

OFFERING MEMORANDUM

Net Leased Restaurant

Marcus & Millichap

ACT ID ZAB0480013



**1827 East Beltline Road SW
Decatur, AL
(HUNTSVILLE MSA)**

2010 CONSTRUCTION



NEW 20 YEAR LEASE





FINANCIAL OVERVIEW

PRICE: \$2,217,300 | RENT: \$127,500

Property Address	1827 Beltline Road SW
City, State, Zip	Decatur, AL (Huntsville MSA)
Estimated Building Size (SF)	2,039 SF
Lot Size	.58 Acres
Year Built	2010

LEASE SUMMARY

Property Type	Net Leased Restaurant
Ownership	Franchisee
Tenant	Premier Cajun Kings, LLC – 22 Locations
Lease Commencement Date	Close of Escrow
Lease Expiration	20 Years
Lease Term Remaining	20 Years
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Options to Renew	Four 5-Year Options
Base Term Rental Escalations	7.5% Every Five Years
Rent to Sales Ratio	8.5%
Right of First Refusal	Yes

ANNUALIZED OPERATING DATA

Annual Rent	\$127,500
Rental Escalations	7.5% Every 5 Years
Average Cap Rate	7.51%

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$127,500.00	\$10,625.00	5.75%
Years 6-10	\$137,062.50	\$11,421.88	6.18%
Years 11-15	\$147,342.19	\$12,278.52	6.65%
Years 16-20	\$158,392.85	\$13,199.40	7.14%
Option I Years 21-25	\$170,272.32	\$14,189.36	7.68%
Option II Years 26-30	\$183,042.74	\$15,253.56	8.26%
Option III Years 31-35	\$196,770.94	\$16,397.58	8.87%
Option IV Year 36-40	\$211,528.77	\$17,627.40	9.54%



INVESTMENT OVERVIEW

Property Address	1827 Beltline Road SW
City, State, Zip	Decatur, AL (Huntsville MSA)
Estimated Building Size (SF)	2,039 SF
Lot Size	.58 Acres
Year Built	2010
Net Operating Income	\$127,500

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present for sale this single-tenant, absolute triple-net lease Popeyes Louisiana Kitchen Restaurant investment opportunity located at 1827 Beltline Road Southwest in Decatur, Alabama which is a suburb of Huntsville. The property consists of a .58 acre parcel improved with an approximately 2,039-square foot building. The newly constructed restaurant will have a brand new 20-year lease at the close of escrow with a seasoned RBI Brands Franchisee operating over 200 restaurants. This franchisee has been a Burger King and Popeyes operator for over a decade and is one of the fastest growing Franchisees in the entire system. In 2015, this operator was awarded "Franchisee of the Year". Annual base rent is set at \$127,500 with 7.5 percent rental increases every five years in the base term, as well as the four five-year renewal options.

The restaurant is located directly on Beltline Road/Highway 67 which experiences traffic counts exceeding 32,000 cars per day. Decatur is situated along the Tennessee River which flows along it's northern border. There two bridges across the river leading to Huntsville which is just 30 minutes to the northwest along Highway 72 or I 65.

Beltline Road/Highway 67 is home to all of Decatur's major retailers. Immediately surrounding this Popeyes are Publix, Lowes, Belk, McDonalds, Petco, Panda Express, Taco Bell and many others. The property also benefits from its location across from the Parkway Medical Center.

**BRAND NEW 20 YEAR
ABSOLUTE NET LEASE**



**2010
CONSTRUCTION**



**LOW RENT TO SALES
RATIO**



**AWARD WINNING
FRANCHISEE**

Premier Kings operates well over 200 restaurants across multiple brands. Their operating companies are set up by brand and market. Through a sound strategy of acquisitions and new development they are one of the fastest growing restaurant franchisees in the country. Operating both Burger King and Popeyes throughout the Southeast through their headquarters in Montgomery, Alabama. In 2015, RBI named them “Franchisee of the Year”.



