

# CHURCH'S CHICKEN

## 5148 Old National Hwy

College Park, GA 30349





## ON MARKET: CHURCH'S CHICKEN IN COLLEGE PARK, GEORGIA



### INVESTMENT HIGHLIGHTS

- ▶ **Church's Chicken in College Park, Georgia**  
LOCATED ON THE SOUTHERN BORDER OF ATLANTA
- ▶ **Long Term, Triple Net Lease (NNN) With 21 Years Remaining**  
ZERO LANDLORD RESPONSIBILITIES
- ▶ **Strong Corporate Guaranty from INF United LLC**  
MORE THAN 11+ UNIT OPERATOR
- ▶ **Personal Guarantor worth \$5M**  
NAZLI INVESTMENTS, LLC, ERUM INVESTMENTS LLC, SYED IMRAN AND FAHAD SYED NASEERULLAH
- ▶ **Hedge Against Inflation**  
10% BASE RENT INCREASE EVERY FIVE YEARS
- ▶ **Strong Performing Location**  
APPROXIMATELY 6% RENT TO SALES RATIO
- ▶ **High Growth Market**  
RESIDENT POPULATION INCREASED NEARLY 8.5% SINCE 2010 WITHIN A 5 MILE RADIUS
- ▶ **Ideally Located Along Old National Hwy**  
MORE THAN 41,800 VEHICLES PER DAY (VPD)
- ▶ **Situated Less Than 0.5 Miles from I-285 Ramp**  
I-285 FEATURES MORE THAN 115,000 VEHICLES PER DAY (VPD)
- ▶ **Site Features a Drive-Thru**

# FINANCIAL OVERVIEW

5148 OLD NATIONAL HWY  
COLLEGE PARK, GA 30349

PRICE	\$1,290,000
CAP RATE	4.65%
NOI	\$60,000
PRICE PER SQUARE FOOT	\$949.23
RENT PER SQUARE FOOT	\$44.15
YEAR BUILT	1980/2005
APPROXIMATE LOT SIZE	0.29 Acres
GROSS LEASEABLE AREA	1,359 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	INF United LLC
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility



ANNUALIZED OPERATING DATA			
	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	1/31/2021	\$60,000	\$5,000
2/1/2021	1/31/2026	\$66,000	\$5,500
2/1/2026	1/31/2031	\$72,000	\$6,000
2/1/2031	1/1/2036	\$79,200	\$6,600
2/1/2036	1/1/2041	\$87,120	\$7,260





# CHURCH'S CHICKEN - College Park, Georgia



# LEASE SUMMARY

LEASE COMMENCEMENT DATE	1/1/2020
LEASE EXPIRATION DATE	2/1/2041
LEASE TERM	21 Years
TERM REMAINING	21 Years
INCREASES	10% Every Five Years
OPTIONS TO RENEW	Two, 5-Year Options





# TENANT OVERVIEW

**Church's Chicken** was founded in 1952 by George W. Church as the very first Church's Chicken To-Go restaurant in San Antonio, Texas. Today, there are more than 1,000 franchised and corporate-owned Church's Chicken locations, bringing in an estimated \$1.2 billion in revenue annually.

Church's Chicken is the 4th largest chicken quick service restaurant in the world, serving more than three million customers weekly through restaurants in 25 states. The company serves affordable freshly prepared, high quality, flavorful chicken and tenders with signature sides and handmade, from-scratch biscuits. Church's operates a network of more than 1,700 company-owned and franchised restaurants, generating system-wide revenues of approximately \$1.2 billion.

**Chunara Food Group** - Since 1984, Ali Chunara has been a part of the fast food industry. Starting off as an hourly employee at Taco Bell and Burger King in Texas, Mr. Chunara worked his way up to eventually owning a Blimpie sub shop. He has managed to continue his growth through the last two decades into a more than 70 unit, family-run operation. Till this day, Mr. Chunara works out of the same home office and still answers the phone himself. He and his son Shehzaan handle the administrative, legal, and franchisor relations part of the business. Both father and son are very thankful to those patrons who frequent their restaurants and put much emphasis on giving back to the community via the Aga Khan Foundation.



