



Bojangles'

3021 CHARLESTON HWY
CAYCE, SC

OFFERING MEMORANDUM



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LISTED BY

Avery Barry

Associate

avery.barry@matthews.com
DIR (949) 873-0295
MOB (949) 769-1821
LIC # 02036379 (CA)

Wesley Connolly

Associate Vice President

wesley.connolly@matthews.com
DIR (949) 432-4512
MOB (707) 477-7185
LIC # 01962332 (CA)

KYLE MATTHEWS

BROKER OF RECORD
LIC # 105710 (SC)

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Corporate Guaranteed Long Term Lease** - This Long Term Absolute NNN Lease is Secured by Bojangles' Corporate Signature. Tenant pays for insurance, utilities, taxes, CAM, and maintains all facets of the site.
- **Strategically located off I-26** with over 43,000 VPD and more than 29,000 VPD on Charleston Hwy.
- **Large 1 Acre Parcel** – Site was strategically designed to accommodate big rigs and cargo trucks to park on site while dining at the restaurant.
- **Hedge Against Future Inflation** – Rental increases of 10% every 5 years provide increasing cashflow over the initial term of the lease, as well as in the option periods.
- **Cayce is a very exciting growing market** with an expected 8% Population growth in a 1-mile radius over the next 5 years.
- **Bojangles' is one of the fastest growing QSR (Quick Service Restaurant) brands** in the country, with a goal of doubling their total number of restaurants in the next 5-10 years.

FINANCIAL OVERVIEW

EXECUTIVE SUMMARY

Property Name	Bojangles'
Property Address	3021 Charleston Hwy Cayce, SC
Gross Leasable Area	± 3,151 SF
Lot Size	± 40,075 SF (1 Acre)

TENANT SUMMARY

Tenant Trade Name	Bojangles'
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Expiration Date	11/21/2029
Term Remaining	± 10 Years
Increases	10% Every 5 Years
Options	Two, 5 Years

FINANCIAL HIGHLIGHTS



LIST PRICE

\$2,400,000



CAP RATE

5.72%



TERM REMAINING

± 10 Years



PARENT COMPANY TRADE NAME
BOJANGLES' RESTAURANTS, INC.



OWNERSHIP
PUBLIC



OF LOCATIONS
± 760



OF EMPLOYEES
± 8,800



HEADQUARTERED
CHARLOTTE, NORTH CAROLINA



WEBSITE
WWW.BOJANGLES.COM



YEAR FOUNDED
1977

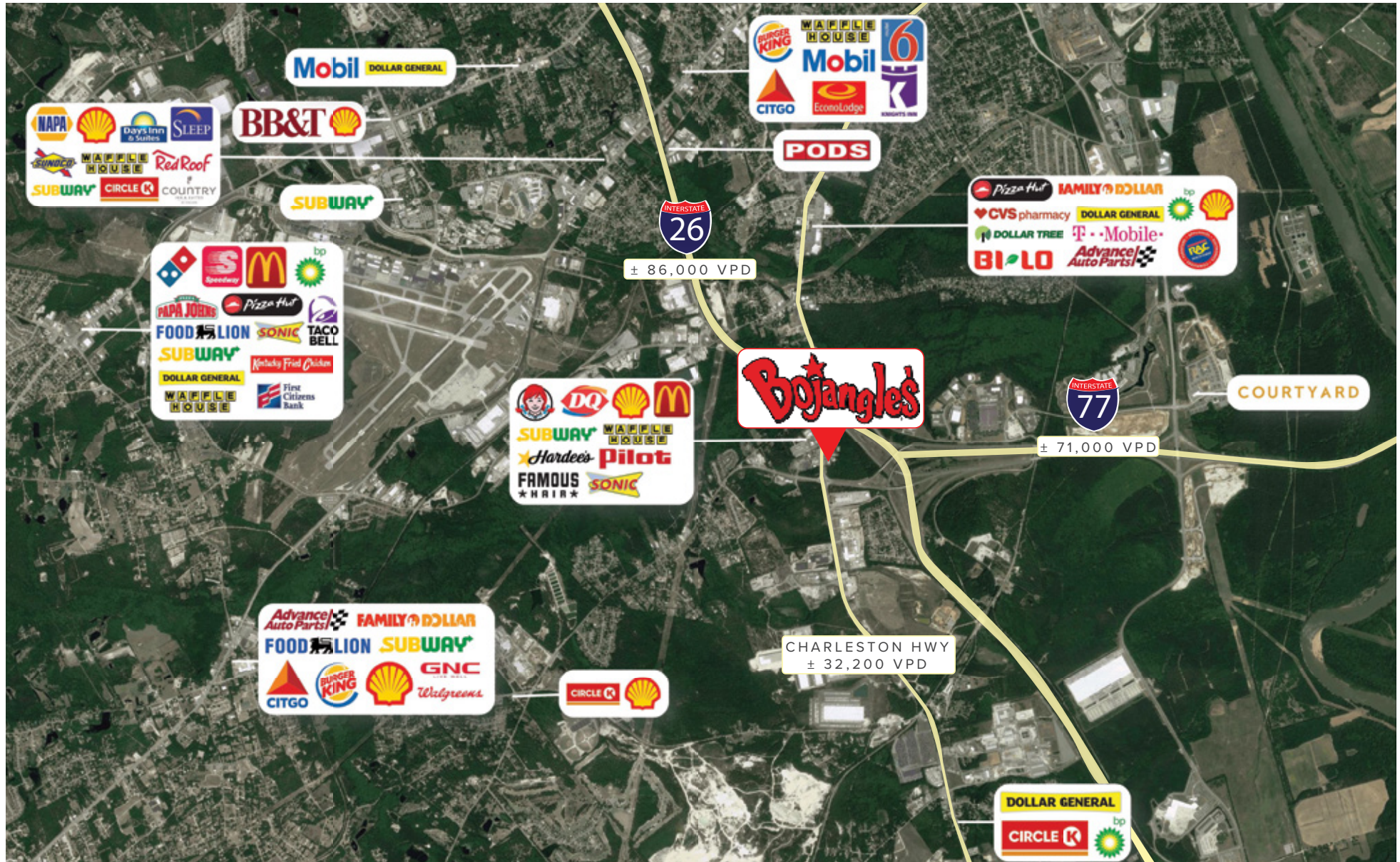
Bojangles'

