

# CHURCH'S CHICKEN

CORPORATE BACKED  
NNN LEASE WITH  
ANNUAL RENT  
INCREASES

---

COLUMBUS, GA

## OFFERING MEMORANDUM



\*Actual location not shown

SWE REALTY, LLC

FOR MORE INFORMATION

**Bill Weitzenkorn, CCIM**  
404-475-9000 ext. 113  
bill@sullivanwickley.com

# DISCLOSURE AND CONFIDENTIALITY

This is a confidential Memorandum intended solely for the prospective purchaser's limited use and benefit in determining further interest in acquiring this asset.

This Memorandum contains selected information pertaining to the asset and does not represent all of the information with which a prospective purchaser may require to evaluate a purchase. All financial projections and information are provided for general reference and are based on assumptions and are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the asset will be made available to all qualified and interested prospective purchasers. Neither the Seller nor Sullivan Wickley or any of its affiliates make representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents. Certain documents contained within are described in summary form. These summaries do not purport to be complete nor necessarily accurate of the full documents referenced. Information has been secured by sources deemed to be reliable. Prospective purchaser must verify the accuracy of the information provided and bears all risks for any inaccuracies. Information enclosed in this Memorandum is subject to verification and no liability for errors or omissions are assumed.

The Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the asset and has the right to terminate discussions with any prospective purchaser at any time or without notice.

In receiving this Memorandum, the prospective purchaser or its officers, affiliates, or representatives agree that this Memorandum and its contents are confidential and no part shall be disclosed to any other entity without the prior written authorization of the Seller to do so. It is also agreed that this Memorandum will not be used in a manner detrimental to the interests of the Seller nor Sullivan Wickley or any of its affiliates.

Asset showings are by appointment only, please contact the Sullivan Wickley/ SWE Realty, LLC representative for dates and times.

# TABLE OF CONTENTS



CHURCH'S  
CHICKEN

COLUMBUS, GA

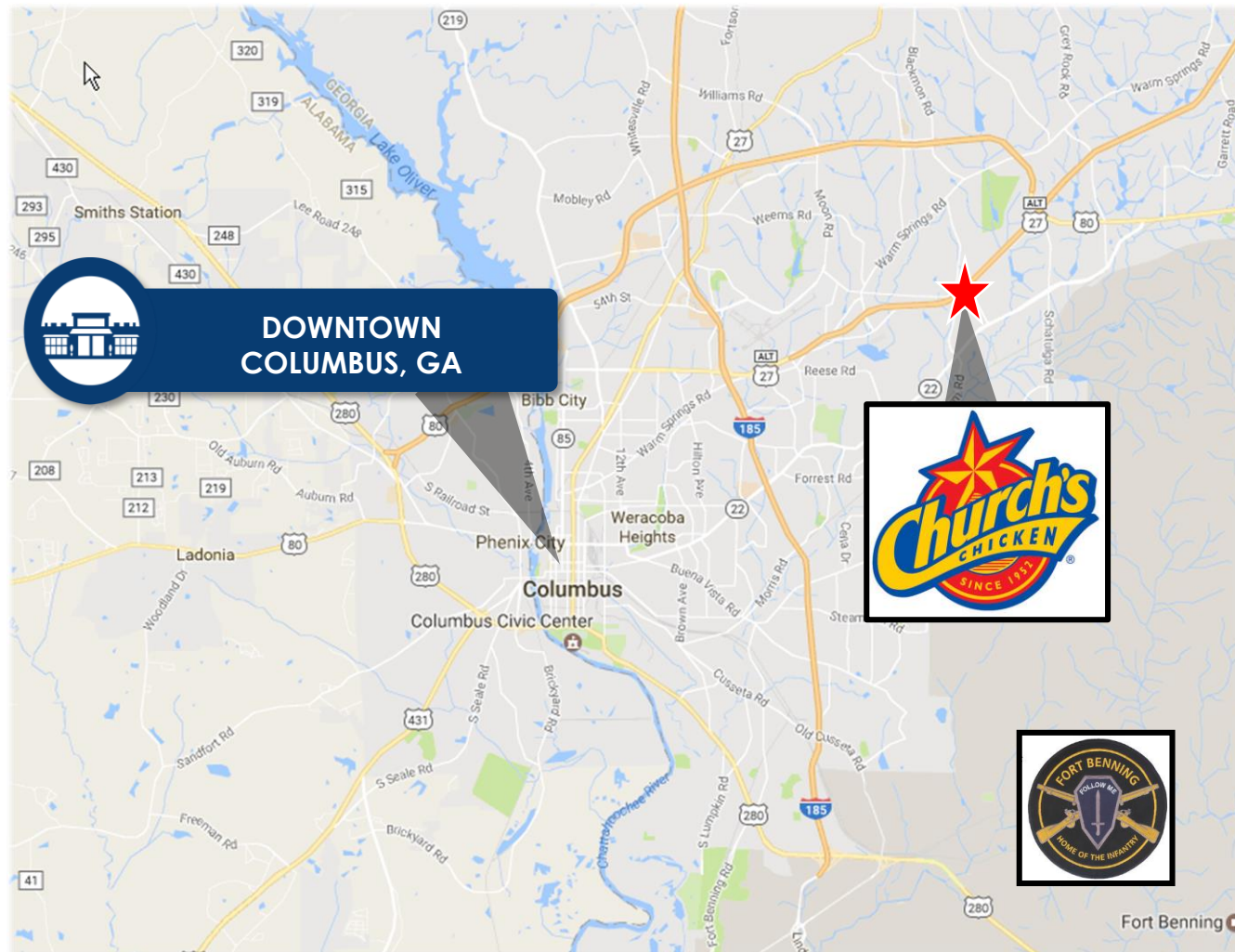
Map Overview	1
Property Aerial	2
Property Photos	5
Executive Summary	6
Demographics	7
Traffic Counts	8
Tenant Information	9



