

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



OFFERING MEMORANDUM

CHURCH'S CHICKEN

20 HOSPITAL RD | NEWNAN, GA 30263

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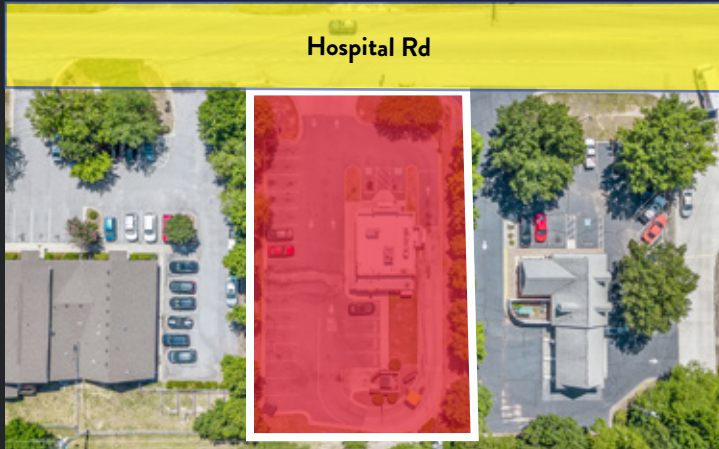
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EXECUTIVE OVERVIEW



CHURCH'S CHICKEN
20 Hospital Rd
NEWNAN, GA 30263



± 990 SF
GLA



1998 / 2018
YEAR BUILT/
RENOVATED



± 0.44 Acres
LAND AREA

INVESTMENT HIGHLIGHTS

- » **Attractive Long-Term Lease** – Tenant to sign brand new 20-year lease at the close of escrow – Strong commitment to site
- » **Healthy Rent-to-Sales** – Tenant to sign lease at sustainable rents - Please contact agent for more information
- » **Growing Cash Flow** – There are 10% increases scheduled every 5 years during the primary lease term and in options
- » **Experienced Operator** – The Chunara Food Group currently operates 51 quick service restaurants in the Atlanta MSA
- » **Newly Renovated** – Tenant invested over \$200,000 into updating older store up to current Church's Chicken Standards
- » **Absolute NNN Lease** – Zero landlord responsibilities - Tenant takes care of maintenance, taxes, insurance, roof and structure

FINANCIAL OVERVIEW

Financial Analysis



CHURCH'S CHICKEN
20 Hospital Rd
NEWNAN, GA 30263



\$1,285,000
LIST PRICE



5.60%
CAP RATE



\$72,000
ANNUAL RENT

CHURCH'S CHICKEN

LEASE DESCRIPTION

LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Franchisee
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	20 Years
LEASE COMMENCEMENT	COE
RENT COMMENCEMENT	COE
LEASE EXPIRATION	20 Years from COE
TERM REMAINING	20 Years from COE
INCREASES	10% Every 5 Years
OPTIONS	4, 5 Year Options
CAP RATE	5.60%
NOI	\$72,000

ANNUALIZED OPERATING DATA

YEAR	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Year 1-5	\$6,000	\$72,000	\$72.73	5.60%
Year 6-10	\$6,600	\$79,200	\$80.00	6.16%
Year 11-15	\$7,260	\$87,120	\$88.00	6.78%
Year 16-20	\$7,986	\$95,832	\$96.80	7.46%
Option 1	\$8,785	\$105,415	\$106.48	8.20%
Option 2	\$9,663	\$115,957	\$117.13	9.02%
Option 3	\$10,629	\$127,552	\$128.84	9.93%
Option 4	\$11,692	\$140,308	\$141.72	10.92%



TENANT OVERVIEW



±1,660
TOTAL LOCATIONS

29
STATES

30
GLOBAL MARKET



ABOUT CHURCH'S CHICKEN

Church's Chicken is an American chain of fast food restaurants specializing in fried chicken, also trading outside North America and Asia as Texas Chicken.

Retired incubator salesman George W. Church Sr. had the idea in 1952 to offer fried chicken in a fast-food setting. The first Church's Fried Chicken to Go opened across the street from the Alamo in San Antonio, Texas, and sold only fried chicken. French fries and jalapenos were added to the menu in 1955. Today, the menu has expanded to include other traditional sides such as coleslaw, biscuits, mashed potatoes and fried okra, as well as desserts and dipping sauces.

The company, with more than 1,660 locations in 30 countries, is the third largest chicken restaurant chain behind KFC and Popeyes Louisiana Kitchen.

