



CAPTAIN D'S

Pell City, Alabama

915 Martin Street South, Pell City, Alabama 35128



of RPS Capital Management LLC

ON MARKET: CAPTAIN D'S IN PELL CITY, ALABAMA



INVESTMENT HIGHLIGHTS

- ▶ **Captain D's in Pell City, AL**
40 MILES EAST OF BIRMINGHAM
- ▶ **More Than Six Years Remaining on a Triple-Net (NNN) Lease**
ZERO LANDLORD RESPONSIBILITIES | 8, 5-YEAR OPTIONS TO EXTEND
- ▶ **Corporate Guaranty | Captain D's Limited Liability Company**
#1 SEAFOOD FRANCHISE IN AMERICA BY AVERAGE UNIT VOLUME
- ▶ **Hedge Against Inflation**
1.5 PERCENT ANNUAL INCREASES
- ▶ **Heavily Trafficked Location**
MARTIN STREET SOUTH | 19,000 VEHICLES PER DAY (VPD)
- ▶ **Shopping Center Recently Re-Tenanted**
TRACTOR SUPPLY, MARTIN'S, AND BARGAIN HUNT
- ▶ **Unit Level Economics | Site Has Healthy Rent to Sales**
SALES RISING 3.5% YEAR-OVER-YEAR | 7.77% RENT TO SALES
- ▶ **Additional Tenants in the Immediate Vicinity Include: Sonic, Enterprise, Dollar General, Advance Auto Parts, CVS, BB&T, McDonald's, and Many More.**

FINANCIAL OVERVIEW

PRICE	\$915,019
CAP RATE	7.00%
NOI	\$64,051
PRICE PER SQUARE FOOT	\$269.28
RENT PER SQUARE FOOT	\$18.85
YEAR BUILT	1994
APPROXIMATE LOT SIZE	0.34 Acre
GROSS LEASEABLE AREA	3,398 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Captain D's, Limited Liability Company (LLC)
LEASE TYPE	Triple-Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility

915 MARTIN STREET SOUTH
PELL CITY, ALABAMA 35128



ANNUALIZED OPERATING DATA				
	BASE RENT		ANNUAL RENT	MONTHLY RENT
CURRENT	8/31/2019		\$63,104.70	\$5,258.73
9/1/2019	8/31/2020		\$64,051.30	\$5,337.61
9/1/2020	8/31/2021		\$65,012.07	\$5,417.67
9/1/2021	8/31/2022		\$65,987.25	\$5,498.94
9/1/2022	8/31/2023		\$66,977.06	\$5,581.42
9/1/2023	8/31/2024		\$67,981.72	\$5,665.14
9/1/2024	8/31/2025		\$69,001.44	\$5,750.12

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LEASE SUMMARY

LEASE COMMENCEMENT DATE	8/30/2005
LEASE EXPIRATION DATE	8/31/2025
LEASE TERM	20 Years
TERM REMAINING	6+ Years
INCREASES	1.5% Annually
OPTIONS TO RENEW	8, 5-Year



TENANT OVERVIEW

Captain D's is a U.S.-based chain of fast casual seafood restaurants specializing in seafood and their first one opening in Donelson, Tennessee, on August 15, 1969. Known originally as Mr. D's Seafood and Hamburgers, Captain D's changed its company name to Captain D's Seafood in 1974 to focus more exclusively on its classic fish and chips, shrimp and side dishes.

Throughout the 1970s, the company grew rapidly and added special programs like the Kids' Birthday Club and children's comic books. During the 1980s and 1990s, the company's logo and building design evolved.

Throughout 2016, Captain D's experienced a surge of franchise and corporate development, with 13 new locations opened, along with numerous development agreements signed to open additional restaurants. This ongoing growth expanded the brand's presence in states nationwide, including Alabama, Arkansas, Florida, Georgia, Illinois, Louisiana, North Carolina, South Carolina, Tennessee, Texas, and Virginia.



