



Checkers

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ORDER

PICK-UP

1948 BESSEMER RD
BIRMINGHAM, AL 35208

CHECKERS OFFERING MEMORANDUM

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** Representative Image*



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› EXECUTIVE SUMMARY

Offering Memorandum



EXECUTIVE SUMMARY

Colliers international is pleased to present for sale a single tenant, net leased, Checker's Drive-In restaurant located at 1948 Bessemer Road, Birmingham, AL 35208. This is a brand new site using the newest modular construction. It is located just to the south & west of Birmingham proper on Route 11 west of I65 & south of I20.

The tenant will operate under a 20 year NNN lease. The lease contains four (4), renewal options and feature 8% rent increases every five years. This is a true NNN lease structure with zero landlord responsibilities. This investment opportunity is being offered for sale at \$923,077, a net operating income of \$60,000 and a corresponding cap rate of 6.50%.



OFFERING SUMMARY

ASKING PRICE:	\$923,077
CAP RATE:	6.50%
NOI:	\$60,000
ESCALATIONS:	8% bump every five (5) years
LEASE TERM:	20 Years from Close of Escrow
OPTIONS:	Four, 5-year options
SIZE:	+/- 800 SF
LOT SIZE:	+/- 0.5 Acres

INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- › Birmingham MSA
- › Primary retail corridor – Route 11
- › Hard corner location
- › Brand new construction

1031 EXCHANGE OPPORTUNITY

- › 12 unit operator
- › Corner Location
- › Great price point
- › Brand new store prototype



** Representative Image*

> PROPERTY INFORMATION

Offering Memorandum



PROPERTY DESCRIPTION



PROPERTY ADDRESS:	1948 Bessemer Road, Birmingham, AL 35208
OFFERING PRICE:	\$923,077
NOI:	\$60,000
CAP RATE:	6.50%
LEASE TYPE:	NNN – No Landlord Responsibilities
LEASE TERM:	20 Years
LEASE TERM REMAINING:	20 Years from Close of Escrow
ESCALATIONS:	8% every five (5) years including options
RENEWAL OPTIONS:	4 five (5) year options
YEAR BUILT:	2018, New Construction
BUILDING SIZE:	+/- 800 SF
PARCEL SIZE:	0.5 Acres

RETAIL MAP



TENANT OVERVIEW



Checkers Drive-In Restaurants, Inc., is one of the largest chains of double drive-thru restaurants in the United States. Checkers Drive-In Restaurants, Inc. was founded in 1986 and is headquartered in Tampa, Florida. Currently Checkers has over 870 QSR locations and over 4,000 employees. Recently, Checkers was named a Best Franchise Deal by QSR magazine in 2018, 2017 and 2016. The company operates Checkers and Rally's restaurants in 28 states and the District of Columbia. They specialize in hamburgers, hot dogs, french fries, and milkshakes.

Checkers and Rally's had similar concepts, being almost exclusively drive-thru with very little seating. After the merger, Rally's began redesigning its restaurants to follow the Checkers look. Today, Checkers and Rally's restaurants look nearly identical, the only major difference being the name on the sign. In June 2006, the company went private through a merger with Taxi Holdings Corp., an affiliate of Wellspring Capital Management, a private equity firm. In 2014, Wellspring sold Checkers to another private equity firm, Sentinel Capital Partners.



› LOCATION OVERVIEW

Offering Memorandum



LOCATION OVERVIEW

Birmingham, AL

Birmingham is the most populous city in the U.S. state of Alabama and the county seat of Jefferson County. The city's population was 212,237 in the 2010 United States Census. In the 2010 US Census, the Birmingham-Hoover Metropolitan Statistical Area had a population of about 1,128,047, which is approximately one-quarter of Alabama's population.

Birmingham's diverse economy, once highly dependent on the iron and steel industry, benefits today from a diversified group of businesses, including finance, healthcare, technology and construction. Projects that are planned, under construction and recently completed are contributing to the economy. Birmingham is also a leading banking center, serving as home to two major banks: Regions Financial Corporation and BBVA

Compass. SouthTrust, another large bank head quartered in Birmingham, was acquired by Wachovia in 2004. The city still has major operations as one of the regional

headquarters of Wachovia, which itself is now part of Wells Fargo Bank. In November 2006, Regions Financial merged with AmSouth Bancorporation, which was also headquartered in Birmingham. They formed the 8th largest U.S. bank (by total assets). Nearly a dozen smaller banks are also headquartered in the Magic City, such as Superior Bank and Cadence Bank. While Birmingham has seen major change-ups with its banking industry, it was still the 9th largest banking hub in the United States by the amount of locally headquartered deposits.

Birmingham is home to several museums. The largest is the Birmingham Museum of Art, which is also the largest municipal art museum in the Southeast. The area's history museums include Birmingham Civil Rights Institute, which houses a detailed and emotionally charged narrative exhibit putting Birmingham's history into the context of the Civil Rights Movement. It is located on Kelly Ingram Park adjacent to the 16th Street Baptist Church.