Popeyes Louisiana Kitchen

Founded in New Orleans in 1972, Popeyes® has more than 40 years of history and culinary tradition. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. The chain's passion for its Louisiana heritage and flavorful authentic food has allowed Popeyes to become one of the world's largest quick service restaurant chicken concepts with over 2,600 restaurants in the U.S. and around the world. In March 2017, Popeye's was acquired by Restaurant Brands International, Inc. (NYSE/TSX: QSR, TSX: QSP) the third largest operator of fast food restaurants in the world.



Popeyes Louisiana Kitchen, Inc

Headquartered	Miami, FL
Website	www.popeyes.com
Parent Company	RBI, Inc
Credit Rating	B1
Stock Ticker	QSR
2018 Sales (TB)	\$18,209.2 MM
Current Price	\$55.60 as of 12/7/2018
52 Wk High/Low	\$65.17/\$52.06
Store Count	20,351
No. of Employees	30,300



AERIAL MAP



32,918
Cars Per Day

BELTLINE ROAD/HIGHWAY 67



BED BATH &
BEYOND





AERIAL MAP

TENNESSEE RIVER



KOHL'S



TJ-maxx
FOODLAND

BAYMONT
BY WYNDHAM

Parkway
Medical Center



32,918
Cars Per Day

Walmart



petco



BELTLINE ROAD/HIGHWAY 67



BED BATH &
BEYOND



AspenDental

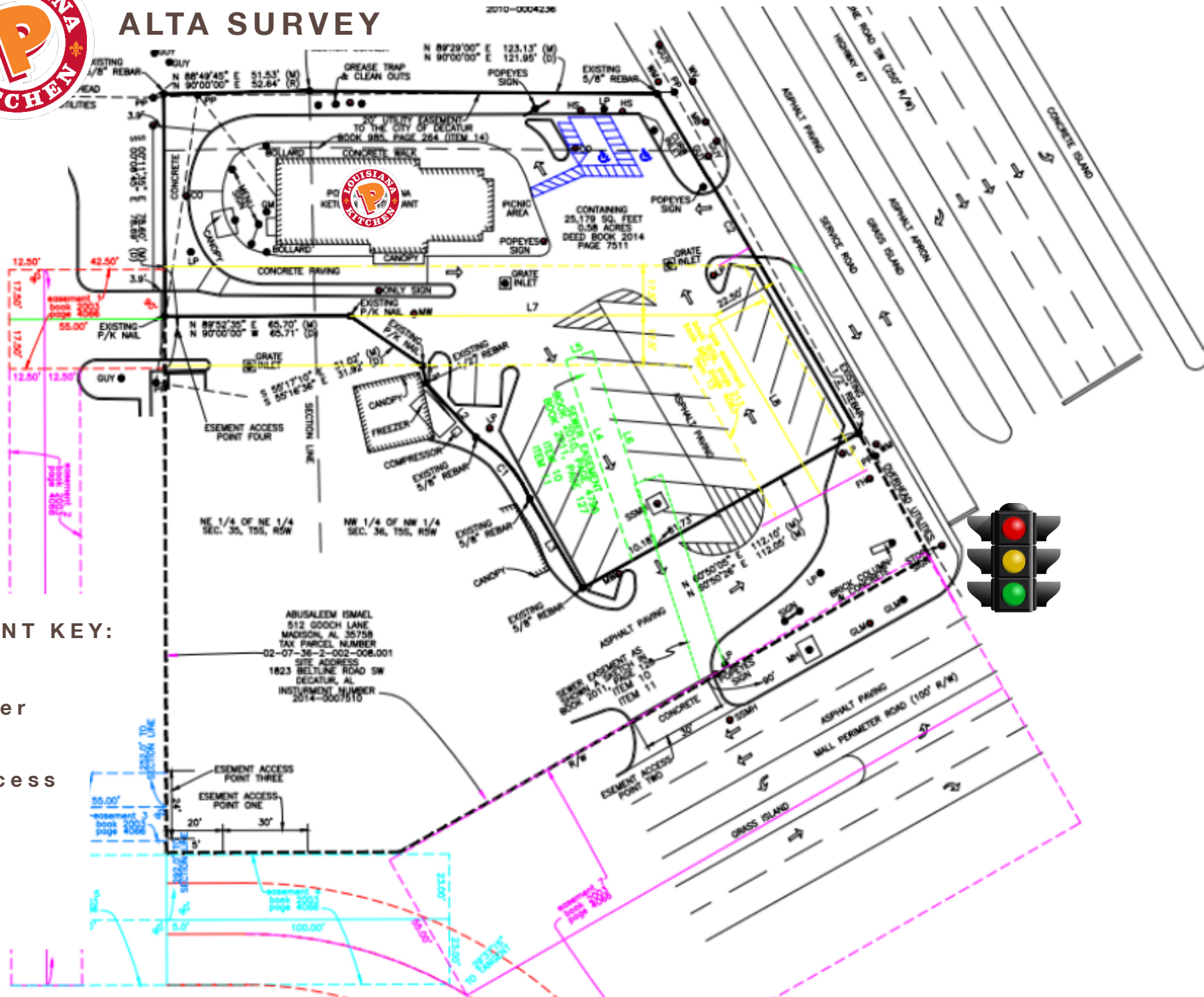


Austin
Junior High
School



ALTA SURVEY

2010-0004236



EASEMENT KEY:

- Gas
- Sewer
- Access



LOCATION OVERVIEW | DEMOGRAPHICS

Decatur, AL

Decatur, AL is a suburb of Huntsville Alabama and is known as the river city do to its northern border the Tennessee River. The river and proximity to major metropolitan areas has also made Decatur a hub for industry.

Port of Decatur is the busiest port along the Tennessee River which has led to twelve Fortune 500 companies in the city. These companies include Pepsi Co, 3M, Coca Cola, International Paper, Kinder Morgan, Nucor Steel, Stanley-Black & Decker among others.