OVERVIEW

TENANT TRADE NAME Captain D's

OWNERSHIP Private

TENANT Captain D's

LEASE GUARANTOR Captain D's
Limited Liability Company (LLC)
Corporate

NUMBER OF LOCATIONS 500+ Locations





RECENT RETENATING SHOPPING CENTER

CAPITAL COMMITMENT TO MARKET

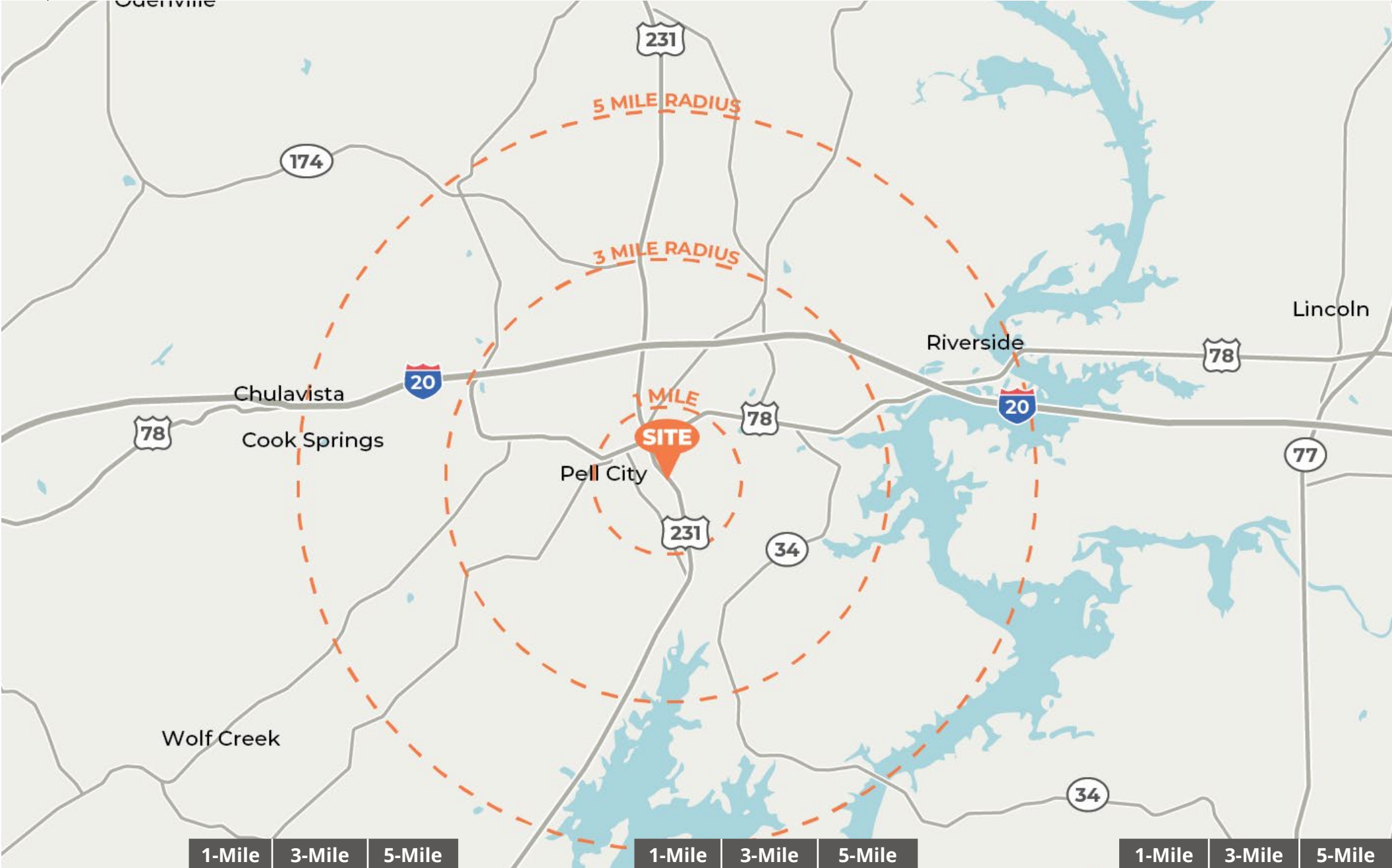
ABOUT PELL CITY

Pell City is open for business. They are located on Interstate 20 in the vital Atlanta – Birmingham corridor. They are within easy reach of all the major markets in the Southeast. They have an outstanding industrial park and their Economic Development Council is ready to assist you in making your business plan work here. Their job training programs assure that our workforce is second to none.

The quality of life here is about as good as it gets. Their climate is ideal. They are on the shores of beautiful Lake Logan Martin where lakefront living at reasonable prices is a reality. The quality of their health care system is evidenced by their new (December 2011) state of the art hospital, St Vincent's St Clair. Their educational system is a leader in their state. The recent addition of Jefferson State Community College (2005) provides wonderful educational opportunities for all their people (particularly in the health sciences where we are a leader in producing nurses). In 2004 they established their city as a cultural center in their state with the opening of the Pell City Center for Education and the Performing Arts which is home to a 400-seat state of the art theater complete with orchestra pit.

Their Lakeside Park is home to their Civic Center with facilities for meetings large and small. Their thriving and growing tennis program is led by Sarah Stewart recently named Alabama's Professional of the Year. All youth sports are available and professionally managed by their outstanding staff. There are numerous classes offering opportunities for self-improvement. Lakeside Park also has a beautiful walking trail, outdoor pavilions, an outstanding playground, fishing and boat launching.





	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2010 Population	1,792	10,382	18,487	2010 Households	720	4,161	7,300	2019 Average HH Income	\$60,205	\$62,167	\$67,991
2019 Population	1,918	11,117	19,829	2019 Households	770	4,451	7,837	2019 Median HH Income	\$43,687	\$48,525	\$54,496
2024 Population	1,990	11,537	20,578	2024 Households	798	4,614	8,126	2019 Per Capita Income	\$24,170	\$24,890	\$26,872

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