

ACTUAL SITE PHOTO

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REAL ESTATE INVESTMENT SERVICES



195 GAUSE BLVD, SLIDELL, LA | OFFERING MEMORANDUM

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EXECUTIVE OVERVIEW



CHURCH'S CHICKEN
195 GAUSE BLVD
SLIDELL, LA 70485



\$1,425,000
LIST PRICE



5.70%
CAP RATE



\$81,237.80
ANNUAL RENT

INVESTMENT HIGHLIGHTS

Premier Store & Corporate Guaranty

- » **High Sales Performance** - Well above domestic average (138% in 2018) - consistent year-over-year growth
- » **Low Rent-to-Sales** - Long-term profitability and tenant commitment to location
- » **Extensive Upscale Remodel** - Corporate remodel to newest prototype design
- » **Long-Term Tenant** - Location, historical sales, and remodel indicate tenant is staying at site - see broker for details and early extension
- » **Attractive 1.5% Annual Increase** - Allows an investor to grow return on yearly basis
- » **Corporate Guaranteed Lease** - Offers peace of mind and maximum security

Excellent Real Estate Fundamentals & Demographics

- » **5-Mile Radius** - Home to 88,026 people with an average household income of \$74,048
- » **Projected Population Growth ('19 - '24):** 5.43% within 5-mile radius and 6.63% within 1-mile radius of site
- » **Traffic Counts (Vehicles Per Day)** - Gause Blvd (±25,000 VPD), E Hall Ave (±17,000 VPD), & Front St (22,000 VPD)
- » **Visibility and Access** - Three (3) points of entry/exit and pylon sign
- » **National Retail Synergy** - The site is located in a dense national retail corridor including AutoZone, Burger King, Chase Bank, Starbucks, and Walgreens among others

FINANCIAL OVERVIEW

PARCEL MAP



CHURCH'S CHICKEN
195 GAUSE BLVD
SLIDELL, LA 70458



± 2,200 SF
GLA



± 0.60 Acres
LOT SIZE



1972
YEAR BUILT

CHURCH'S CHICKEN LEASE SUMMARY

TENANT TRADE NAME	Church's Chicken
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	20 Years
LEASE EXPIRATION DATE	1/27/2028
TERM REMAINING ON LEASE	± 8.5 Years
INCREASES	1.5% Annual
OPTIONS (1.5% ANNUAL INCREASES)	Two, 10-Year Options

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	ANNUAL INCREASE	CAP RATE
Jan 2019 - 2020	\$6,669.77	\$80,037.24	1.50%	5.62%
Jan 2020 - 2021	\$6,769.82	\$81,237.80	1.50%	5.70%
Jan 2021 - 2022	\$6,871.36	\$82,456.37	1.50%	5.79%
Jan 2022 - 2023	\$6,974.43	\$83,693.21	1.50%	5.87%
Jan 2023 - 2024	\$7,079.05	\$84,948.61	1.50%	5.96%
Jan 2024 - 2025	\$7,185.24	\$86,222.84	1.50%	6.05%
Jan 2025 - 2026	\$7,293.02	\$87,516.18	1.50%	6.14%
Jan 2026 - 2027	\$7,402.41	\$88,828.92	1.50%	6.23%
Jan 2027 - 2028	\$7,513.45	\$90,161.36	1.50%	6.33%

Pricing is Based off of Rent Increase in 2020
Two, 10-Year options w/ 1.5% Annual Increases

TENANT MAP





TENANT OVERVIEW

For more than 60 years, Church's Chicken has been serving freshly cooked, quality fried chicken at value prices. Founded in Texas by George W. Church, Sr., in 1952, Church's Chicken is now an international brand and one of the fastest growing chicken franchises worldwide. In addition to its famous fried chicken, Church's offers a diverse menu that includes chicken wings and sandwiches as well as fried okra and jalapeno cheese bombers as side dishes. A big hit with customers is Church's unique Honey Butter Biscuits, which are hand-made from scratch. With their dedication to providing affordable and flavorful home-style chicken meals in a business model proven to be efficient and profitable, Church's Chicken offers highly attractive franchise opportunities for entrepreneurs.

WWW.CHURCHS.COM

±1,009
LOCATIONS

±1,800
EMPLOYEES

ATLANTA, GA
HEADQUARTERED

AREA OVERVIEW



SLIDELL, LA

Slidell is a city on the northeast shore of Lake Pontchartrain in St. Tammany Parish, Louisiana. Slidell is the global headquarters for automotive manufacturer and military contractor Textron Marine & Land Systems. The city of Slidell is only 28 miles north of New Orleans. New Orleans is a major United States port and the largest city and metropolitan area in the state of Louisiana. The city is known for its distinct French and Spanish Creole architecture, as well as its cross-cultural and multilingual heritage. New Orleans is famous for its cuisine, music (particularly as the birthplace of jazz) and its annual celebrations and festivals, most notably Mardi Gras. The city is often referred to as the "most unique" in the United States.

New Orleans is located in southeastern Louisiana, and occupies both sides of the Mississippi River. The heart of the city and its French Quarter is on the river's north side. The city and Orleans Parish are coterminous. The city and parish are bounded by the parishes of St. Tammany to the north, St. Bernard to the east, Plaquemines to the south, and Jefferson to the south and west.

NEW ORLEANS ECONOMY

New Orleans operates one of the world's largest and busiest ports and metropolitan New Orleans is a center of maritime industry. The region accounts for a significant portion of the nation's oil refining and petrochemical production, and serves as a white-collar corporate base for onshore and offshore petroleum and natural gas production.

New Orleans is also a center for higher learning, with over 50,000 students enrolled in the region's eleven two- and four-year degree-granting institutions. Metropolitan New Orleans is a major regional hub for the health care industry and boasts a small, globally competitive manufacturing sector. The center city possesses a rapidly growing, entrepreneurial creative industries sector and is renowned for its cultural tourism.

Virtually surrounded by water, the New Orleans metropolitan area is home to one of the busiest ports in the world and a center of maritime industry. The city is bordered by Lake Pontchartrain on the north, the Mississippi River along the southern edge, and bayous, lakes and marshlands everywhere else.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2019 Estimate	7,183	51,361	88,373
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2019 Estimate	2,794	19,242	33,355
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$63,619	\$69,151	\$76,160

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Jiffy Lube** located in **195 Gause Blvd Slidell, LA 31313** ("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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