

HARDEE'S

10001 S MAIN STREET ARCHDALE, NC 27263

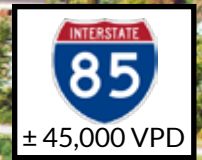


TABLE OF CONTENTS

03

EXECUTIVE OVERVIEW

05

FINANCIAL OVERVIEW

06

PROPERTY OVERVIEW

09

AREA OVERVIEW

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LIC # 01985082 (CA)

BROKER OF RECORD

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STABLE LONG-TERM INVESTMENT

- » Corporate Lease with Hardee's Food Systems, Inc.
- » ±13 years remaining with four, 5-year options
- » Growing cash flow – Lease encompasses 10% increases every 5-years
- » Ideal for out-of-state investors – Absolute NNN Lease with no landlord responsibilities

STRATEGICALLY LOCATED

- » Situated at an on/off ramp of I-85, a major Interstate connecting Charlotte and Greensboro with ±45,000 cars per day
- » Working-class market – average household income is roughly \$67,000 in a 1-mile radius
- » Main retail corridor – situated next to national retailers such as a new Walmart Neighborhood Market, Food Lion, Lowes Foods, CVS, Bojangles' and Wendy's to name a few
- » Large ± 1.07 AC parcel with a drive-thru

E-COMMERCE PROOF TENANT AND RENOWNED BRAND

- » CKE Restaurants owns Hardee's and Carl's Jr, consisting of over 3,000 restaurants nationwide
- » Iconic brand – Hardee's is one of the most popular quick-service-restaurant brands in the Southeast





INVESTMENT SUMMARY

» LIST PRICE	\$1,894,373
» NOI (YEAR 1)	\$107,979
» CAP RATE (YEAR 1)	5.70%
» TOTAL BUILDING AREA	± 3,856 SF
» TOTAL LAND AREA	± 1.07 Acres
» YEAR BUILT / RENOVATED	1987 / 2011

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 10/18/2021	\$8,998.28	\$107,979.30	\$28.00	5.70%
10/19/21 - 10/18/26	\$9,898.10	\$118,777.23	\$30.80	6.27%
10/19/26 - 10/18/31	\$10,887.91	\$130,654.95	\$33.88	6.90%
Option Periods	See Lease Abstract on Page 5			

TENANT SUMMARY

Tenant Trade Name	Hardee's
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	20 Years
Term Remaining on Lease	±13 Years
Lease Commencement Date	10/19/2011
Rent Commencement Date	10/19/2011
Lease Expiration Date	10/18/2031
Increase	10% Every 5 Years
Options	Four (4), Five (5) Year

LEASE ABSTRACT

Tenant	Hardee's
Lease Gaurantor	Corporate - Hardee's Food Systems, Inc.
Lease Commencement	10/19/11
Lease Expiration	10/18/31
Original Lease Term	20 years
Lease Term Remaining	±13 years
Rental Increases	10.00% every five years during the initial term. The next increase is 10/19/2021. During the Option Periods, the Base Rent shall be increased by the CPI Index. In no event shall the Base Rent be less than the Base Rent for the last month of the preceding term, nor greater than one hundred ten percent (110%) of the last month of the preceding term.
GLA	3,856
Lot Size	1.06 AC
Maintenance	Tenant shall keep the Premises in good order, repair and condition and surrender same at the expiration of the term herein. Landlord shall not be obligated to required to make any repairs or to do any work on or about said Premises
Roof/Structure Responsibility	Tenant responsibility
Insurance	Tenant shall, at Tenant's expense, maintain the insurance described in this Section during the Term.
Real EstateTaxes	Tenant shall pay all taxes levied against personal property of Tenant located on the Premises plus all business, licesne, sales and excise taxes levied against Tenant or Tenant's occupancy of the Premises.
HVAC	Tenant shall be responsible for HVAC repairs
Utilities	Tenant shall be responsible for payment of its own utilities
Right of First Refusal	Tenant shall have twenty (20) days after receiving the Offer within which to agree to become the offeror on all terms stated in the Offer or such other terms to which Landlord and Tenant agree.

PROPERTY OVERVIEW



THE OFFERING

PROPERTY NAME	Hardee's
Property Address	10001 Main Street Archdale, NC 27263
SITE DESCRIPTION	
Number of Stories	One
APN	7718850094
Year Built/Renovated	1987 / 2011
GLA	±3,856 SF
Lot Size	±1.07 AC (43,560 SF)
Type of Ownership	Fee Simple

TENANT OVERVIEW

» Company Name Hardee's	» Year Founded 1960	» Headquarters Franklin, TN
» Ownership CKE Restaurants Holdings Inc.	» Industry QSR	» Website www.hardees.com

Hardee's is an American-based fast-food restaurant chain owned and operated by CKE Restaurants Holdings, Inc. Since its establishment in 1960 in North Carolina, Hardee's has expanded primarily in the Southern and Midwestern parts of the United States as well as internationally in countries in the Middle East and Pakistan.

