



BOJANGLES'
3813 NORTH BROADWAY AVENUE
KNOXVILLE, TENNESSEE 37917

OFFERING MEMORANDUM

Represented By:
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In Association with Tennessee Designated Broker:
Brian Brockman | Bang Realty-Tennessee Inc | TN License # 343847

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

BOJANGLES'
KNOXVILLE, TENNESSEE

BOJANGLES'

LOCATION	3813 North Broadway Avenue Knoxville, Tennessee 37917
MAJOR CROSS STREETS	On N Broadway Ave, South of I-640
TENANT	BOJ of WNC, LLC
PURCHASE PRICE	\$2,950,000
CAP RATE	6.00%
ANNUAL RENT	\$176,960*
GROSS LEASEABLE AREA	3,821 SF**
RENTAL ESCALATIONS	7% every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	2015**
LOT SIZE	±1.19 Acres
LEASE EXPIRATION	September 30, 2035
OPTIONS	Four 5-Year Renewal Options

* Current Rent is \$165,383 until September 30, 2020. Seller to credit Purchaser shortfall (if any) in rent at the Close of Escrow.

** According to Knox County Assessor

POINTS OF INTEREST

RETAIL | SHOPPING | ENTERTAINMENT: Nearby retailers include Kroger, Big Lots, Save-A-Lot, Food City, Dollar General, Dollar Tree, Office Depot, Party City, Harbor Freight Tools, Goodwill, Aaron's, Walgreens, CVS, Advance Auto Parts, O'Reilly Auto Parts; Knoxville has national retailers such as Walmart Supercenter, Target, Costco Wholesale, Kohl's, Burlington, Lowe's Home Improvement, Home Depot, Floor & Decor, Academy Sports + Outdoors, Hobby Lobby, Publix Supermarkets, At Home, Ashley HomStore, Best Buy, Bed Bath & Beyond, Marshalls, PetSmart, AMC Theatres

HIGHER EDUCATION: Less than 5 miles from **University of Tennessee** (a public research university offering 900+ programs of study & over 890 undergraduate & graduate programs of study with total enrollment of 29,460)

HEALTH CARE: 6.5 miles from **University of Tennessee Medical Center** (a 685-bed, non-for-profit academic medical center, the region's only Level I Trauma Center, and is one of the largest employers in Knoxville)

INVESTMENT HIGHLIGHTS

LEASE:

15 Years Remaining on Initial 20-Year Absolute NNN Lease with 7% Rental Escalations Every 5 Years

TENANT:

BOJ of WNC, LLC Owns & Operates 50 Locations in North Carolina, South Carolina, Tennessee, Georgia & Kentucky

LARGE PARCEL | TRAFFIC COUNTS:

- Positioned on a Large ±1.19-Acre Lot with Great Drive-By Visibility on N Broadway Ave (aka U.S. Route 441) where Traffic Counts Exceed 41,160 CPD!
- 5% