



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Church's Chicken  
3400 N Roxboro Street  
Durham, NC 27704



# EXCLUSIVELY MARKETED BY:



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In Cooperation With:  
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BoR: Chris Sands - Lic. # 29362

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,395 SF Church’s Chicken Located at 3400 N Roxboro Street in Durham, NC. This Opportunity Includes an Absolute Triple Net Lease With a Tenant That Has a Long-Term 27 Year Operating History at This Location, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$1,055,786
CAP	7.00%
NOI	\$73,905
PRICE PER SF	\$756.84
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	3400 N Roxboro Street Durham, NC 27704
COUNTY	Durham
BUILDING AREA	1,395 SF
LAND AREA	0.56 AC
BUILT	1981



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Absolute Triple Net Lease With Zero Landlord Responsibilities
- Commitment to Site With Long-Term 27 Year Operating History at This Location
- Corporate Backed Lease With Strong Rent Increases of 1.5% Annually
- High Visibility – Drive-Thru Location Situated on a Signalized Intersection With Over 49,474 Combined Vehicles Per Day
- Excellent Demographics - Population of Over 73,911 Residents With an Average Household Income of \$65,319 Within a 3-Mile Radius
- Nearby Tenants Include: Burger King, Burlington, CVS, Panera Bread, Walgreen's, Chick-fil-A, Lowe's, Wells Fargo, Costco, PetSmart, IHOP and Verizon
- Located Less Than 5-Miles From Duke University, Which Spans Over 8,600 Acres and Serves Over 31,784 Students, 12,438 Academic and Administrative Staff and Over 38,000 University and Health System Employees
- Situated in the Medical District Which Contains Duke Regional Hospital (369 Beds With Over 500 Physicians) and Several Other Doctors, Clinics, Pharmacies That Are All Part of the Duke University Health System
- Durham is Part of the Raleigh-Durham-Chapel Hill Area Known as the Research Triangle Which Has a Population of 2.2 Million; The Research Triangle is a Region Anchored By the Three Major Universities of North Carolina State, Duke and University of North Carolina at Chapel Hill





# LEASE SUMMARY

TENANT	Cajun Realty, LLC
PREMISES	A Building of Approximately 1,395 SF
LEASE COMMENCEMENT	August 14, 1992
LEASE EXPIRATION	December 27, 2024
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 10 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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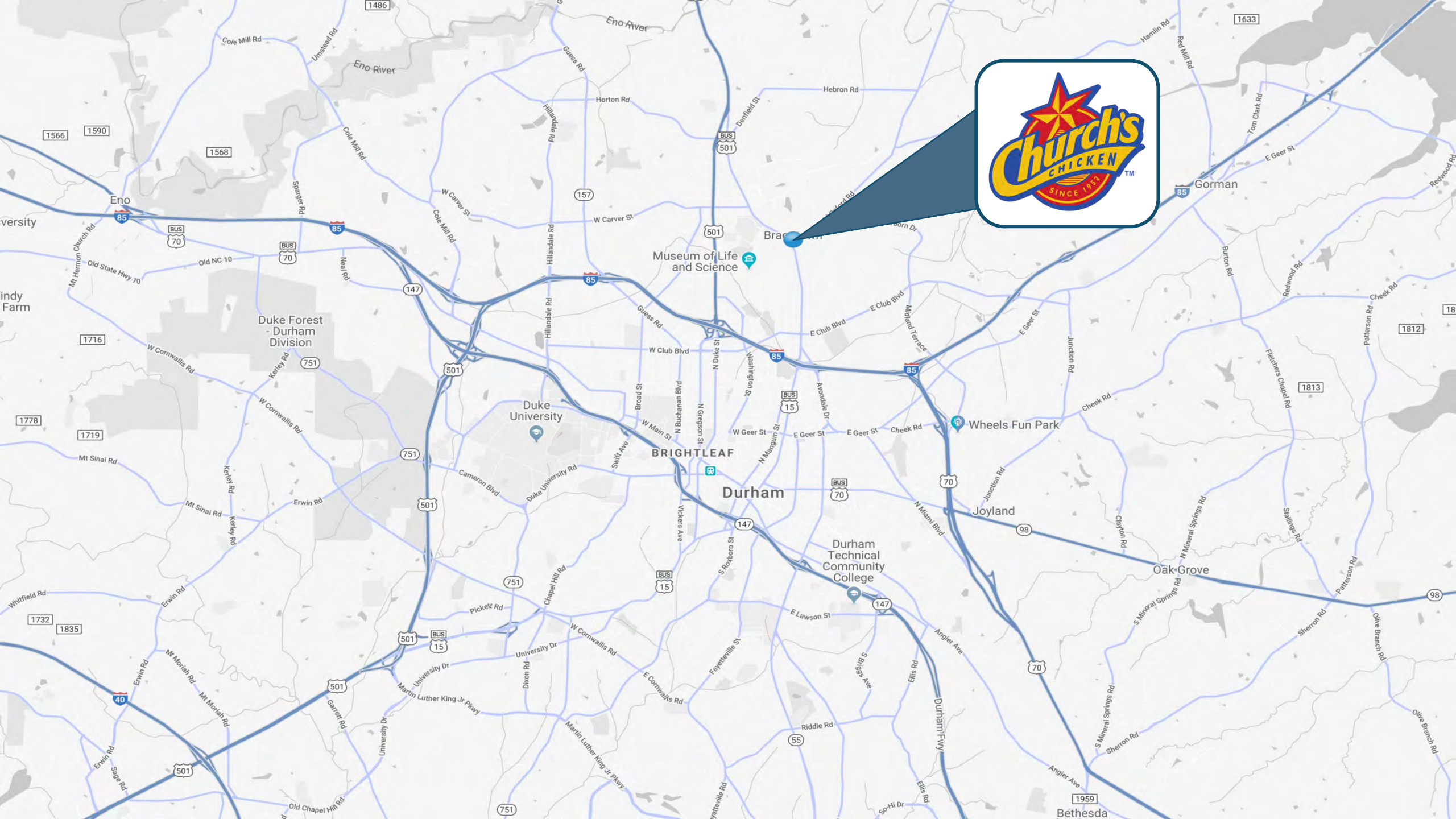
1,395 SF	\$73,905	\$52.98
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ACTUAL PROPERTY IMAGES







