



OFFERING MEMORANDUM

Steak 'n Shake

6789 Shannon Parkway, Union City, GA 30291

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FOR SALE

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Executive Summary

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SALE PRICE

\$1,915,000

Cap Rate: 6.90%

NOI: \$132,000

Lot Size: 0.92 Acres

Building Size: 3,650

PROPERTY HIGHLIGHTS

- Original 20 year lease through 2037
- 5% increases every 5 years, with the next increase in 2022
- Strong Store Sales
- NNN Lease - Tenant maintains and pays all expenses, including taxes and insurance.
- New Construction (2014)
- Across the street from Union Station Business Center - recently constructed 987,000 SF state-of-the art distribution and warehouse.
- Located in a strong retail corridor off of I-85, just south of the world's busiest Airport
- Strong Demographics with over 92,000 people living within 5

Property Description

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PROPERTY DESCRIPTION

This investment offering is an excellent opportunity to acquire a recently constructed free-standing Steak 'n Shake, including the land and building, located along a major retail corridor just south of downtown Atlanta. This Steak 'n Shake Franchisee has 18 years remaining on their NNN lease that includes 5% increases every 5 years, and then 4 x 5 year options. This Steak 'n Shake is well located, next to a Wal-Mart Supercenter, and a mix of hotel, retail, fast food, banks and more. The location is strong, being right off of Jonesboro Road, which is an established retail corridor in the area, with over 29,000 cars passing per day. In addition, there are nearly 93,000 people living within 5 miles, which is expected to grow. Another positive is that the restaurant is very close to a newly constructed, 987,840 SF, state-of-the-art distribution and warehouse development, Atlanta Metro Studios (<http://atlantametrostudios.com/>), in addition to film and television studios. This Steak 'n Shake benefits tremendously from this new development, as does the entire area. This Steak 'n Shake is open 24 hours a day, 7 days a week, with the option of a sit down restaurant or drive thru, making it ideal for the daytime work population, residents, and travelers on I-85.

LOCATION DESCRIPTION

Union City is an established suburb, just 15 minutes south of Downtown Atlanta, and conveniently located approximately 10 miles from the world's busiest airport, Hartsfield-Jackson International. This location proves to be very attractive to major corporations, which occupy massive distribution centers throughout the immediate area, and provide many jobs. There are a number of major developments planned around the airport, with the assistance of Aerotropolis Atlanta Alliance. In addition, Porsche just opened a \$100 million state of the art North American headquarters right by the airport, located on 27 acres, which includes a test track and museum. Recently, Shannon Mall was demolished and a 987,840 sf distribution and warehouse industrial building was constructed, (Union Station Business Center) in addition to television and film studios. This development brings significant additional day-time population to the area. Another positive for the area is the multitude of new car dealerships just east on Jonesboro Road, showing this is a major retail area for multiple industries.



Retail Maps

FOR SALE



Retailer Maps

FOR SALE



Additional Photos

FOR SALE



Additional Photos

FOR SALE



Steak 'n Shake Summary



www.steaknshake.com

Steak 'n Shake was founded in 1934, pioneering the concept of premium burgers and milk shakes. For over 80 years, the company's name has been symbolic of its heritage. The word "steak" stood for STEAKBURGER. The term "shake" stood for hand-dipped MILK SHAKES. The founder was determined to serve his customers the finest burgers and shakes in the business. To prove his point that his burgers were exceptionally prime, he would wheel in a barrel of steaks (including round, sirloin, and T-bones) and grind the meat into burgers right in front of the guests. Hence arose the origin of our famous slogan, "In Sight It Must Be Right. After 80 years, Steak n Shake's continues the tradition of serving the country's best, freshest, and tastiest burgers and shakes."

There are 544 locations, of which 417 are company-operated and 127 are franchised. Typical restaurant locations have sit-down, drive-thru and front-window service, resulting in a hybrid of fast-food to-go service and diner-style sit-down service. Many Steak 'n Shake restaurants are open 24 hours a day, seven days per week.

Steak 'n Shake Operations, Inc. is a wholly owned subsidiary of Biglari Holdings Inc. Since 2008, under the ownership of Biglari Holdings, Steak 'n Shake has recorded one of the best performances in the restaurant industry -- almost 40% cumulative growth in customer traffic.

Biglari Holdings---Diversified holding company. They own Biglari Design, Biglari Real Estate Development, First Guard Insurance, Maxim, Steak n' Shake, Western Sizzlin Corp.

Lease Abstract

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Tenant Franchisee Operated d/b/a Steak 'n Shake

Square Feet 3,650

Lease NNN

Commencement Date December 2017

Termination Date December 2037

Annual Base Rent \$132,000

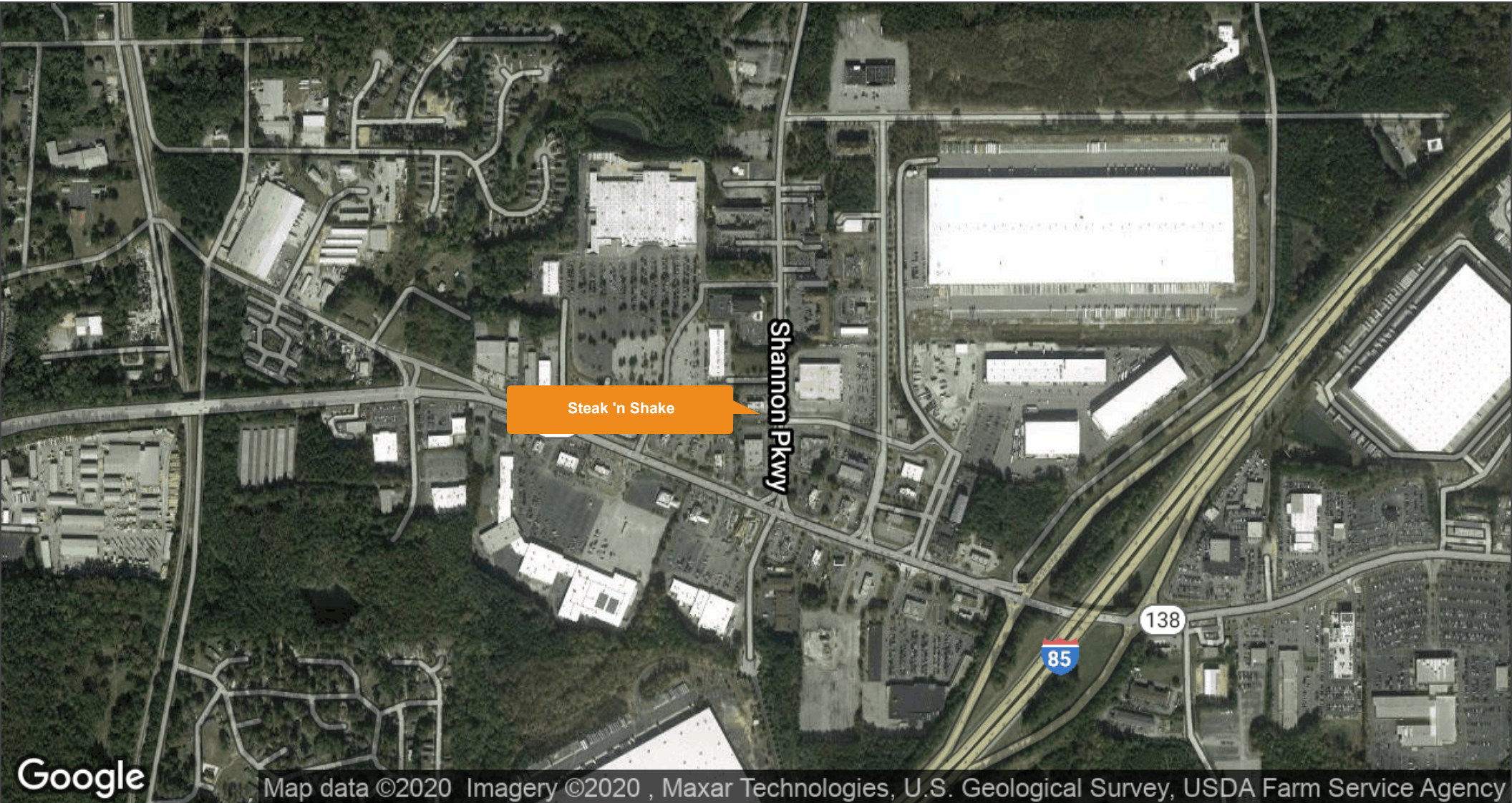
Rent Schedule	Years	Monthly Rent	Annual Rent	Estimated Recapture
-	1-5	\$11,000	\$132,000	NNN
	6-10	\$11,550	\$138,600	NNN
	11-15	\$12,128	\$145,530	NNN
	15-20	\$12,734	\$152,806	NNN

NNN Lease

Tenant is responsible for Taxes, Insurance, and all maintenance and repairs to the building.

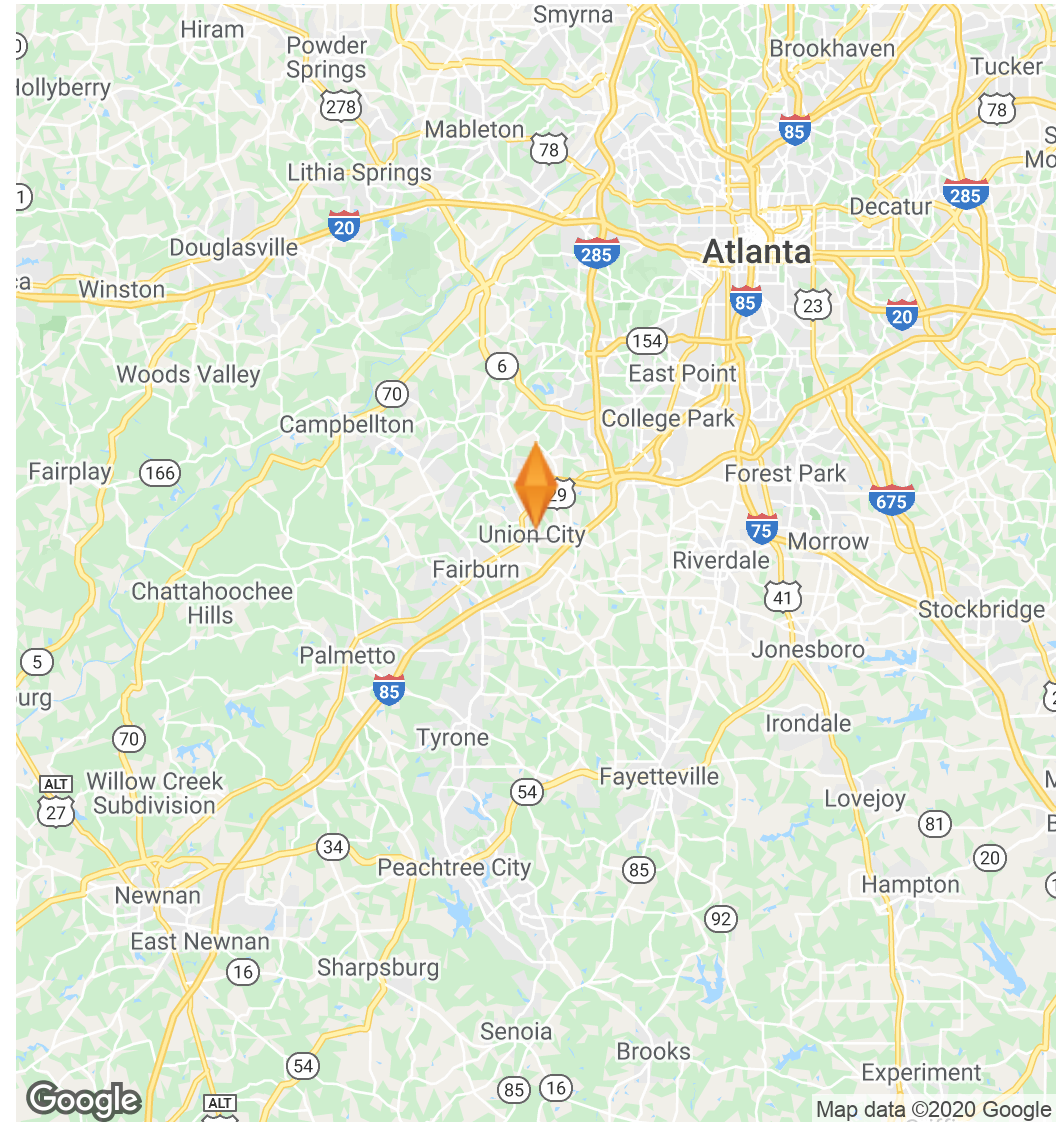
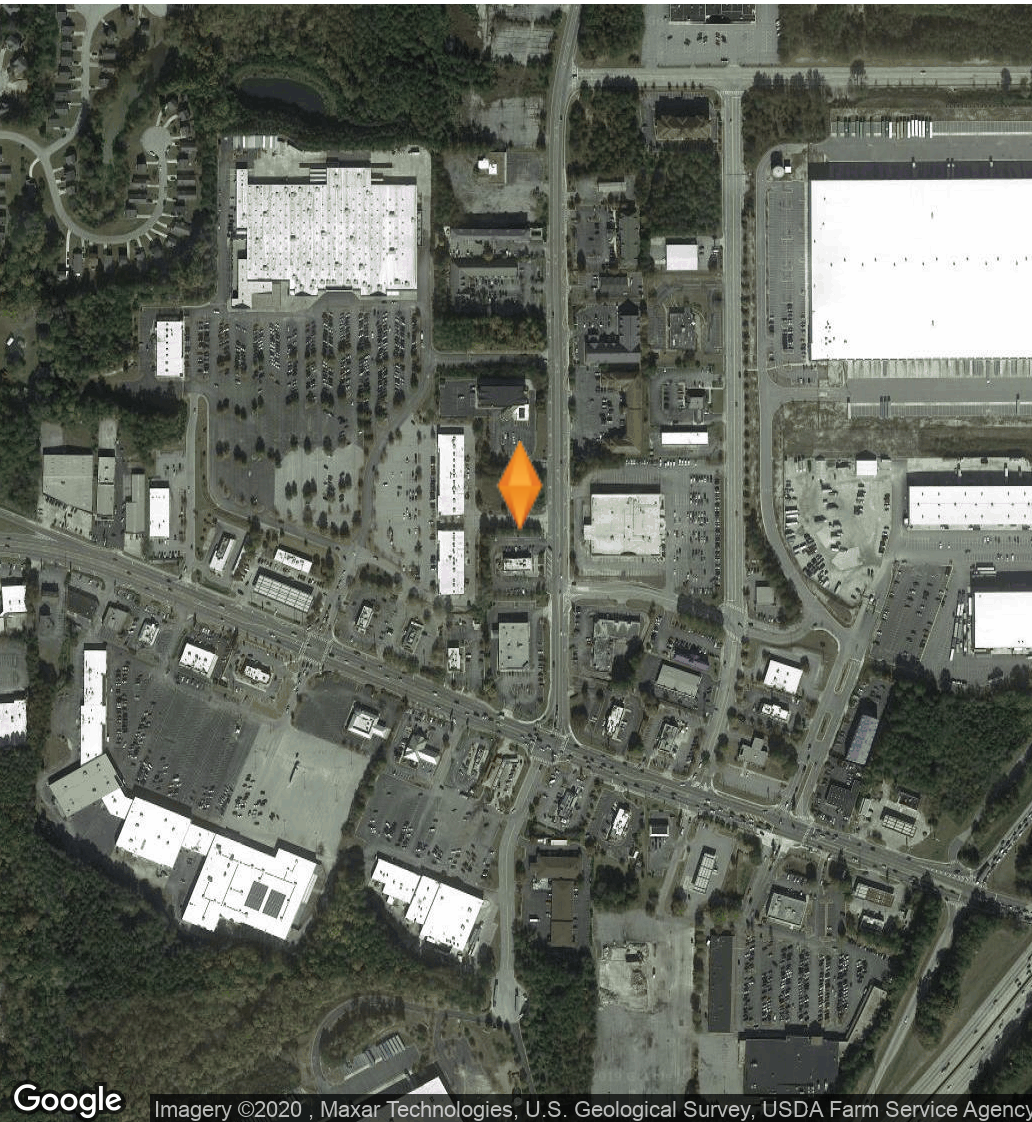
Aerial Map

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Location Maps

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Demographics

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Population	One-Mile	Three-Mile	Five-Mile
2018 Population	5,307	41,113	92,806
2010 Population	4,817	37,468	86,178
5 Year Projected	5,736	44,427	99,576
Growth 2010 to 2018	10.17%	9.73%	7.69%
Projected Growth 2018 to 2023	8.08%	8.06%	7.29%
Households			
2018 Population	2,042	15,413	33,716
2010 Population	1,891	14,268	31,748
5 Year Projected	2,188	16,529	35,944
Growth 2010 to 2018	7.99%	8.02%	6.20%
Projected Growth 2018 to 2023	7.15%	7.24%	6.61%
Race			
White	8.1%	9.9%	10.4%
Black	85.1%	82.9%	82.7%
American Indian/Eskimo	0.2%	0.3%	0.3%
Asian	0.9%	1.2%	1.1%
Other Race	3.3%	3.3%	3.3%
Hispanic Ethnicity (Any Race)	6.6%	7.0%	6.6%
Income			
2018 Average Household Income	\$41,018	\$49,778	\$57,106
5 Year Projected	\$43,837	\$54,681	\$63,015
Projected Growth 2018 to 2023	6.87%	9.85%	10.35%



CHASE MURPHY

Investment Sales Associate

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PROFESSIONAL BACKGROUND

Chase is an investment sales associate representing sellers and buyers of commercial real estate. Chase has developed a vast knowledge of transactional real estate and a commitment to navigating his clients to profitable closings. Chase specializes in applying his expertise and market knowledge to single tenant, multi-tenant and office properties and represents real estate companies, private investors, high net worth families and lenders/ special services. Over the last 4 years alone, Chase and his team closed real estate transactions in excess of \$175,000,000. In 2018, Chase's team successfully closed 31 commercial real estate properties with over 40% being single tenant properties.

Prior to joining Skyline Seven, Chase worked as an asset manager for Altisource managing a real estate portfolio in excess of \$35,000,000 and removing over \$70,000,000 of distressed assets from his clients' balance sheets. Chase is a long-time Atlanta resident and currently lives in the Smyrna area. In his free time, he enjoys spending time with his fiancée, playing golf, attending sporting events and entertaining his 3 nephews.

EDUCATION

Valdosta State University - B.B.A Finance

SKYLINE SEVEN REAL ESTATE

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