

CHURCH'S CHICKEN

Portfolio

Georgia



ON MARKET: CHURCH'S CHICKEN PORTFOLIO



ACTUAL PROPERTY

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



LIST OF SITES - Portfolio Georgia



#	Address	City	Price	Cap Rate	NOI	GLA (SF)
1	3275 Hwy 278 NE Ste 36, Covington, GA	Covington	\$1,333,161	4.65%	\$61,992	1,698 SF
2	6102 Covington Hwy, Decatur, GA	Decatur	\$1,870,968	4.65%	\$87,000	1,800 SF
3	2347 Lake Harbin Road, Morrow, GA	Morrow	\$1,083,871	4.65%	\$50,400	1,481 SF

#	Address	City	Price	Cap Rate	NOI	GLA (SF)
4	5148 Old National Hwy, College Park, GA	College Park	\$1,290,000	4.65%	\$60,000	1,359 SF
5	6135 Fairburn Road, Douglasville, GA	Douglasville	\$1,161,290	4.65%	\$54,000	1,500 SF
6	20 Hospital Road, Newnan, GA	Newnan	\$1,729,032	4.65%	\$80,400	990 SF

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 Chunara Food Group

OWNERSHIP Private

NUMBER OF LOCATIONS 70+ Units

HEADQUARTERED Atlanta, GA

WEB SITE <https://chunarafoodgroup.com/>



ACTUAL PROPERTY

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CONTACT US:

CAROLINE TIERNEY

LICENSED REAL ESTATE SALESPERSON

ctierney@sabcap.com

t. 646.809.8839

BROKER OF RECORD

Jeremy Just

jeremy@blacktidedev.com

t. 615.732.6273

Blacktide Real Estate Advisors, LLC

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LICENSE #: CORPORATE 76761 (GA)

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