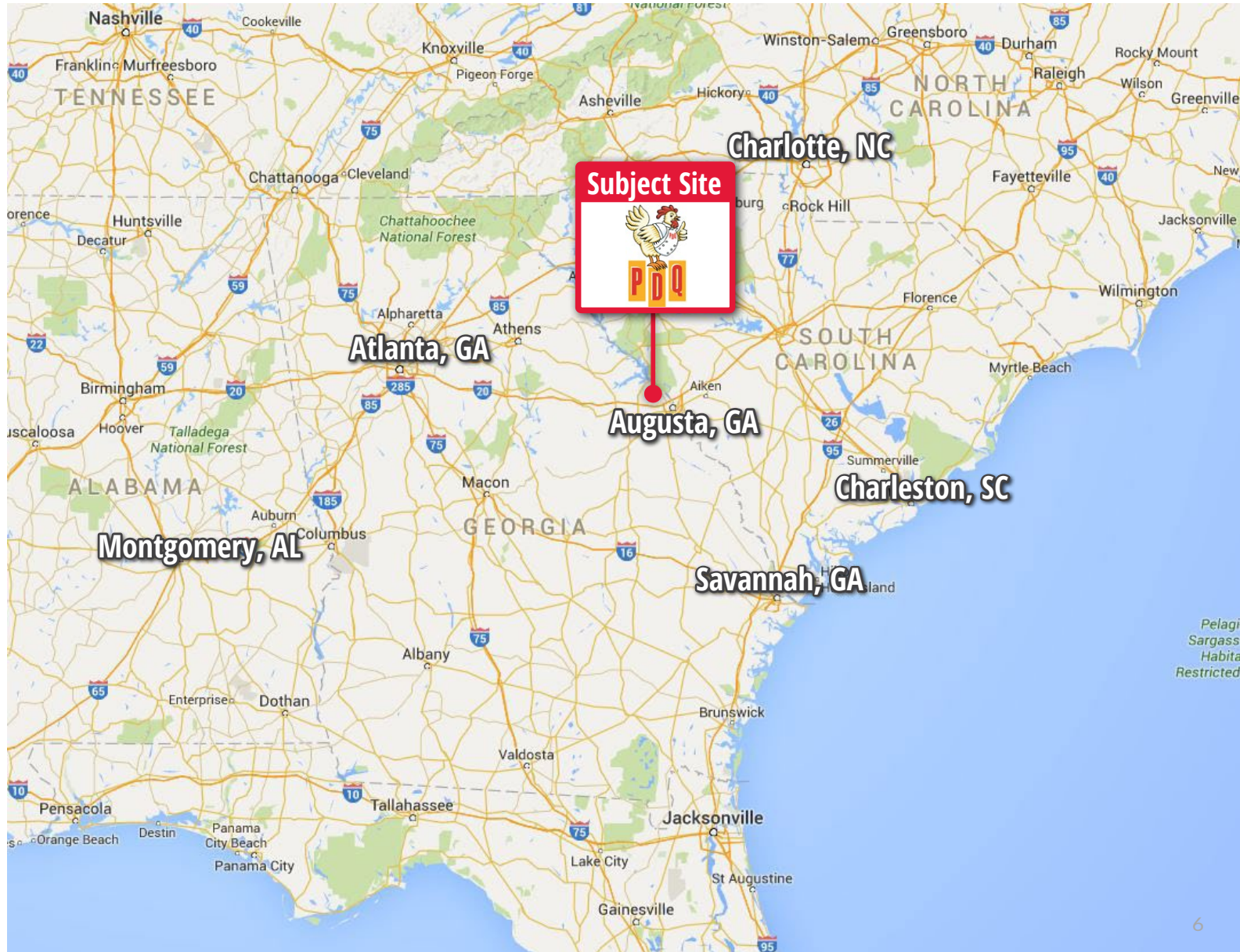
Restaurant Business Magazine recently named PDQ as the number 1 fastest growing small chain in America and Nation's Restaurant News chose PDQ as a 2014 Hot Concepts recipient.



Location Overview

Distance To:

Augusta, GA	11 miles
Atlanta, GA	140 miles
Savannah, GA	140 miles
Charleston, SC	170 miles



4311 Washington Rd | Evans, GA 30809



Click for Drone Video



4311 Washington Rd | Evans, GA 30809



Market Overview

Evans, GA

Evans is located in eastern Columbia County, bordered to the northeast by the Savannah River, which forms the South Carolina state line. To the southeast is the CDP of Martinez. It is a suburb of Augusta and is part of the Augusta metropolitan area. The population was 29,011 at the 2010 census.

Evans, was voted one of the Best Towns for Families by Family Circle Magazine. This rating was based on affordable housing, quality schools, access to health care, green space, low crime rates and financial stability. The town is home to beautiful landscapes, a classy medley of unique restaurants and shops, and exciting outdoor activities. Evans is home to the picturesque Jones Creek and Bartram Trail golf courses. Water lovers enjoy being only 30 minutes away from the massive 71,100-acre Thurmond Lake.