**COSTCO**  
WHOLESALE

**ROSS**  
DRESS FOR LESS

**DISCOVERY**  
ON BROAD

**UDA DENTAL**  
UNIVERSITY DENTAL ASSOCIATES  
SCOTT F. TUCKER DDS, PA

**SMILE DESIGN**  
DENTISTRY  
Family & Cosmetic Dentistry

**BULL CITY SMILES**  
COSMETIC & FAMILY DENTISTRY

**COO**  
**DURHAM COUNTY**



**DukeHealth**



**CITY OF MEDICINE**  
**ACADEMY**

**InStride**  
Cost & Access  
Center of Durham

**CVS**  
pharmacy

**Walgreens**

**Planned Parenthood**



**ZAXBY'S**



**LOWE'S**

**independence park**

**State Employees' Credit Union**

**Freddy's**  
STEAKBURGERS

**PNC**

**verizon**

**HOPE**  
**URGENT CARE**  
CLINIC

**Bragtown**  
Auto Care

**Koumi Japanese**  
Restaurant



**J**  
**JOSEFS**  
**PHARMACY**

**National Pawn**



**El Vaquero**  
Fashion De Durham

**N Roxboro St**

**Old Oxford Rd**





A fully accredited K-12 charter school

Carver Creek  
APARTMENTS



Duke's Chapel United Methodist Church

independence  
park

State Employees' Credit Union

Durham Voa  
Elderly Housing



MERIWETHER PLACE  
APARTMENTS

ATRIUM



DURHAM  
LAKEVIEW  
SCHOOL

Italian  
Pizzeria

TROSA  
Thrift Store



Fashion Avenue



Sunny Beauty  
Supply III



Braggtown  
School



Old Oxford Rd



N Roxboro St



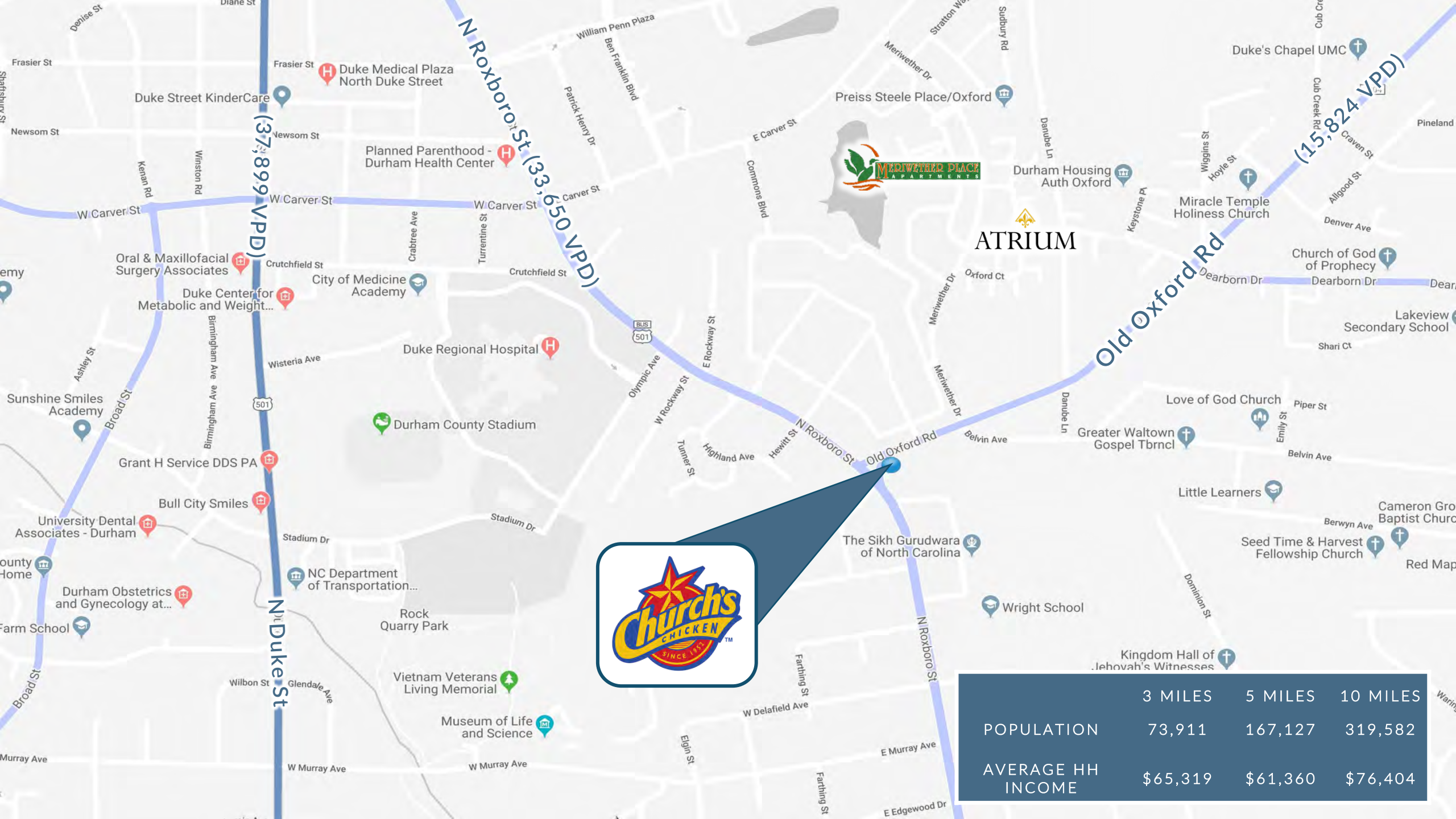


N Duke St

N Roxboro St







	3 MILES	5 MILES	10 MILES
POPULATION	73,911	167,127	319,582
AVERAGE HH INCOME	\$65,319	\$61,360	\$76,404



## DURHAM | DURHAM COUNTY | NC

Durham is the county seat of Durham County, with portions of the city extending into Wake and Orange Counties. The city's 2018 estimated population was 274,291 residents. The city is positioned at the core of the four county Raleigh-Durham-Chapel Hill metropolitan area, which has about 2,117,103 residents making it the state's fourth-fastest-growing metro area. Durham is home to the famous Research Triangle Park, which is the leading and largest high technology research and science park in North America. The city is also home to many great schools including Duke and North Carolina Central Universities. The city occupies a prime location in the heart of North Carolina and is a nexus for learning, creativity, research, and industry.

