



OFFERING MEMORANDUM

CHURCH'S CHICKEN

ABSOLUTE NNN LEASED OFFERING

1005 JOE HARVEY BLVD, HOBBS, NM 88240

OFFERING MEMORANDUM
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Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The Kase Group is pleased to present the rare opportunity to acquire an absolute NNN Church's Chicken in Hobbs, New Mexico. The long-term lease features 7.5% increases every 5 years in the initial term and during the option terms and is absolute NNN with zero landlord responsibilities. This is a brand new location subject to a 20 year lease.

The site benefits from a strategically located position with surrounding retailer including Home Depot, Lowe's, Walgreens, Buffalo Wild Wings, FedEx, IHOP, Discount Tire, Chili's, Walmart.

INVESTMENT HIGHLIGHTS

BRAND NEW 20 YEAR ABSOLUTE NNN LEASE
ZERO LANDLORD OBLIGATIONS
100% FEE SIMPLE INTEREST
LOCATED IN A MAJOR RETAIL TRADE AREA
7.5% SCHEDULED INCREASES IN RENT EVERY 5 YEARS
STRONG OPERATOR

OFFERING SPECIFICATIONS

PRICE	\$1,818,000
CAP RATE	5.50%
NET OPERATING INCOME	\$100,000
SQUARE FOOTAGE	2,400
YEAR BUILT	2019

FINANCIAL SUMMARY

CHURCH'S CHICKEN • ABSOLUTE NNN LEASE OFFERING

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\$1,818,000 • 5.50%

SUMMARY

TENANT NAME	Amplcr
SQUARE FOOTAGE	2,400
LEASE BEGINS	1/6/2020
LEASE ENDS	1/5/2040
ANNUAL RENT	\$100,000
OPTIONS	Four, 5-Year
INCREASES	7.5% increases every 5 years

OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$8,333	\$100,000
YEARS 6-10	\$8,958	\$107,500
YEARS 11-15	\$9,630	\$115,562
YEARS 16-20	\$10,352	\$124,229
OPTION 1	\$11,128	\$133,546
OPTION 2	\$11,963	\$143,562
OPTION 3	\$12,860	\$154,330
OPTION 4	\$13,825	\$165,904

TENANT OVERVIEW



AMPLER

Ampler Chicken LLC is behind the building of this brand-new Church's location which was constructed from the ground up and is the third newly built Church's for the Ampler Chicken portfolio that boasts 74 stores to date. Ampler Chicken is dedicated to building new restaurants and reimagining their existing Church's restaurants in the Star Image throughout Texas, as well as New Mexico.