# MAP OVERVIEW

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN

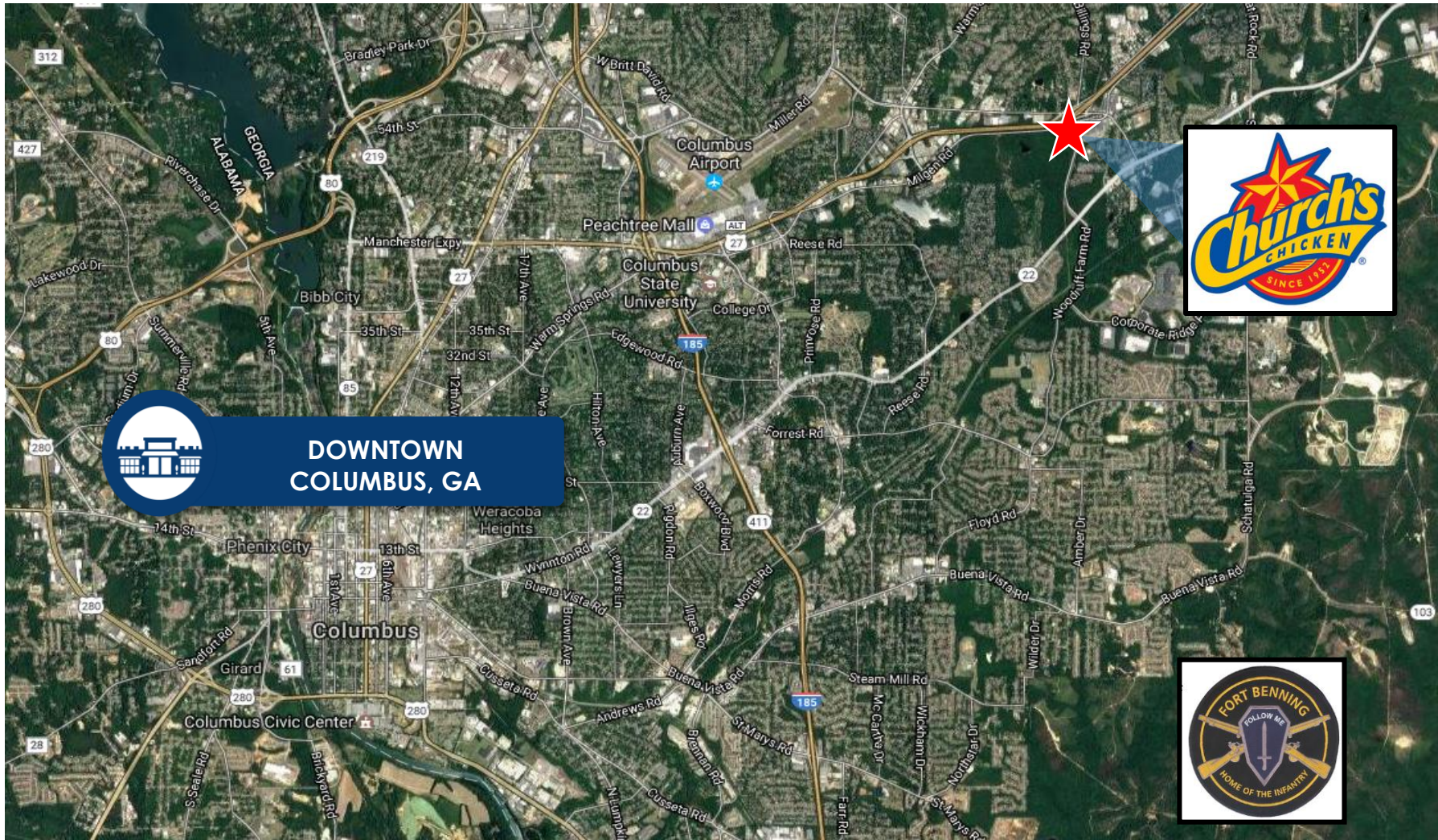




# PROPERTY AERIAL

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN





# PROPERTY AERIAL

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN





# PROPERTY AERIAL

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN

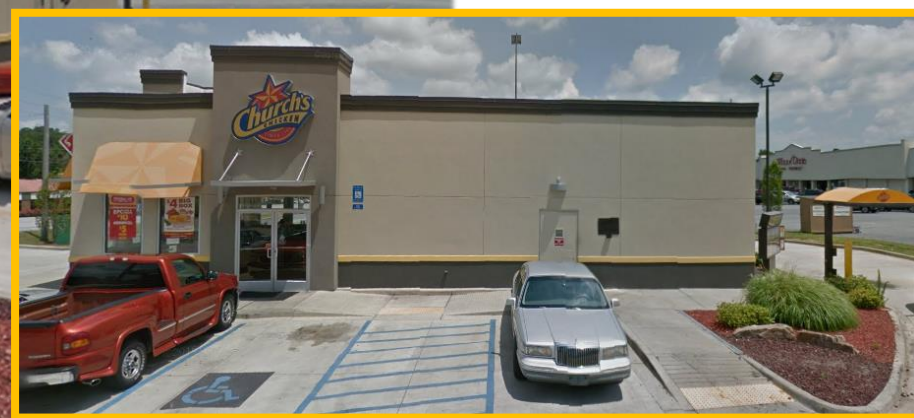




# PROPERTY PHOTOS

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN





# EXECUTIVE SUMMARY

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN

## SUMMARY

ANNUAL RENT	<b>\$100,795.57</b> (\$54.48 per building SF) (1,850 SF building)
CURRENT RENT COMENCEMENT	March 7, 2014
INITAIL LEASE EXPIRATION	March 6, 2029
INITIAL LEASE TERM	15-Year Net/Net/Net
RENEWAL OPTIONS	Four (4) / 5— Year Renewals
RENT INCREASES	<b>1% Annually</b> and continues in Each Option Period
TENANT RESPONSILBILITIES	RE Taxes, Insurance, Structure, Roof, HVAC & Parking Lot Maintenance
LESSOR REPOSNSIBILITIES	None
LEASE GUARANTOR	Cajun Global, LLC – Corporate Guaranty

## TERMS

PRICE	<b>\$1,919,916</b>
CAP	<b>5.25%</b>

## HIGHLIGHTS

- Freestanding Church's Chicken
- 15 Year NNN Corporate Backed Lease
- **1% Rent Increase Annually and continues in the Options**
- Nearby Fort Benning For Additional Traffic Generation
- **Main Thoroughfare Traffic Light Corner Site with Excellent Visibility**
- Approx. 8 miles from Downtown Columbus, GA
- Strong Daily Traffic Counts
- Nearby national retailers include Publix, Winn-Dixie, Ollie's, and many more.

