



:: RETAIL INVESTMENT OPPORTUNITY



Bojangles Famous Chicken N Biscuits

946 East Liberty Street :: York, SC 29745

RandyHeavyside
Broker

:: CRC - Commercial Real Estate Consultants

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Bojangles store ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CRC Commercial Real Estate Consultants. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or CRC Commercial Real Estate Consultants, nor any of their respective directors, officers, affiliates or

warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its

contents to any other entity without the prior written authorization of the Owner or CRC Commercial Real Estate Consultants. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CRC Commercial Real Estate Consultants.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum and any copies to CRC Commercial Real Estate Consultants.

- 01** **Executive Summary**
Investment Overview
Investment Highlights
Tenant Overview
Location Map

- 02** **Site Overview**
Aerial Map
Site Plan
Site Plan



CRC Commercial Real Estate Consultants has been exclusively retained to market for sale this absolute NNN retail property leased to Bo-Ventures LLC on a long term lease. The property is approximately 3200 square feet and is located at 946 East Liberty Street, York SC 29745. This property is outparcel to Walmart Center. Nearby tenants include: Lowes, Walgreens, McDonalds, and Wendy's. BFC -Inc. is a chain of fast food restaurants specializing in Cajun seasoning - fried chicken and buttermilk biscuits. Founded in Charlotte NC. CEO - Clifton Rutledge. Headquartered in Charlotte NC. with 10,100 employees. Public traded - NASDAQ.

INVESTMENT OVERVIEW

Price	\$2,075,000
In Place NOI	\$166,980 / \$13,915 per month
Cap Rate	8.04%
Lease Commencement Date	December 2007
Lease Expiration	December 2022
Lease Term	5 years remaining on lease
Landlord Responsibility	None. Absolute NNN
Rent Increases:	10% per 5 year option
Lease Type	Absolute NNN
Option Periods:	Two (2), 5-year periods

CONSTRUCTION OVERVIEW

GLA	+/- 3,200 square feet
Lot Size	+/- 40,000 square feet
Year Built	2003
Occupancy	100.00% Single Tenant

SC Broker of Record: Mr. Chris Brsilin license attorney SC.

INVESTMENT HIGHLIGHTS

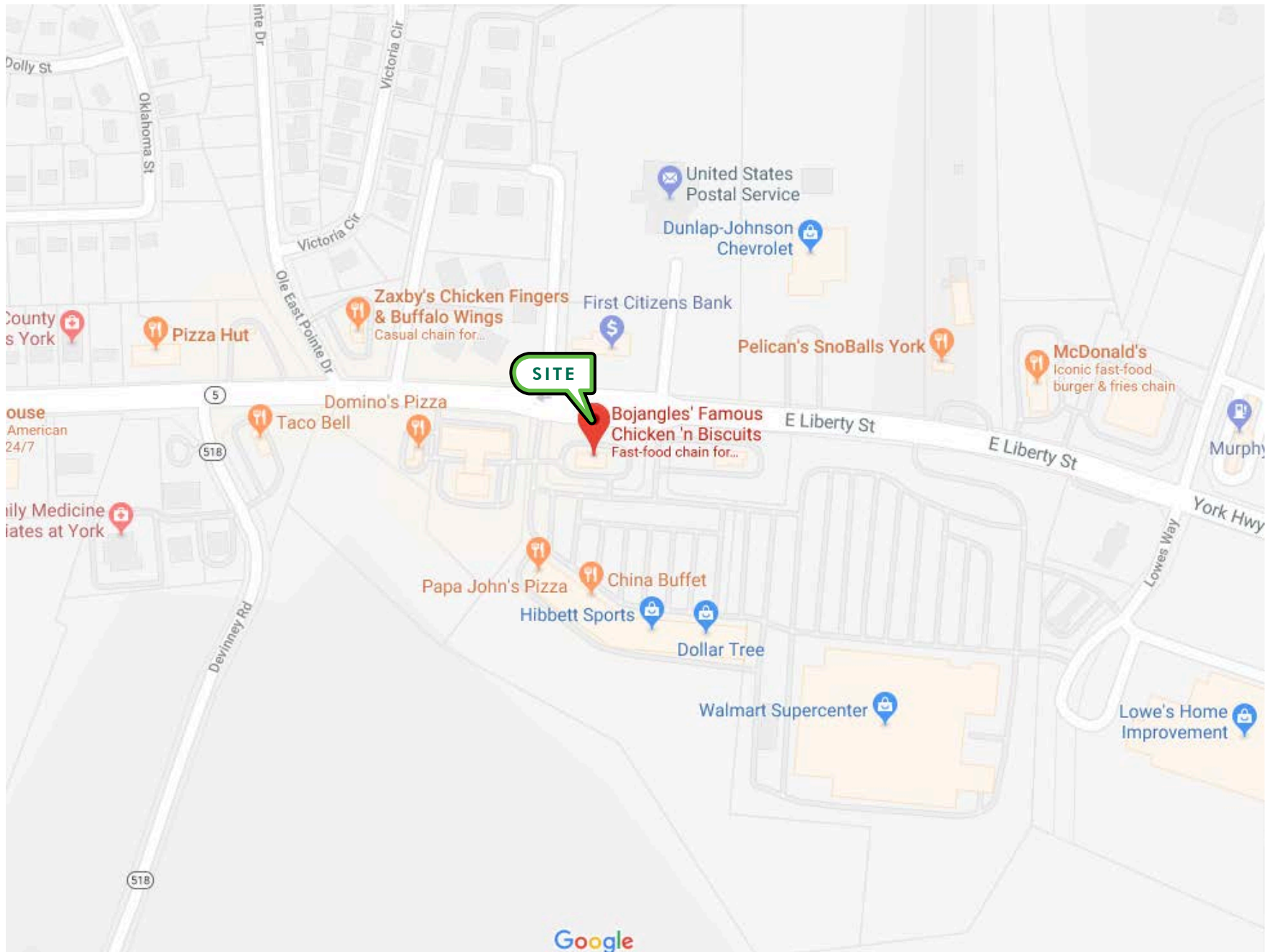
- :: Outparcel to Walmart Center.
- :: Nearby tenants include: Lowes, Walgreens, McDonalds, and Wendy's.
- :: Located approximately 25 miles from Charlotte NC. with a population of 541,000.
- :: York has a growing population of more than 10,000.
- :: York County has a population of 258,000.
- :: Median Income \$45,000.
- :: Absolute NNN: Tenant is responsible for all repairs, improvements, taxes, and insurance.