ACTUAL PROPERTY



## OVERVIEW

**TENANT TRADE NAME** Church's Chicken

**LEASE GUARANTOR** INF United LLC

**OWNERSHIP** Private

**NUMBER OF LOCATIONS** 11+ Units

**HEADQUARTERED** Atlanta, GA



ACTUAL PROPERTY



# ABOUT COLLEGE PARK

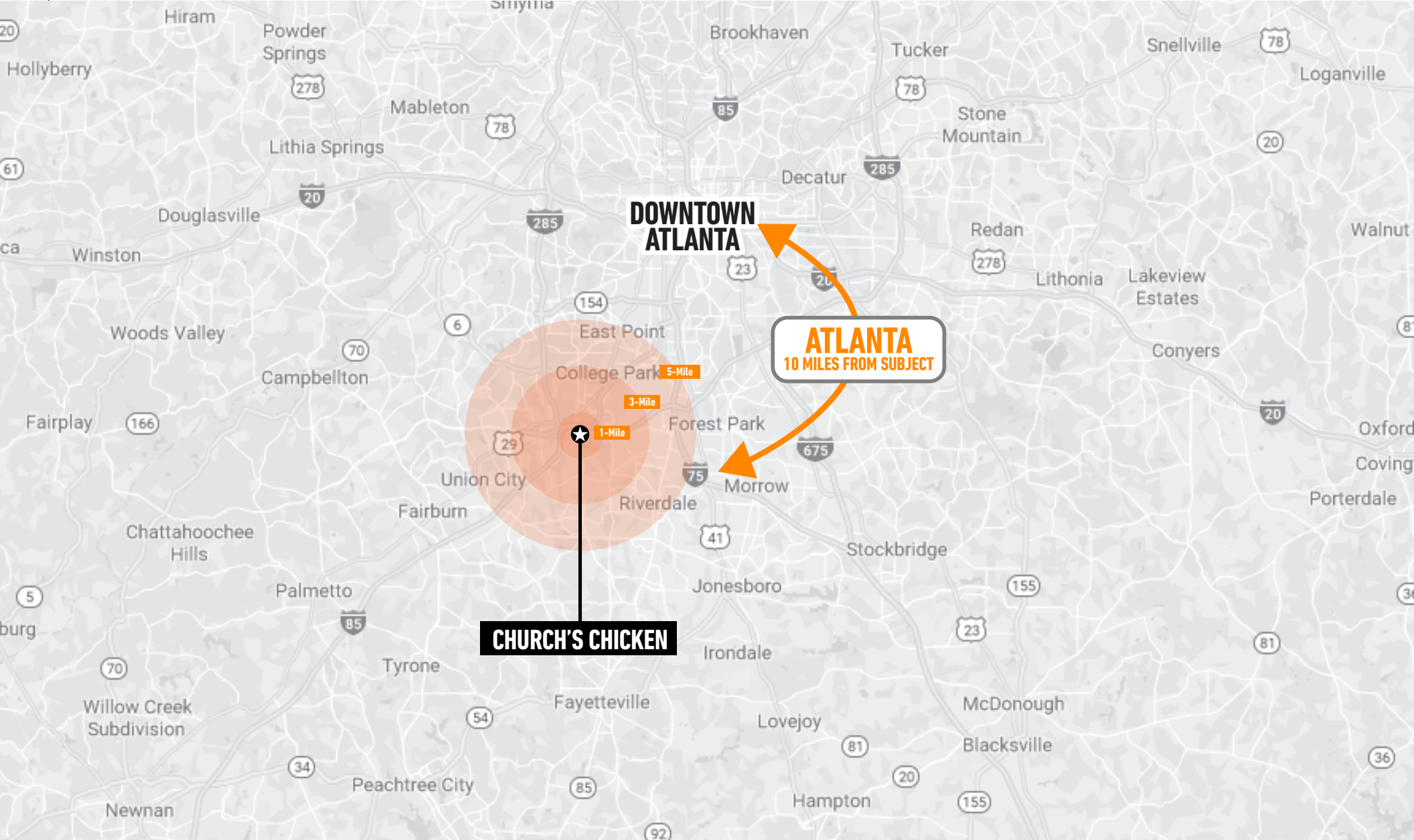
College Park, Georgia is a city located in Fulton and Clayton counties, on the southern border of Atlanta. It is Atlanta's global gateway to the world. Only ten minutes from downtown Atlanta, College Park is home to the world's busiest airport, Hartsfield-Jackson Atlanta International Airport, and the spectacular new international terminal. The city is also home to metro Atlanta's newest and second largest convention center, the Georgia International Convention Center. The city is easily accessible via Interstate 85, which passes through the city and merges with I-285, the perimeter highway around Atlanta.

In between meetings or for a special night out, attendees can visit one of College Park's local restaurants set in Georgia's 4th largest historical home district or take a quick train ride to downtown Atlanta's fun and attractions. College Park is also home to the Gateway Center Area, home of the College Park Skyhawks and the Atlanta Dream.



ACTUAL PROPERTY





	1-Mile	3-Mile	5-Mile
2000 Population	8,711	56,044	131,499
2010 Population	7,745	53,004	138,271
2019 Population	9,155	58,359	149,922
2024 Population	9,816	62,377	159,987

	1-Mile	3-Mile	5-Mile
2000 Households	3,292	20,527	49,516
2010 Households	2,908	19,626	53,423
2019 Households	3,444	21,753	57,837
2024 Households	3,693	23,268	61,692

	1-Mile	3-Mile	5-Mile
2019 Average HH Income	\$41,930	\$52,758	\$54,101
2019 Median HH Income	\$31,652	\$40,111	\$41,316
2019 Per Capita Income	\$14,711	\$18,399	\$19,558



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