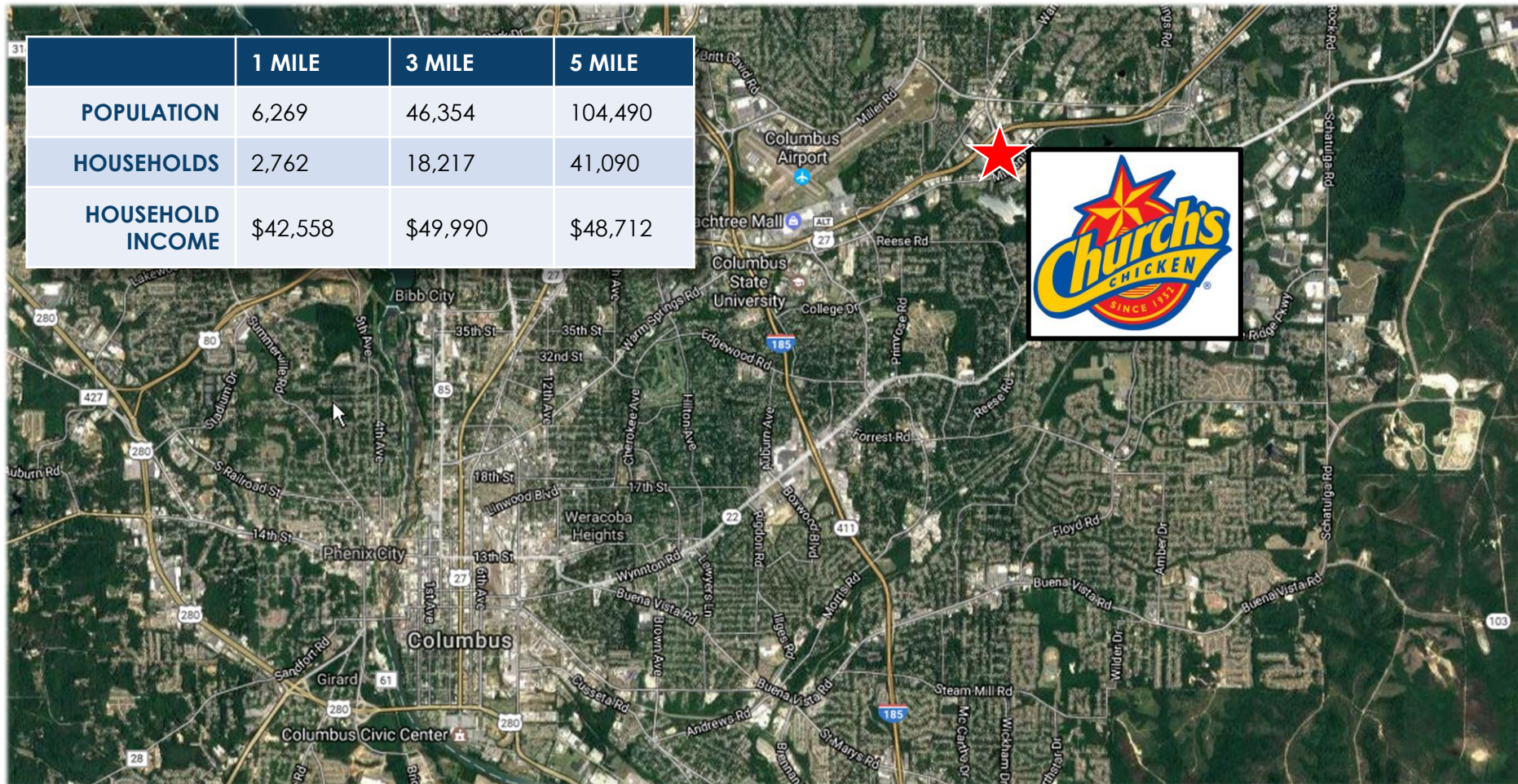


# DEMOGRAPHICS

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN

	1 MILE	3 MILE	5 MILE
POPULATION	6,269	46,354	104,490
HOUSEHOLDS	2,762	18,217	41,090
HOUSEHOLD INCOME	\$42,558	\$49,990	\$48,712