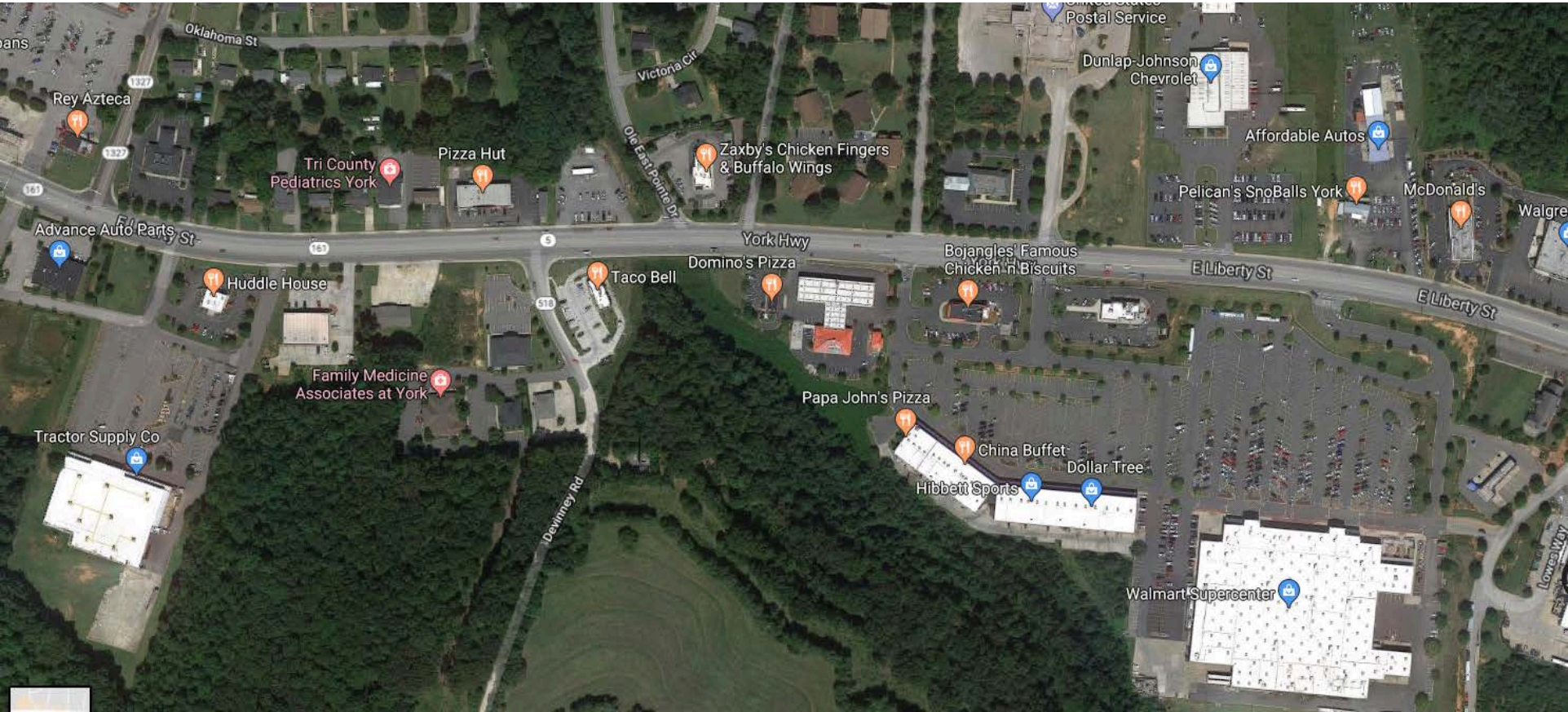