PROPERTY PHOTOS



INTERIOR PHOTOS



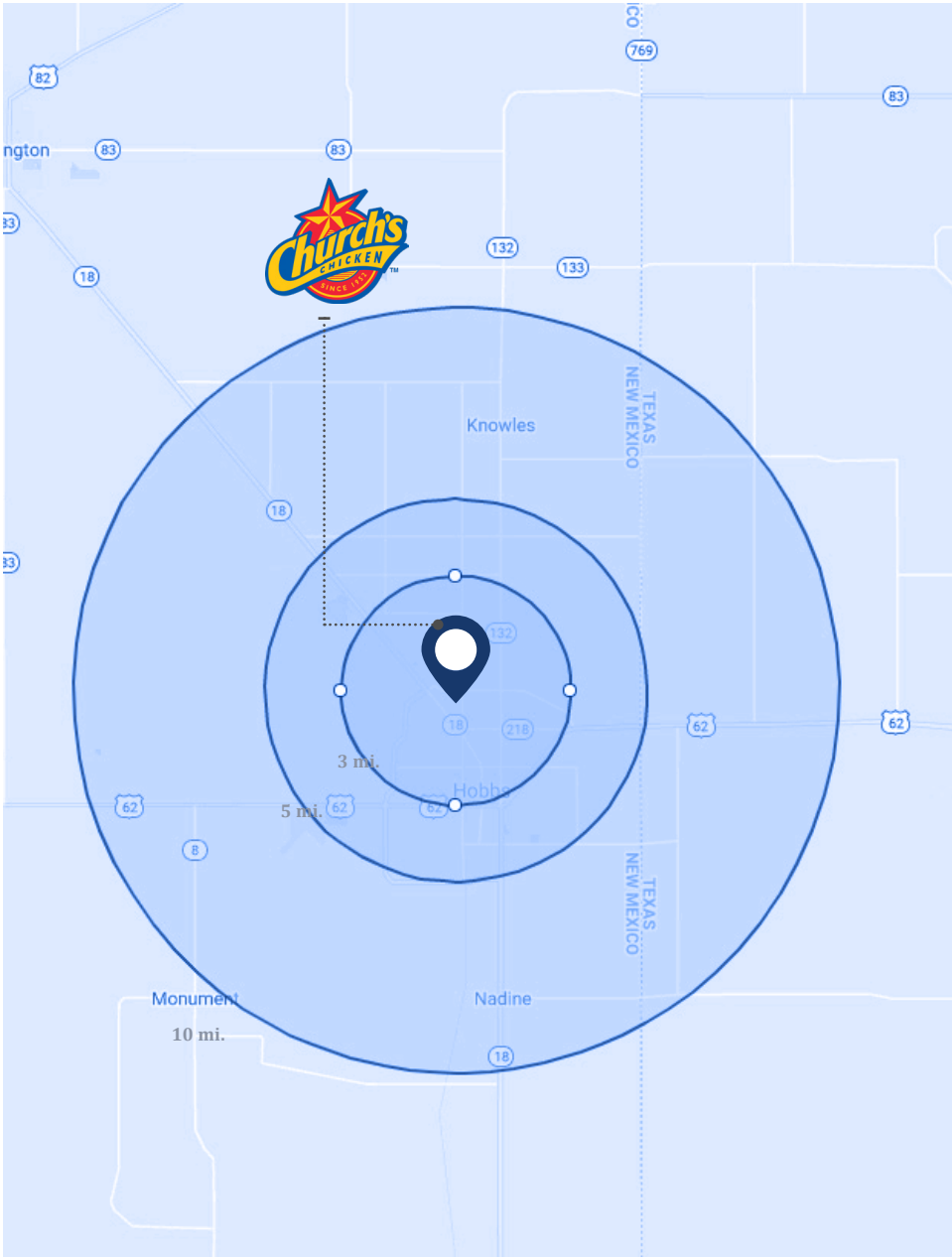
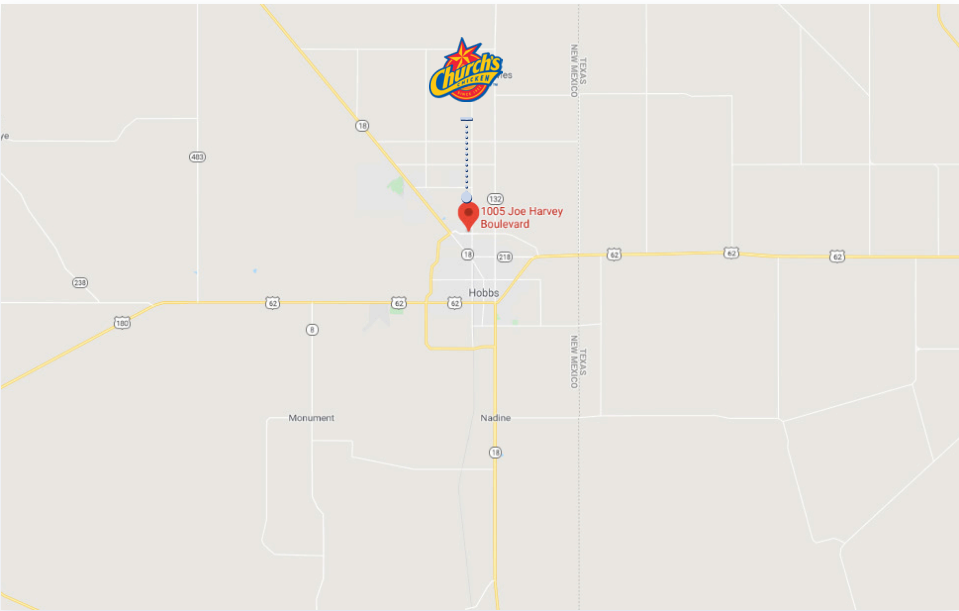
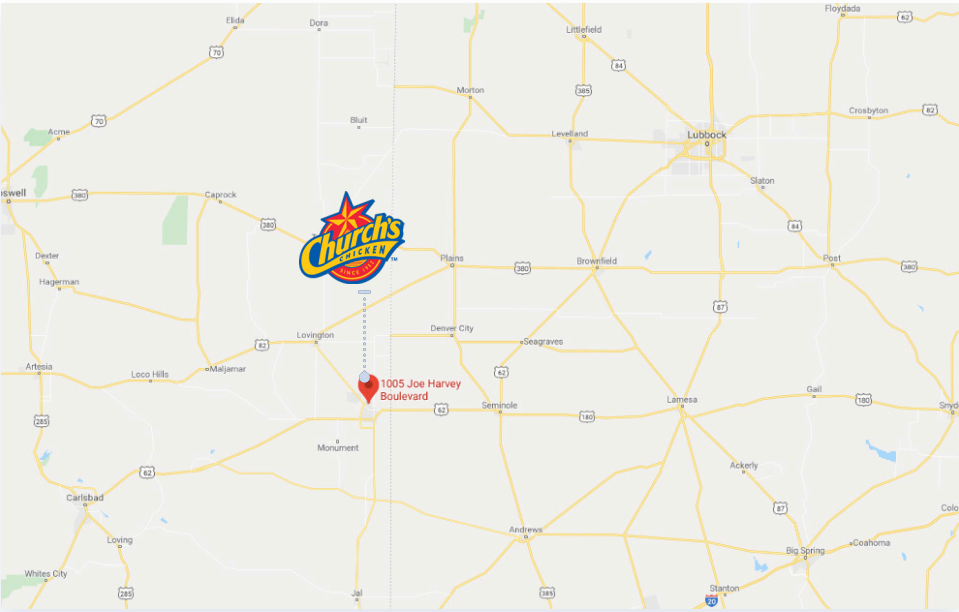
*Representative photos of Interior