Bojangles' Inc. is a Southeastern regional chain of fast food restaurants, specializing in mild cajun seasoning, fried chicken, and buttermilk biscuits. The company was founded in Charlotte, North Carolina in 1977 by Jack Fulk and Richard Thomas.

From fresh, never-frozen chicken that's marinated 12 hours before being hand breaded to our made-from-scratch biscuits baked up every 20 minutes all day long. In total, there are over 100 combinations of biscuits and biscuit sandwiches, all ready to be served up next to fixins like Bojangles' Dirty Rice® or a Bojangles' Cajun Pintos® and washed down with Legendary Iced Tea® steeped the old-fashioned way. There are even Bo-Smart® menu choices that include Roasted Chicken Bites™ and fat-free green beans for those looking to cut calories but never skimp on flavor.

BOJ of WNC, LLC and BOJ of TN, LLC are franchise groups for Bojangles' Restaurants, Inc. and based in Arden, NC. They started in 2001 with six restaurants in Asheville, NC and have grown to the 65 locations they have today in Western North Carolina, South Carolina, Tennessee, Georgia and Kentucky. They plan to continue their impressive operations growth and expansion.

SURROUNDING TENANTS



AREA OVERVIEW

CAYCE, SC

Cayce is a largely residential community sits just across the Congaree River, only 4 miles from Columbia, allowing for an easy commute to downtown. Cayce neighbors come together for art festivals, block parties, local cleanup events, and garden tours of the older, historic homes in the area.