Durham County has evolved into an exceptional center for technology. Leading industry clusters here include the life sciences, advanced healthcare, software, information technology, transportation components, financial services and electronics. Durham is home to approx. 95 percent of the 170+ companies located in Research Triangle Park. Healthcare has also become Durham's largest employment cluster, which is why the city's nickname is the City of Medicine. Nearly one in three people in the city work in a health-related field, and more than 300 medical and health-related companies, medical practices, pharmaceutical research organizations, and three major hospitals are located in the area, with a combined payroll exceeding \$1.2 billion.

Cultural events showcase Durham's rich character and diversity. In 2008, Durham opened a new 2,800-seat performing arts center that has greatly expanded the city's growing cultural arts offerings to include Broadway productions and live performances. The city is also home to the Durham Performing Arts Center, which is the ninth most successful performing arts center in the U.S. and 11th globally, according to Pollster Magazine. The city is home to the beautiful Eno River State Park, which is a 4,200-acre park with woodlands for hiking, camping, canoeing & fishing areas. The city is home to the Museum of Life and Science, which is a science museum featuring an array of largely hands-on exhibits intended to spark curiosity and wonder.



DUKE UNIVERSITY



MUSEUM OF LIFE AND SCIENCE



DURHAM, NC



SANDS INVESTMENT GROUP

# DURHAM ACCOLADES

#3 BEST IN QUALITY  
OF LIFE IN THE WORLD

NUMBEO  
March 2019

#2 MOST FAMILY  
FRIENDLY CITIES

Homes.com  
February 2019

#2 HOUSING  
MARKETS FOR 2018

January 2018

#2 BEST BIG CITY  
TO LIVE IN

Trulia  
December 2017

#2 TECH HUB THAT  
MILLENNIALS PREFER  
TO SILICON VALLEY

Forbes  
November 2017

#2 MOST  
EDUCATED CITY

Forbes  
October 2017



# DURHAM ECONOMY

## MAIN EMPLOYERS

## # OF EMPLOYEES

Duke University & Health System	38,591
International Business Machines (IBM)	10,000
Durham Public Schools	5,003
Blue Cross & Blue Shield of NC	4,700
GlaxoSmithKline	3,000
Iqvia	2,600
Durham City Government	2,600
Research Triangle Institute (RTI)	2,227

### HOME TO DUKE UNIVERSITY

With Over 44,000  
Students and Staff;  
and Over 38,000  
University and  
Health Care System  
Employees

### HOME TO 3 HOSPITALS

Duke University  
Hospital, Select  
Specialty Hospital,  
and Durham  
Regional Hospital

### HOME TO THE RESEARCH TRIANGLE INSTITUTE

The Most Prominent  
High-Tech Research  
Centers in the U.S.





CHURCH'S CHICKEN

# TENANT PROFILE

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. With over \$1.2 billion in system-wide sales, the company has more than 1,700 locations in 25 countries and is the second largest chicken restaurant chain. This competitive value proposition combined with their product and simple operational formula are why Church's® has continued to grow into one of the largest chicken QSR concepts in the United States today.

At Church's®, customers belong to an organization that has been in operation since 1952 and has been franchising for over 40 years. It's all here: a great product, room for unit growth, restaurant support, and brand momentum. Over the past 64 years, Church's Chicken has developed meaningful relationships with the communities they serve. The locations of their restaurants have positively impacted their guests. Not only does Church's Chicken serve these communities, but they are also proud to employ many of its residents, creating a need for each other.



COMPANY TYPE  
Private



FOUNDED  
1952



# OF LOCATIONS  
1,700+



HEADQUARTERS  
Atlanta, GA



WEBSITE  
[churchs.com](http://churchs.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE



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