





INVESTMENT HIGHLIGHTS



Church's Chicken Portfolio SIX CHURCH'S

CHICKEN'S LOCATED
THROUGHOUT THE
ATLANTA, GA MSA



Absolute Triple
Net Leases (NNN)

ZERO LANDLORD RESPONSIBILITIES



Long Remaining Lease Terms

EACH SITE FEATURES 19 - 21 YEARS OF TERM REMAINING



Strong Operator

CHUNARA FOOD GROUP OPERATES MORE THAN 70 LOCATIONS



Hedge Against Inflation

EACH LOCATION FEATURES 10% BASE RENT INCREASES EVERY 5 YEARS



High Growth Markets

THE ATLANTA MSA IS ONE OF THE FASTEST GROWING METROS IN THE NATION



High Performance Locations

EACH LOCATION FEATURES AN APPROXIMATELY 6%-8% RENT TO SALES RATIO



5/6 Sites Have Been Recently Remodeled Since 2018. College Park is Up for a Remodel in 2021

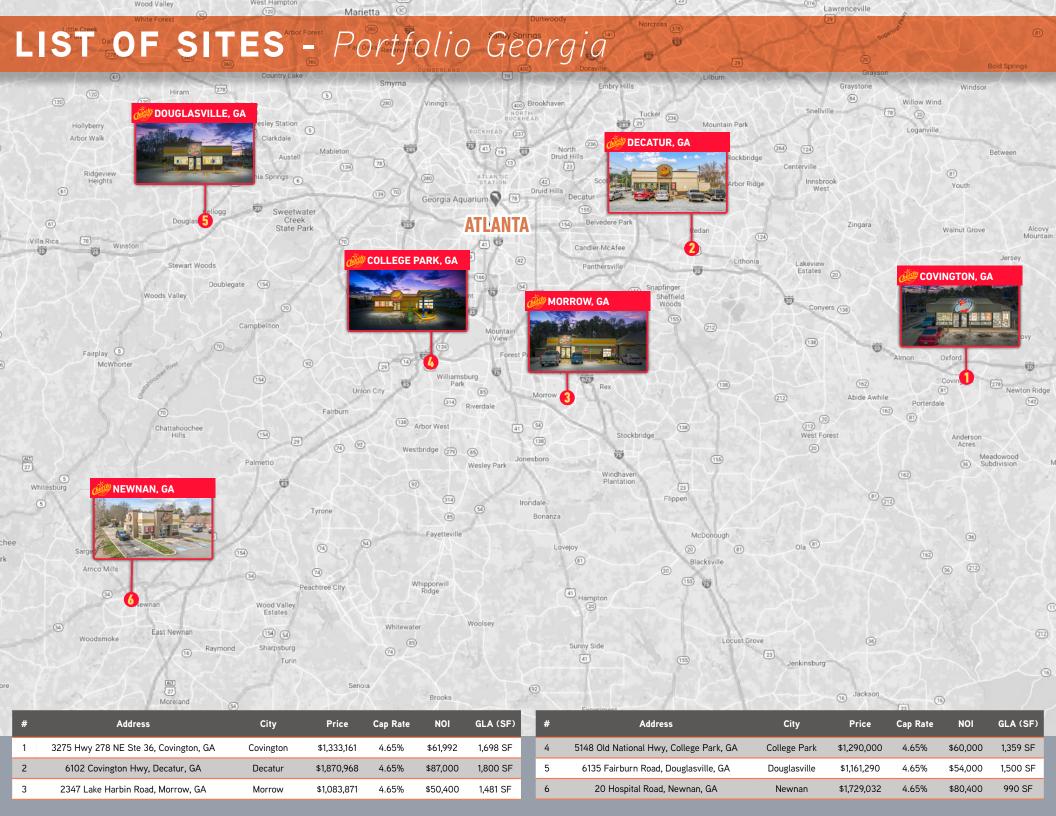


FINANCIAL OVERVIEW

PORTFOLIO GEORGIA

PRICE	\$8,468,322
CAP RATE	4.65%
NOI	\$393,792
PRICE PER SQUARE FOOT	\$944.19
RENT PER SQUARE FOOT	\$46.84
GROSS LEASEABLE AREA	8,828 SF
TYPE OF OWNERSHIP	Fee Simple
LEASE TERM	19-21 Years
BASE RENT INCREASES	10% Every Five Years
LEASE GUARANTOR	Chunara Food Groups and INF United LLC
LEASE TYPE	Triple Net (NNN)
ROOF AND STRUCTURE	Tenant Responsibility







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.

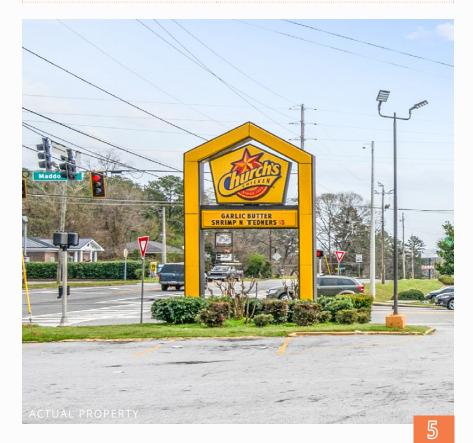
Church's Chicken is the 4th largest chicken quick service restaurant in the world, serving more than three million customers weekly through restaurants in 25 states. The company serves affordable freshly prepared, high quality, flavorful chicken and tenders with signature sides and handmade, from-scratch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





O V E R V I E W	
TENANT TRADE NAME	Church's Chicken
LEASE GUARANTOR	Chunara Food Group
OWNERSHIP	Private
NUMBER OF LOCATIONS	70+ Units
HEADQUARTERED	Atlanta, GA
WEB SITE	https://chunarafoodgroup.com/



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