COLUMBIA, SC

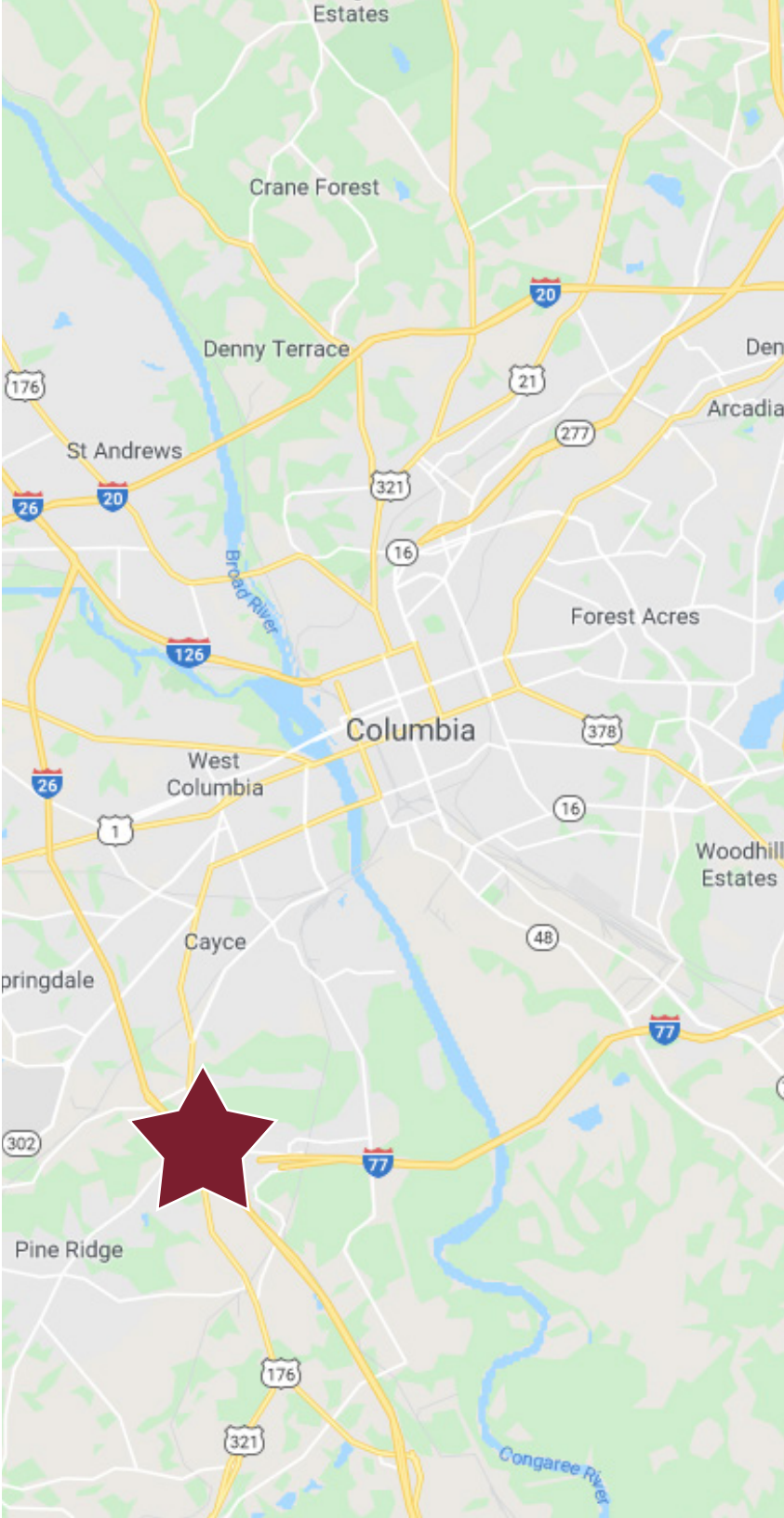
Columbia is the capital city of South Carolina. The City also serves as the county seat of Richland County in central South Carolina. The South Carolina State House is in Columbia and serves as the center of government for the state. Columbia offers so much to both visitors and residents. The City has various museums and historical sites along with a zoo & garden, art galleries, and expansive shopping districts. The City also offers a variety of outdoor recreation including fishing, boating, camping, canoeing and kayaking at any of the parks found in Columbia.

The University of South Carolina is the state’s flagship city is located in Columbia. There is a constant flow of sporting events to attend at the NCAA DI University of South Carolina. Other universities in Columbia include Allen University, Benedict College, and Columbia College.

Columbia is also home to Fort Jackson, the largest United States Army Installation for Basic Combat Training. Just 15 miles Southeast of Fort Jackson is McEntire Joint National Guard Base, which is operated by the U.S. Air Force.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2020 Estimate	695	16,243	63,089
2025 Projection	738	16,952	66,491
Growth: 2020 to 2025	6.19%	4.37%	5.39%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Estimate	311	6,930	26,342
2025 Projection	332	7,299	27,906
Growth: 2020 to 2025	6.75%	5.33%	5.94%
INCOME	1 Mile	3 Mile	5 Mile
2020 Est. Average Household Income	\$74,400	\$66,739	\$60,721



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Bojangles'** located at **3021 Charleston Hwy, Cayce, SC ("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

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Avery Barry

Associate

avery.barry@matthews.com

DIR (949) 873-0295

MOB (949) 769-1821

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A photograph of a Bojangles restaurant building with a red awning. A white pickup truck is parked in front of the building. The word "Bojangles" is written in large, stylized yellow letters across the middle of the image.

Bojangles

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CAYCE, SC

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