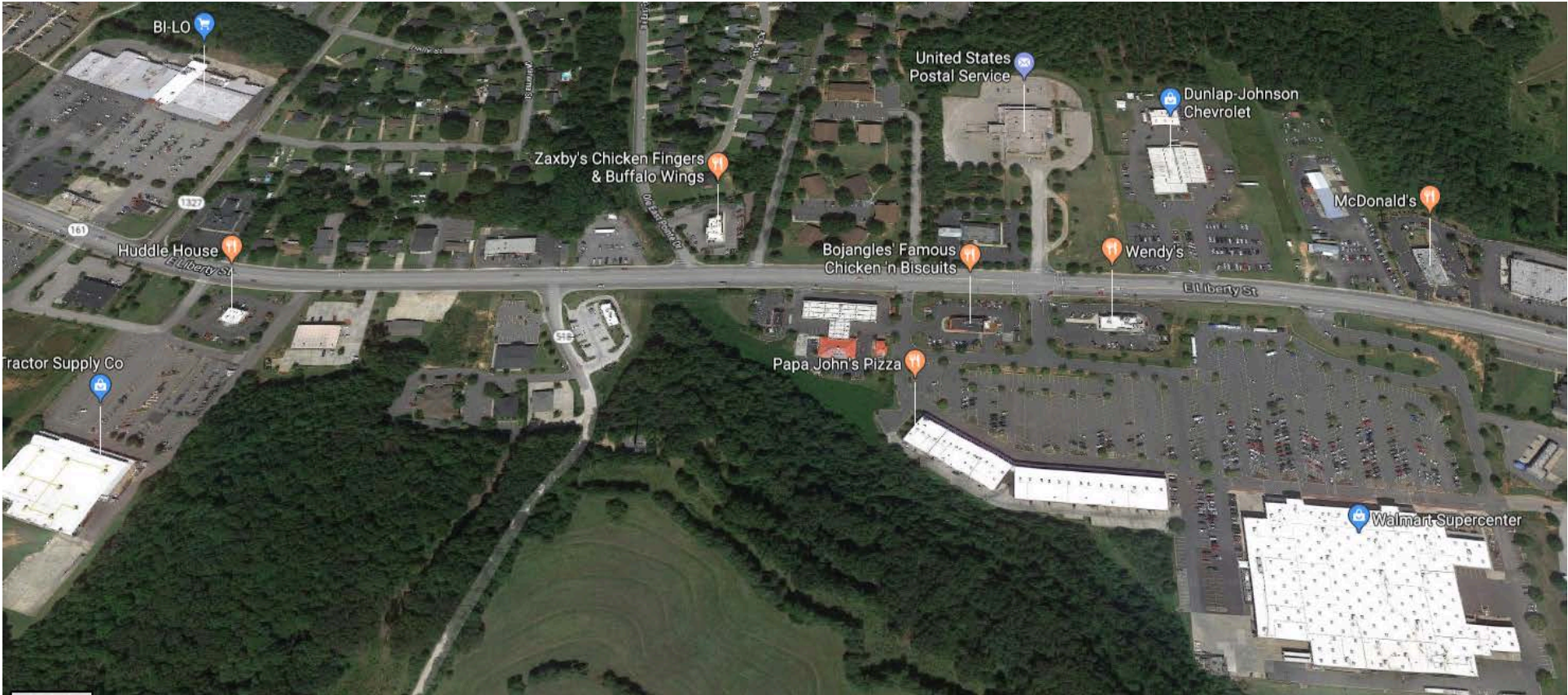
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