# DAILY TRAFFIC COUNTS

6001 Miller Road Columbus, GA 31909

CHURCH'S CHICKEN

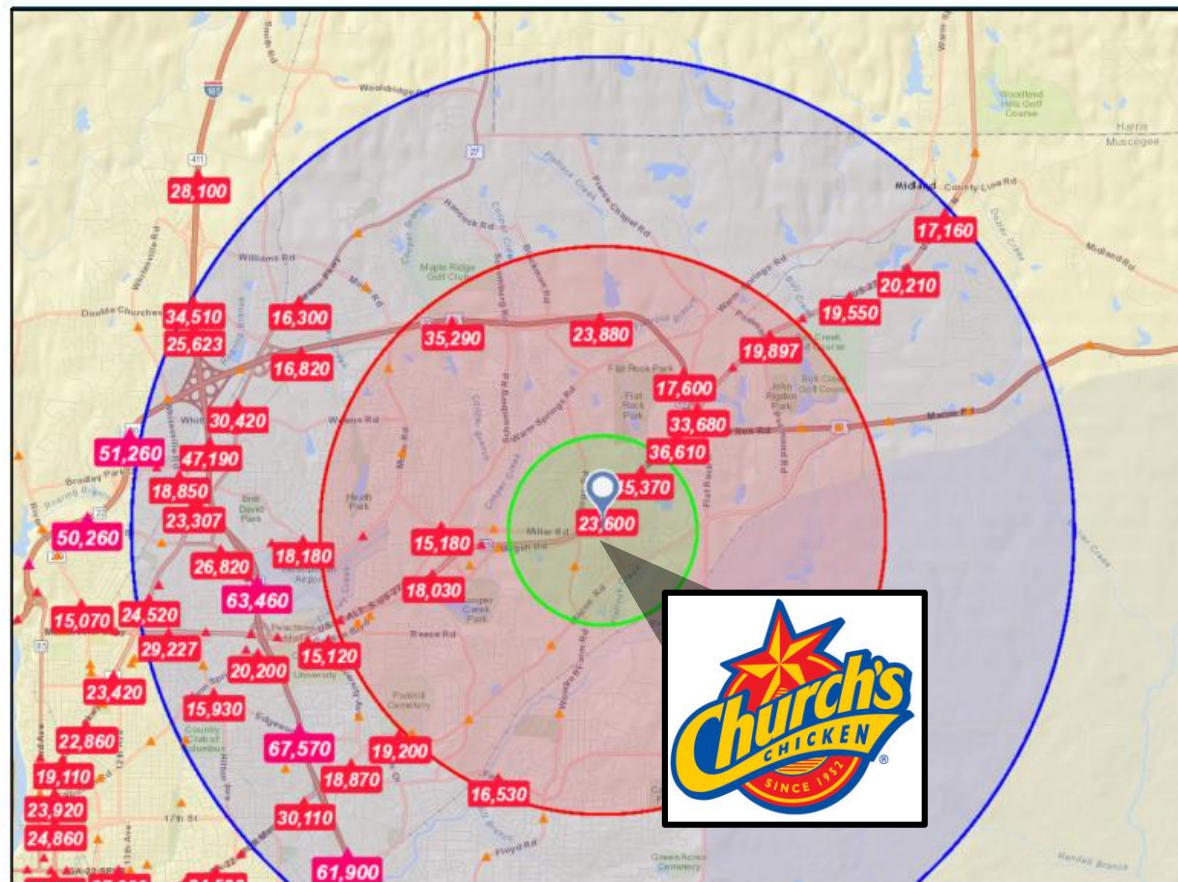


esri

## Traffic Count Map

6001 Miller Rd, Columbus, Georgia, 31907

Rings: 1, 3, 5 mile radii



# CORPORATE TENANT INFORMATION

6001 Miller Road Columbus, GA 31909

## CHURCH'S CHICKEN

### Cajun Global LLC Announces the Opening of Its 500th International Restaurant

The Newest Restaurant Will Serve Guests in Singapore

 The Church's Chicken(R) and Texas Chicken(R) brand celebrates an international milestone in opening its 500th restaurant!

NEWS PROVIDED BY

**Cajun Global LLC** →

Sep 20, 2016, 09:30 ET

SHARE THIS ARTICLE



ATLANTA, Sept. 20, 2016 /PRNewswire/ -- Expanding its already significant global presence, Cajun Global LLC, franchisor of *Church's Chicken*® and *Texas Chicken*®, hit a milestone by opening its 500<sup>th</sup> international restaurant. On Sept. 20, Select Group, franchisee for *Texas Chicken* in Singapore, opened the 500<sup>th</sup> international location at Resort World Sentosa. *Texas Chicken* first entered the Singapore market under the leadership of Vincent Tan, the Founder and Managing Director of Select Group, who has held the franchise for *Texas Chicken* Singapore since 2010. To date there are 13 *Texas Chicken* restaurants in Singapore.

#### **About *Texas Chicken* / *Church's Chicken***

Founded in San Antonio, TX in 1952 by George W. Church, *Church's Chicken*, along with its sister brand *Texas Chicken* outside of the Americas, is one of the largest quick service chicken restaurant chains in the world. The brands specialize in Original and Spicy Chicken freshly prepared throughout the day in small batches that are hand-battered and double-breaded, *Tender Strips*®, sandwiches, honey-butter biscuits made from scratch and freshly baked, and classic, home-style sides all for a great value. *Church's Chicken* and *Texas Chicken* have more than 1,650 locations in 25 countries and global markets and system-wide sales of more than \$1 billion. For more information, visit [www.churchs.com](http://www.churchs.com). Follow *Church's*® on Facebook at [www.facebook.com/churchschicken](http://www.facebook.com/churchschicken) and Twitter at [www.twitter.com/churchschicken](http://www.twitter.com/churchschicken).



# THANK YOU

## BILL WEITZENKORN, CCIM

Senior Vice President - Investment Sales  
404-475-9000 ext 113  
[bill@sullivanwickley.com](mailto:bill@sullivanwickley.com)