DEMOGRAPHICS

POP FACTS: DEMOGRAPHIC REPORT 2018

1948 Bessemer Road, Birmingham, AL 35208

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
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POPULATION

2000 Census	16,446	89,647	171,062
2010 Census	13,993	72,187	149,988
2018 Estimate	13,077	67,944	144,564
2023 Projection	12,814	66,871	143,489
Growth 2000- 2010	-14.91%	-19.48%	-12.32%
Growth 2010 - 2018	-6.55%	-5.88%	-3.62%
Growth 2018 - 2023	-2.01%	-1.58%	-0.74%

HOUSEHOLDS

2000 Census	6,046	34,004	68,415
2010 Census	5,317	28,522	60,792
2018 Estimate	5,037	27,123	58,981
2023 Projection	4,959	26,788	58,666
Growth 2000- 2010	-12.06%	-16.12%	-11.14%
Growth 2010 - 2018	-5.27%	-4.91%	-2.98%
Growth 2018 - 2023	-1.55%	-1.24%	-0.53%

2018 EST. POPULATION BY SINGLE CLASSIFICATION RACE

White Alone	545	4.17%	3,824	5.63%	29,739	20.57%
Black or African American Alone	12,229	93.52%	62,597	92.13%	107,239	74.18%
American Indian and Alaska Native Alone	18	0.14%	124	0.18%	348	0.24%
Asian Alone	19	0.14%	127	0.19%	1,770	1.22%
Native Hawaiian and Other Pacific Islander Alone	1	0.01%	8	0.01%	40	0.03%
Some Other Race Alone	174	1.33%	670	0.99%	3,676	2.54%
Two or More Races	92	0.70%	595	0.88%	1,752	1.21%

POP FACTS: DEMOGRAPHIC REPORT 2018

1948 Bessemer Road, Birmingham, AL 35208

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
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2018 EST. POPULATION HISPANIC OR LATINO

Hispanic or Latino	405	3.10%	1,376	2.02%	6,420	4.44%
Not Hispanic or Latino	12,672	96.90%	66,568	97.97%	138,144	95.56%

2018 TENURE OF OCCUPIED HOUSING UNITS

Owner Occupied	2,754	54.67%	14,600	53.83%	29,585	50.16%
Renter Occupied	2,284	45.34%	12,523	46.17%	29,396	49.84%

AVERAGE HOUSEHOLD SIZE

Total	2.58	2.41	2.31
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DEMOGRAPHICS

POP FACTS: DEMOGRAPHIC REPORT 2018

1948 Bessemer Road, Birmingham, Al 35208

RADIUS 1 (0.0-1.0 miles) RADIUS 2 (0.0-3.0 miles) RADIUS 3 (0.0-5.0 miles)

2018 EST. HOUSEHOLDS BY HOUSEHOLD INCOME

CY HHs, Inc < \$15,000	1,182	23.47%	7,196	26.53%	13,555	22.98%
CY HHs, Inc \$15,000 - \$24,999	845	16.78%	4,397	16.21%	8,340	14.14%
CY HHs, Inc \$25,000 - \$34,999	667	13.24%	3,428	12.64%	6,941	11.77%
CY HHs, Inc \$35,000 - \$49,999	850	16.88%	4,476	16.50%	8,884	15.06%
CY HHs, Inc \$50,000 - \$74,999	787	15.62%	3,787	13.96%	8,903	15.10%
CY HHs, Inc \$75,000 - \$99,999	419	8.32%	1,935	7.13%	5,021	8.51%
CY HHs, Inc \$100,000 - \$124,999	170	3.38%	922	3.40%	2,879	4.88%
CY HHs, Inc \$125,000 - \$149,999	62	1.23%	457	1.69%	1,652	2.80%
CY HHs, Inc \$150,000 - \$199,999	32	0.64%	282	1.04%	1,472	2.50%
CY HHs, Inc \$200,000 - \$249,999	11	0.22%	105	0.39%	630	1.07%
CY HHs, Inc \$250,000 - \$499,999	7	0.14%	93	0.34%	523	0.89%
CY HHs, Inc \$500,000+	6	0.12%	44	0.16%	183	0.31%

2018 EST. AVERAGE HOUSEHOLD INCOME

Total	\$41,392	\$41,853	\$52,162
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2018 EST. MEDIAN HOUSEHOLD INCOME

Total	\$32,207	\$30,518	\$35,998
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2018 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY

White Alone	\$42,733	\$36,064	\$55,237
Black or African American Alone	\$31,022	\$30,017	\$32,237
American Indian and Alaska Native Alone	\$46,555	\$38,126	\$40,831
Asian Alone	\$41,265	\$39,744	\$49,936
Native Hawaiian and Other Pacific Islander Alone	--	\$125,000	\$150,000
Some Other Race Alone	\$75,000	\$45,086	\$36,440
Two or More Races	\$27,053	\$39,530	\$38,282
Hispanic or Latino	\$58,754	\$50,140	\$35,620
Not Hispanic or Latino	\$31,623	\$30,263	\$36,012

CONFIDENTIALITY AGREEMENT



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 1948 Bessemer Road, Birmingham, AL 35208. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 1948 Bessemer Road, Birmingham, AL 35208 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.