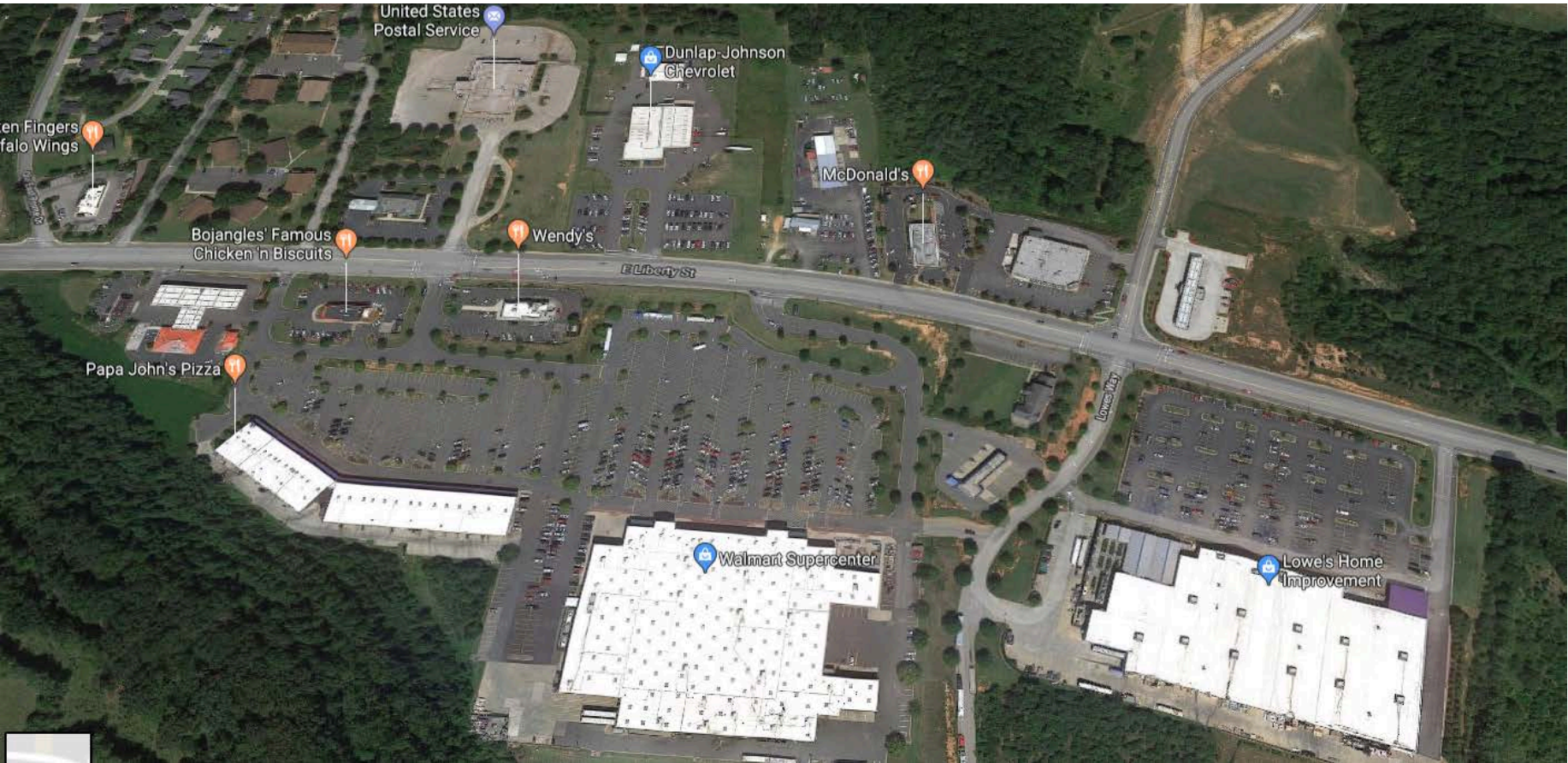