SURROUNDING AREA



AREA OVERVIEW

ATLANTA, GA



Distance to:
Hartsfield-Jackson Atlanta Int Airport
± 32 Miles



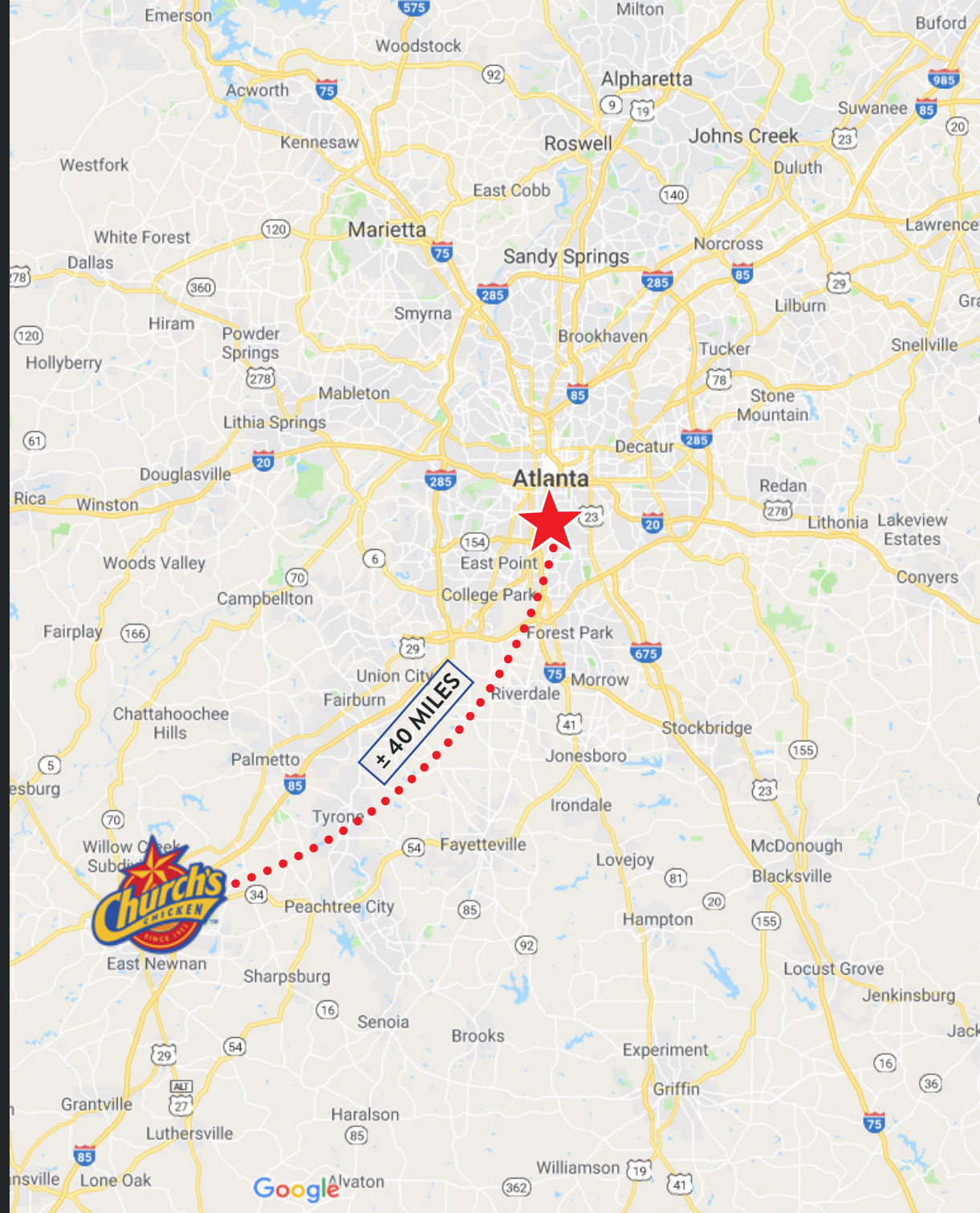
Distance to:
Downtown Atlanta
± 40 Miles



Distance to:
Mercedes-Benz Stadium
± 40 Miles



Distance to:
Georgia Aquarium
± 41 Miles



ATLANTA FAST FACTS

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services.

HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000), metro Atlanta is a premier location for headquarters. Metro Atlanta is also a leading headquarters location for food franchises, business services and nonprofits.

Metro Atlanta is a thriving ecosystem for entrepreneurs and new businesses. In 2017, ATLANTA WAS NAMED A RUNNER-UP TO THE TOP 20 TECH STARTUP ECOSYSTEMS GLOBALLY AND ONE OF THE TOP 10 CITIES FOR CORPORATE INNOVATION. There is an abundance of creative energy, talent and entrepreneurial spirit in metro Atlanta. Many companies choose metro Atlanta to locate their innovation centers.

A business-friendly environment and low cost of doing business are key elements for growth and opportunity in the metro Atlanta region. Site Selection named Georgia the #1 STATE FOR BUSINESS CLIMATE in 2013, 2014, 2015 and 2016. Area Development ranked Georgia the #1 STATE FOR DOING BUSINESS in 2014, 2015 and 2016. KPMG indexed Atlanta with the LOWEST RELATIVE COST OF DOING BUSINESS of the nation's ten largest metro areas in 2016.

TARGETED INDUSTRIES

TECHNOLOGY

- » World-class technology community – from startups to FORTUNE 500 companies
- » Headquarters of technology leaders including NCR, Global Payments, First Data, SecureWorks, among others
- » Home to the Advanced Technology Development Center
- » (ATDC) – one of 12 business incubators changing the world, according to Forbes
- » Strengths in FinTech, cyber security, IoT/mobile, health IT, digital media and supply chain

SUPPLY CHAIN & ADVANCED MANUFACTURING

- » Global logistics hub for the Southeast with extensive intermodal network of air, road, rail and port
- » 5th in the nation for metro area transportation and
- » logistics employment
- » 6th largest U.S. industrial real estate market
- » Strengths in supply chain management software, distribution services, food processing, aerospace and automotive

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Census	4,458	27,378	48,426
2019 Estimate	4,695	31,096	56,159
2024 Projection	4,869	33,100	60,173
Growth 2019-2024	3.71%	6.45%	7.15%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Census	1,704	10,125	17,956
2019 Estimate	1,847	11,769	21,113
2024 Projection	1,934	12,628	22,726
Growth 2019-2024	4.71%	7.30%	7.64%

INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$76,987	\$72,396	\$79,715

ATLANTA MSA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

ECONOMY

Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations.

Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations. Many corporations are drawn to Atlanta on account of the city’s educated workforce; as of 2010, nearly 43% of adults in the city of Atlanta have college degrees, compared to 27% in the nation as a whole.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Church's Chicken** located in **20 Hospital Rd | Newnan, GA 30263** ("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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