Demographics

Radius

1 Miles 3 Miles 5 Miles

Population

2018 Population	5,617	53,253	121,784
2023 Population	6,132	58,649	135,162
2010-2018 Annual Rate	1.83%	1.55%	1.97%
2018-2023 Annual Rate	1.77%	1.95%	2.11%
2018 Male Population	45.9%	47.8%	47.8%
2018 Female Population	54.1%	52.2%	52.2%
2018 Median Age	45.3	40.1	38.8

Households

2018 Total Households	2,468	20,230	46,807
2023 Total Households	2,720	22,383	51,912
2010-2018 Annual Rate	1.99%	1.67%	2.02%
2018-2023 Annual Rate	1.96%	2.04%	2.09%
2018 Average Household Size	2.18	2.62	2.59

Median Household Income

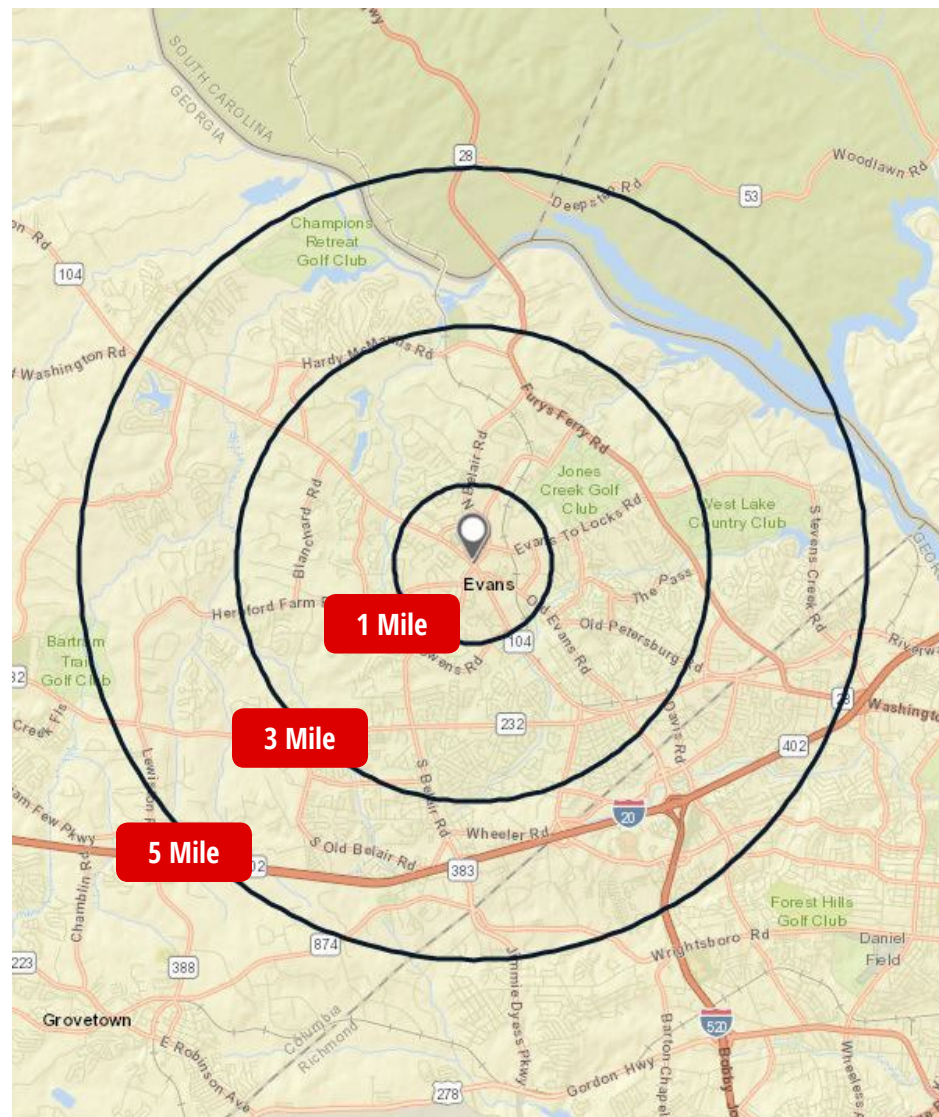
2018 Median Household Income	\$75,668	\$75,367	\$75,207
2023 Median Household Income	\$79,841	\$78,694	\$79,276
2018-2023 Annual Rate	1.08%	0.87%	1.06%

Average Household Income

2018 Average Household Income	\$92,938	\$96,721	\$99,881
2023 Average Household Income	\$103,208	\$107,063	\$111,544
2018-2023 Annual Rate	2.12%	2.05%	2.23%

PER CAPITA INCOME

2018 Per Capita Income	\$39,207	\$36,664	\$38,621
2023 Per Capita Income	\$43,659	\$40,689	\$43,053
2018-2023 Annual Rate	2.17%	2.11%	2.20%



About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

Headquarters | Washington, DC

12930 Worldgate Dr, Ste 150 | Herndon, VA
703.787.4714

Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Disclaimer: The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Calkain and its subsidiaries, and should not be made available to any other person or entity without the written consent of Calkain. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Calkain and its subsidiaries have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property(s), the future projected financial performance of the property, the size and square footage of the property(s) and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property(s). The information contained in this document has been obtained from sources we believe to be reliable; however neither Calkain and its subsidiaries nor the Seller have verified, and will not verify, any of the information contained herein, nor has Calkain and its subsidiaries or the Seller conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.