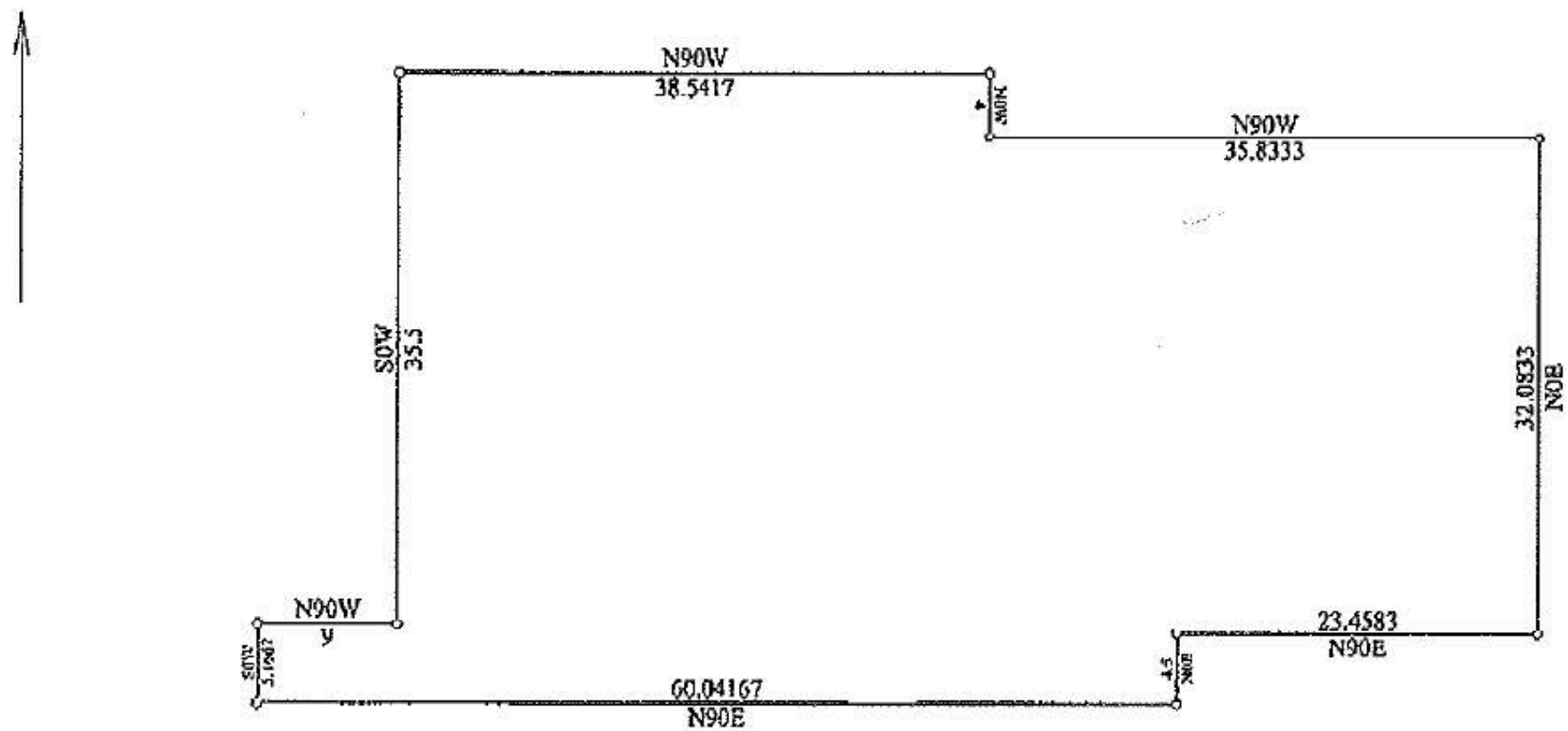
REPRESENTATIVE PHOTO











Title: Building Area Calculation		Date: 12-09-2003
Scale: 1 inch = 15 feet	File: Bojangles.des	
Tract 1: 0.065 Acres: 2821 Sq Feet: 262.1 Sq Meters: Closure = n56.1657w 0.15 feet: Precision = 1/1651: Perimeter = 248 feet		
001=N90E 60.04167	005=N90W 35.8333	009=N90W 9
002=N0E 4.5	006=N0W 4	010=S0W 5.1667
003=N90E 23.4583	007=N90W 38.5417	
004=N0E 32.0833	008=S0W 35.5	