Total Population within the city limits exceeds 55,000. The cities low unemployment rate (3%), low cost of living (12% below the national average) and beautiful Mountain and River views make Decatur a great place to live, work and play.

POPULATION

2023 Projection

1-MILE	3-MILES	5-MILES
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2019 Population

1-MILE	3-MILES	5-MILES
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INCOME

Average

1-MILE	3-MILES	5-MILES
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\$79,295	\$113,844	\$112,762
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Median

1-MILE	3-MILES	5-MILES
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\$50,366	\$85,111	\$85,000
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HOUSEHOLDS

2023 Projection

1-MILE	3-MILES	5-MILES
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2019 Households

1-MILE	3-MILES	5-MILES
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LOCATION OVERVIEW | HUNTSVILLE

ECONOMY

- Government contractors such as Boeing, Northrop Grumman and Lockheed Martin are leading employers, supporting the area's space and defense industry.
- Huntsville has a growing science, technology, engineering and mathematics (STEM) workforce. The median pay for STEM occupations in the area is \$95,000 annually through employers including the Hudson Alpha Institute for Biotechnology and the Redstone Arsenal.
- The area is being reinvented as a tech center and many buildings are being redeveloped to attract new companies and workers to the metro.



METRO HIGHLIGHTS



U.S. ARMY – REDSTONE ARSENAL

More than 35,000 individuals are employed at this garrison to support the Army's missile programs.



NASA

Marshall Space Flight Center was where the most powerful rocket ever designed was developed, enabling the exploration far into the solar system. It has a workforce of nearly 6,000.



HIGHER EDUCATION

The University of Alabama Huntsville has nearly 10,000 students, with roughly half earning a degree in engineering or science.

* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



2018
POPULATION:

459K

Growth
2018-2023*:
7.2%



2018
HOUSEHOLDS:

183K

Growth
2018-2023*:
8.0%



2018
MEDIAN AGE:

38.8

U.S. Median:
38.0



2018 MEDIAN
HOUSEHOLD
INCOME:

\$60,400

U.S. Median:
\$58,800



LOCATION MAP

1.75M
NASHVILLE
EST. MSA
POPULATION

459K
HUNTSVILLE
EST. MSA
POPULATION

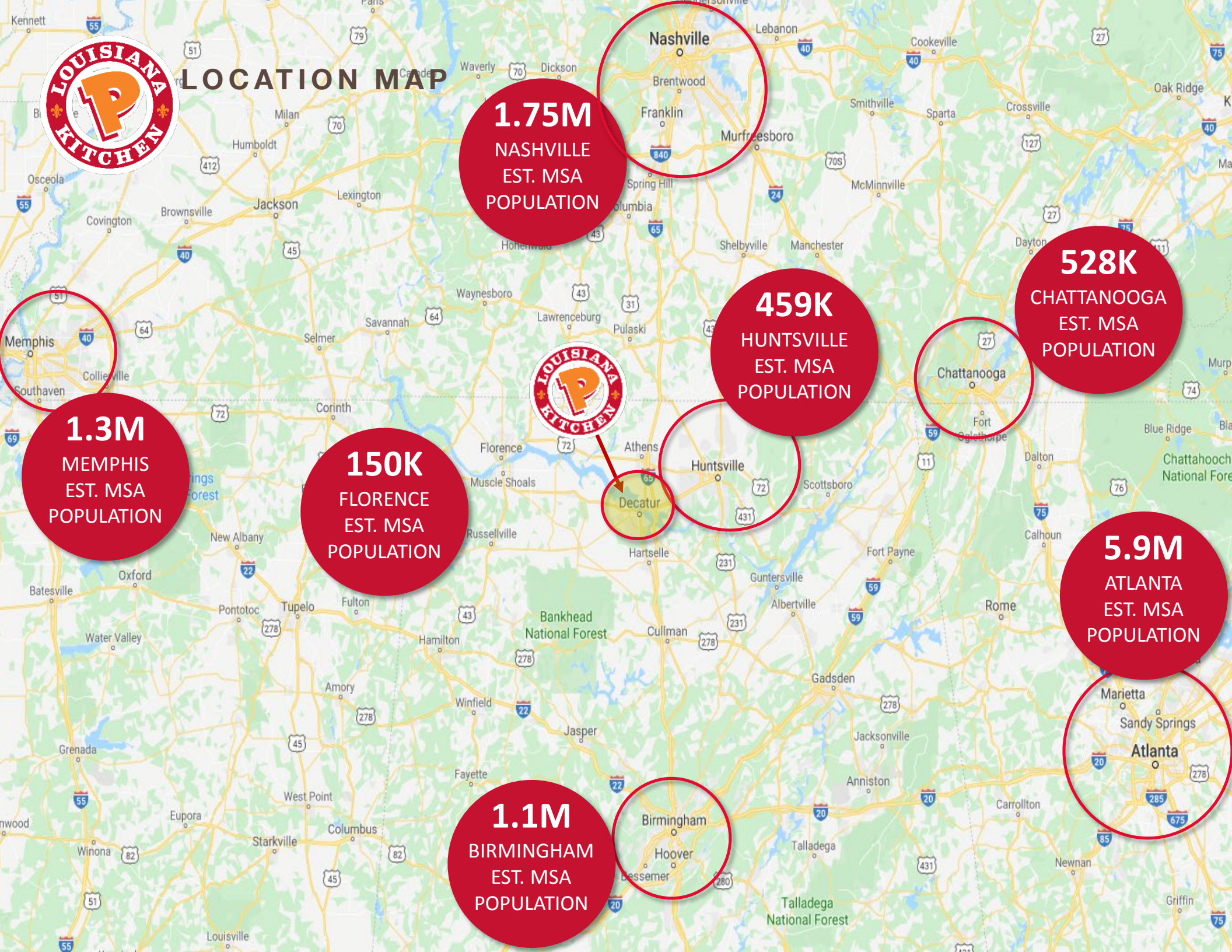
528K
CHATTANOOGA
EST. MSA
POPULATION

1.3M
MEMPHIS
EST. MSA
POPULATION

150K
FLORENCE
EST. MSA
POPULATION

5.9M
ATLANTA
EST. MSA
POPULATION

1.1M
BIRMINGHAM
EST. MSA
POPULATION



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exclusive listing

Popeyes | Decatur, AL

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