



Dewey Property Advisors

INVESTMENT OFFERING



STNL | NEW CONSTRUCTION | NORTH CAROLINA

Presented By

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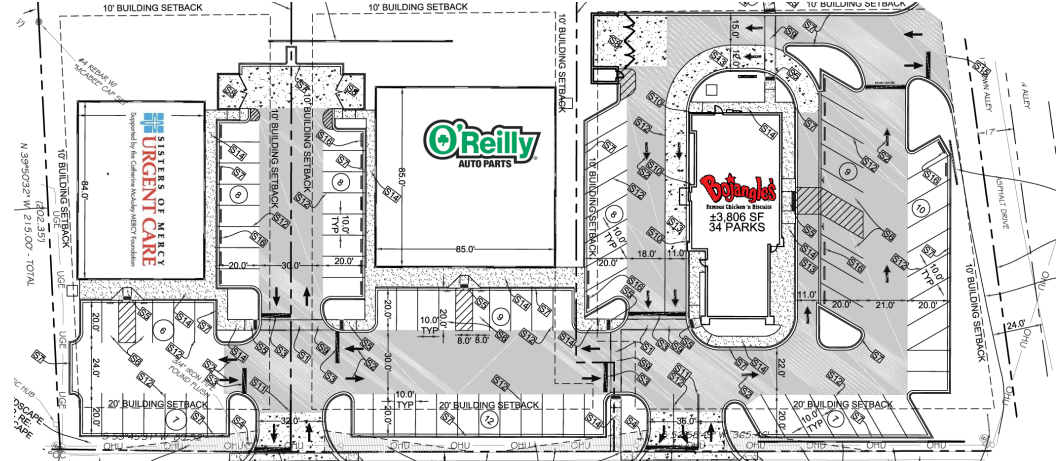
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DEWEY PROPERTY ADVISORS

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BOJANGLES' INVESTMENT OFFERING | 84 W MILLS STREET, COLUMBUS, NC 28722

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,087,000
Cap Rate:	5.75%
NOI:	\$120,000
Lot Size:	+/- 1.0 Acres
Year Built:	Under Construction / Spring 2019
Building Size:	3,800 SF
Market:	Columbus, NC
County:	Polk County

PROPERTY OVERVIEW

Single tenant net lease investment in Columbus, North Carolina positioned near Tryon International Equestrian Center, a world-class equestrian competition campus. Located just off interstate 26, nestled in the heart of North Carolina's Blue Ridge Mountains. Excellent visibility with signalized access along Mills Street/Hwy 108.

DEAL HIGHLIGHTS

- 20 Year Lease
- Year 1 Rent: \$120,000
- 5% Rent Increases every 5 Years
- Four, 5-Year Renewal Options
- Experienced Operator - 60 restaurants in five states
- May also be purchased as a portfolio with an adjacent O'Reilly Auto Parts



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