

BOJANGLES'

1590 LEE VICTORY PKWY
SMYRNA, TN

OFFERING
MEMORANDUM



REPRESENTATIVE PHOTO

LISTED BY

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REPRESENTATIVE PHOTO

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease – Landlord has zero landlord responsibilities, the tenant takes care of insurance, real estate taxes, and maintenance
- Tax Free State – Tennessee is one of 8 states out of 50 that has no state income taxes – great investment for those also living in tax free states or for those who do not want to file taxes in other states
- Nearby national tenants – Include Publix, Starbucks, Goodwill, Burger King, Speedway, McDonald's, Shell, Sonic Drive-In, Anytime Fitness, Arby's, amongst others
- Strong Demographics – Population of 46,858 within 3-miles, 87,693 within 5-miles. Population projected to grow 14.90% by 2024.
- Located about 20 miles SE of Nashville, just off I-24 exit.
- Development Momentum – New construction Starbucks, Burger King, more development underway.
- Strong Guarantee – Corporately backed by Bojangles' Restaurants, Inc.
- Bojangles operates over 700 restaurants and has posted 27 consecutive quarters of positive comparable restaurant sales
- Bojangles is one of the most popular and fastest growing quick service restaurant brands in the Southeast.

FINANCIAL OVERVIEW

EXECUTIVE SUMMARY

Property Name	Bojangles'
Property Address	1590 Lee Victory Pkwy Smyrna, TN
Gross Leasable Area	± 3,738 SF
Year Built	2013

FINANCIAL HIGHLIGHTS



LIST PRICE

Contact Broker



TERM REMAINING

± 1 Years

ANNUALIZED OPERATING DATA

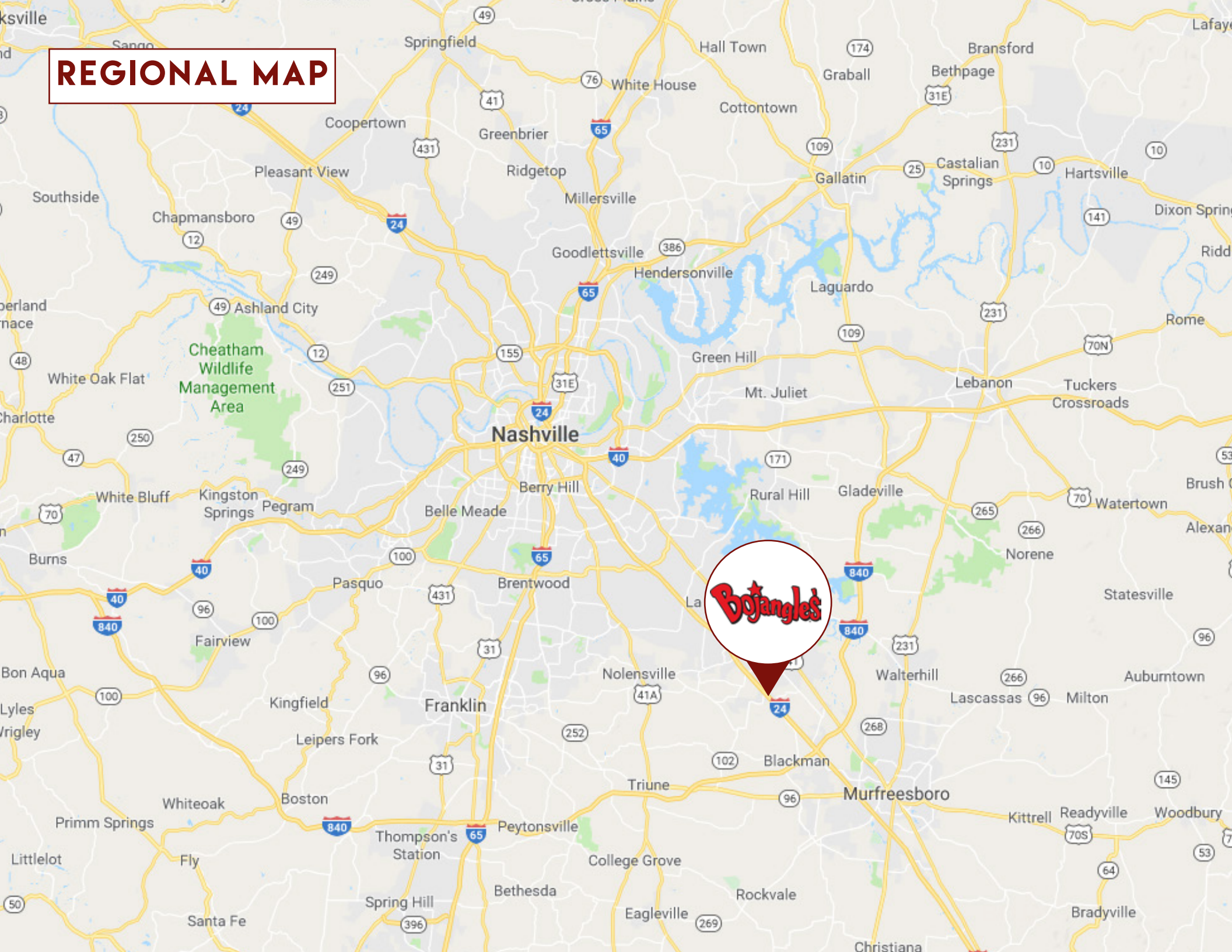
	Annual Rent	Monthly Rent	Rent PSF
Current to 12/1/19	\$100,000.00	\$8,333.33	\$26.75
12/2/19 to 12/1/22	\$102,000.00	\$8,500.00	\$27.29
12/2/22 to 12/1/27	\$105,060.00	\$8,755.00	\$28.11
12/2/27 to 12/1/32	\$110,313.00	\$9,192.75	\$29.51
12/2/32 to 12/1/37	\$115,828.65	\$9,652.39	\$30.99

