

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
OFFERING MEMORANDUM



**3149 S PERKINS RD.
MEMPHIS, TN**



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SECTION 1

EXECUTIVE OVERVIEW

- » Absolute NNN Ground Lease – Zero Landlord Responsibilities
- » Just under 5-Years remaining with One, 5-Year Option
- » Long Term Operating History – Church's Chicken has been a tenant at this location since 1977
- » Cheap rent – Tenant is only paying \$2,200 per month
- » Low Price Point Investment – Low barriers to entry for investors – Great for satisfying small gaps in 1031 exchanges
- » Strong Traffic Counts – Property is located along S. Perkins Road which boasts Traffic Counts in excess of 39,000 VPD
- » Healthy Population Density – Over 195,000 people in a 5-Mile Radius
- » Corporately Guaranteed Lease - Lease is guaranteed by Cajun Realty, LLC. Church's Chicken has over 1,700 locations worldwide

SECTION 2

FINANCIAL OVERVIEW

INVESTMENT SUMMARY

» PROPERTY ADDRESS	3149 S Perkins Rd Memphis, TN 38632
» OFFERING PRICE	\$420,000
» CAP RATE	6.29%
» GLA	± 1,008 SF

TENANT SUMMARY

Tenant Trade Name	Church's Chicken
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN Ground Lease
Original Lease Term	±10 Years
Rent Commencement Date	5/1/1976
Lease Expiration Date	4/30/2023
Term Remaining on Lease	±5 Years
Increase	10% Every 5 Years
Options	One, 5-Year Option

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - April 30, 2023	\$2,200.00	\$26,400.00	\$26.19	6.29%
Option 1 May 2023 - April 30, 2028	\$2,500.00	\$30,000.00	\$29.76	7.14%







Mid-South
Christian College

Parkway Village
West

DOLLAR GENERAL

Advance
Auto Parts

piggly wiggly

Little Caesars
pizza

Checkers

Subject Property

SUNTRUST



S Perkins Rd ±39,000 ADT

SECTION 3

TENANT OVERVIEW



THE OFFERING

Property Address	3149 S Perkins Rd Memphis, TN 38118
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SITE DESCRIPTION

Number of Stories	One
GLA	± 1,008 SF

TENANT OVERVIEW

- | | | |
|------------------------------------|--|---|
| • Company Name
Church's Chicken | • Year Founded
1952 | • Headquarters
Sandy Springs, GA |
| • No. of Locations
±1,700 | • Industry
Quick Service Restaurant | • Website
www.churchs.com |

For more than 60 years, Church's Chicken has been one of the largest quick service restaurant chicken chains in the world. Founded in Texas by George W. Church, Sr., in 1952, Church's Chicken is now an international brand and one of the fastest growing chicken franchises worldwide. In addition to its famous fried chicken, Church's offers a diverse menu that includes chicken wings and sandwiches as well as fried okra and jalapeño cheese bombers as side dishes. A big hit with customers is Church's unique Honey Butter Biscuits, which are hand-made from scratch. With their dedication to providing affordable and flavorful home-style chicken meals in a business model proven to be efficient and profitable, Church's Chicken offers highly attractive franchise opportunities for entrepreneurs.

SECTION 4

AREA OVERVIEW



MEMPHIS, TN

Memphis, Tennessee is the largest city on the Mississippi River. Located within Shelby County, Memphis is a vibrant and historic city. It is the second largest city within Tennessee and brings in a large amount of tourist because of its famous, historical landmarks. Being only 3 miles from Memphis, Arkansas, it is only a hop, skip, and a jump from the Arkansas/Tennessee border.

Known as the “Birthplace of Rock and Roll,” the city holds a significant amount of history within its borders. The residents of Memphis take pride in their city, and are usually known as “Memphians.” Although this town has a variety of entertainment to offer. The sports fans of the area love to cheer on the University of Memphis Tigers. As for professional teams, many cheers on the Memphis Grizzlies. The animal lovers enjoy the Memphis Zoo. Memphis has been the zoo’s home for over 100 years and has over 3,500 animals.