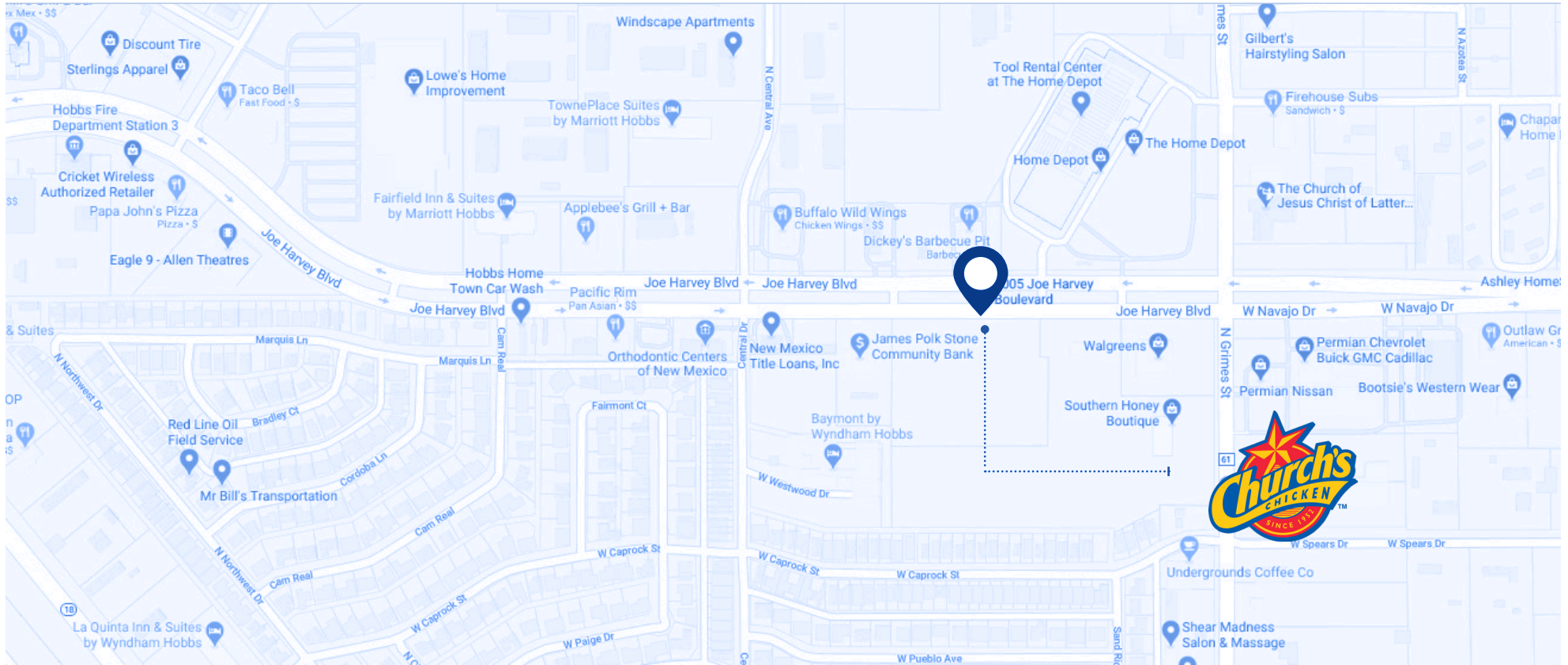
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	37,525	43,396	46,965
TOTAL HOUSEHOLDS	13,301	15,081	15,968
AVERAGE HOUSEHOLD INCOME	\$69,490	\$71,772	\$72,253
AVERAGE AGE	33.60	33.80	34.00

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	13,301	15,081	15,968
TOTAL POPULATION	37,525	43,396	46,965
PERSONS PER HOUSEHOLD	2.80	2.80	2.80
AVERAGE HOUSEHOLD INCOME	\$69,490	\$71,772	\$72,253
AVERAGE HOUSE VALUE	\$140,042	\$143,866	\$142,017
AVERAGE AGE	33.60	33.80	34.00
WHITE	33,891	39,198	42,367
BLACK	2,097	2,383	2,559
AM. INDIAN & ALASKAN	575	706	861
ASIAN	276	325	342
HAWAIIAN & PACIFIC ISLAND	55	61	62
OTHER	632	724	774

HOBBS, NEW MEXICO

Hobbs is a city in Lea County, New Mexico, United States. The population was 34,122 at the 2010 Census, increasing from 28,657 at the 2000 census.

Hobbs is the principal city of the Hobbs, New Mexico Micropolitan Statistical Area, which includes all of Lea County.

The largest industries in Hobbs are mining/quarrying and oil & gas extraction, followed by retail trade and educational services.



HOBBS, NEW MEXICO



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