Originally, Wilber Hardee opened his first restaurant with the intention of being widely recognized for their homemade biscuits. However, the focus shifted to the hearty Thickburger made with 100% Angus beef in the early 2000's. Hardee's then became a leader in the quick-service industry for their food's quality and taste. Today, Hardee's leads their brand with a preference for risqué, memorable ads and undeniably tasty cuisine.





AREA OVERVIEW

ARCHDALE, NC

Archdale, NC is a community strategically located in the heart of North Carolina that treasures its heritage, conveys a positive image and embraces the future by promoting a progressive environment for families, businesses and civic organizations to prosper through careful stewardship of its natural, cultural, human and financial resources.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Projection	5,596	22,048	56,432
2018 Estimate	5,488	21,527	53,803
2010 Census	5,349	21,099	52,125
Growth 2018-2023	1.97 %	2.42 %	4.89 %
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Projection	2,386	9,105	22,620
2018 Estimate	2,325	8,816	21,340
2010 Census	2,172	8,328	20,008
Growth 2018-2023	2.65 %	3.28 %	6.00 %
INCOME	1 - MILE	3 - MILE	5 - MILE
2018 Est. Average Household Income	\$72,296	\$65,901	\$54,366

GREENSBORO, NC

About 17 miles away from Archdale is the city of Greensboro. Greensboro is a diverse, dynamic community strategically located at the center of North Carolina's urban crescent, midway between Raleigh and Charlotte. Situated at the intersection of four interstates and a number of major highways, Greensboro's Mid-Atlantic location is paramount to the city's role as an East Coast hub for transportation and logistics operations.

Greensboro offers an excellent quality of life, with all the benefits of a large metropolitan area and without the challenges usually associated with a larger city. Greensboro's convenient highway system enables you to get almost anywhere in town in twenty minutes. With many freeway alternatives crossing through the city and other highway planning initiatives underway to streamline time and accessibility, it is no surprise that Greensboro is considered a leader in road, air and rail transportation.

With more than 41,000 college students contributing to the economic vitality and labor force of the Piedmont Triad Area and Newsweek magazine ranking the high schools in the top 4% of the nation, it is no surprise that Greensboro home grows its students into talented and intellectually motivated employees that move companies forward within the community.



ECONOMY

With a regional population of 1.4 million, and situated midway between Charlotte and Raleigh, Greensboro is poised to be a prospering economic area that continues to flourish in industry, education and quality of life.

Low tax levels, moderate wage rates and a "pro-business" attitude have prompted many new companies to relocate to the Greensboro area, FedEx being one of them. Other corporate giants that have recognized Greensboro's ability to nurture businesses and foster corporate successes include: VF Corporation, RF Micro Devices, Volvo Trucks North America, Syngenta Crop Protection and Lincoln Financial.

Ranked 4th in the country in high-tech growth by the Wall Street Journal, North Carolina has long been an incubator for technology companies and new technology developments. Because of its redundant power grids and available capacity, access to the Internet offers benefits that few other cities can match. In addition, Greensboro was one of North Carolina's first cities to provide fiber optic networks, allowing business to have vital information right on the Internet Backbone — thus increasing opportunities to operate cost-efficient networks.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Hardee's** located at **10001 S Main Street Archdale, NC** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained 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 for the Property, you agree:

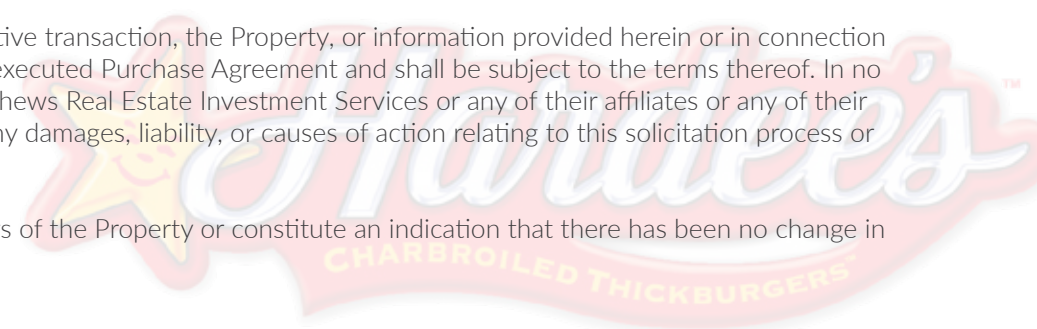
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest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

Owner and Matthews Real Estate Investment Services 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 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 Matthews Real Estate Investment Services 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.



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