±11M
AVG. ANNUAL
VISITORS



1,342,842
2017 MEMPHIS-MSA
POPULATION



60+
TOURISM
ATTRACTIONS

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Projection	16,697	81,583	193,523
2018 Estimate	16,542	81,186	192,541
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Projection	5,472	30,406	75,879
2018 Estimate	5,390	30,147	75,205
INCOME	1 - MILE	3 - MILE	5 - MILE

2018 Est. Average Household Income	\$44,206	\$52,376	\$65,547
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MEMPHIS ATTRACTIONS

MUSIC-THEMED ATTRACTIONS

- » Memphis, Home of the blues and Birthplace of Rock 'n' Roll has many must-see music-themed attractions including Beale Street Historic District, Blues Music hall of Fame, Center for Southern Folklore, Graceland, Gibson Guitar Factory, Memphis Music Hall of Fame, Memphis Rock 'n' Soul Museum, St. Blues Guitar Workshop, Stax Museum of American Soul Music, Sun Studio, and the W.C. Handy home and Museum.

RESTAURANTS

- » With approximately 100 barbecue restaurants alone, Memphis is also home to world-famous fine dining, rich soul food, and eclectic dining.

THEATERS AND SMALL THEATERS

- » Memphis offers multiple choices when it comes to live entertainment, dance classical concerts and performance art. Of special note is the Orpheum Theatre, Playhouse on the Square, Circuit Playhouse, Theatre Memphis, Hattiloo Theatre, and FedExForum



ART MUSEUMS

- » Memphis is rich with arts, sculpture and painting exhibits offering pieces from Rodin to Renoir. Memphis also offers the Dixon Gallery and Gardens, Memphis Botanic Garden, Memphis Brooks Museum of Art, Metal Museum, Belz Museum of Asian and Judaic Art, and the Cotton Museum at the Memphis Cotton Exchange.

ECONOMY

Many of Memphis's residents are blue-collar, hard workers. The most common industries within this area are Transportation and Warehousing, Construction, and Manufacturing. Within those, the most common occupations are Material Moving, Construction, and Extraction. The unemployment rate has started to decrease with the overall household income increasing since early 2000.

Located on the Mississippi River, Memphis is one of the largest metropolitan areas in the Southeast, ranking 41st out of the top 75 according to a Department of Labor Release. Of the 40 metropolitan areas ahead of Memphis, only 12 are in the South. The city has historically been one of the largest shipping hubs in the Mid-South, dating back to the Civil War. As transportation methods developed, Memphis has continued to hold significance as a transportation hub. Now the city is home to the second largest cargo airport in the world, Memphis International Airport, and the world's busiest domestic airport with 3.9 million metric tonnes. Memphis International Airport and Memphis have had huge significance in the railroad industry. The city has the 3rd largest rail center in the U.S. behind Chicago and St. Louis. It is also one of only four U.S. cities with five Class 1 railroads.

Because Memphis has been such an important city for transportation and shipping, it is attractive to businesses, especially those producing goods shipped nationwide. Three Fortune 500 companies, FedEx, AutoZone, and International Paper Co. call Memphis home. These significant businesses have brought a large manufacturing industry. Of the 607,900 jobs in Memphis in July 2014, 209,900 are in the Manufacturing and Transportation industries, around 34.5 percent.



POINT OF INTEREST



BEALE STREET



CHUCALISSA



GRACELAND



SUN STUDIO



COTTON ROW HISTORIC DISTRICT



DAVIES MANOR PLANTATION



ELMWOOD CEMETERY



VICTORIAN VILLAGE AREA

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **CHURCH'S CHICKEN** located at **3149 S PERKINS RDOUTH, MEMPHIS, TN** ("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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