TENANT SUMMARY

Tenant Trade Name	Bojangles'
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Expiration Date	12/1/2019
Term Remaining	1 Year
Increases	2% first option exercised, 3% 2nd option, 5% last two
Options	One (1) 3-year , & Three (3) 5-Years preceding

REPRESENTATIVE PHOTO

REGIONAL MAP



SURROUNDING TENANTS



AREA OVERVIEW

SMYRNA, TN

Located 30 minutes outside of Nashville, Smyrna is an up and coming town that gives off the small town feel with easy access to big town life. It was voted as one of the best places in the US to retire and has steadily increased in population.

The Nissan plant, the largest automobile manufacturing plant under one roof, was built on approximately 800 acres in record time with over 2,000 construction laborers working seven days a week. The first vehicle was produced in 1983. Nissan has been a good corporate citizen over the years providing steady employment to approximately 6,000 workers. The economic future of Smyrna appears bright given its strategic geographic location. The availability of ample utilities and supporting major transportation facilities (air, road and rail) makes Smyrna an attractive location for business and industry.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2024 Projection	10,391	50,283	93,362
2019 Estimate	9,468	46,123	85,554
Growth 2019-2024	9.75%	9.02%	9.13%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2024 Projection	3,757	18,193	33,549
2019 Estimate	3,426	16,661	30,696
Growth 2019-2024	9.66%	9.20%	9.29%
INCOME	1 Mile	3 Mile	5 Mile
2019 Est. Average Household Income	\$94,580	\$81,863	\$80,156



NASHVILLE, TN

Nashville is a genuine geographic bull's eye, Nashville is perfectly positioned to draw people together. In fact, in 2016, Nashville brought in 13.9 million visitors. This increased from 13.5 million in 2015. Nashville is served by all major airlines and sees around 440 daily arrivals and departures at the airport. With more than 27,700 hotel rooms in the city and 40,600 total in the MSA, Nashville is accommodating for all travelers. Nashville is the capital and largest city in Tennessee. The city is a center for the music, healthcare, publishing, banking and transportation industries, and home to numerous colleges and universities. As Music City USA it is known as the center of the country music industry.



ECONOMY

In recent times Nashville has been described as a “southern boomtown” by numerous publications, with it having the third fastest growing economy in the United States as of 2017. It has been stated by the US Census Bureau that Nashville “adds an average of 100 people a day to its net population increase”. The Nashville region was also stated to be the “Number One” Metro Area for Professional and Business Service Jobs in America, as well as having the “Hottest Housing market in America” as stated by the company Zillow.

Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Nashville is home to more than 300 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals. As of 2012, it is estimated that the healthcare industry contributes \$30 billion per year and 200,000 jobs to the Nashville-area economy.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Bojangles'** located at **1590 Lee Victory Pkwy, Smyrna, 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.

EXCLUSIVELY LISTED BY

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REAL ESTATE INVESTMENT SERVICES

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A photograph of a Bojangles' restaurant building with a red roof and brick pillars, overlaid with a semi-transparent red filter. The building has the Bojangles' logo on its facade. In the foreground, there is a parking lot with a few cars and a signpost.

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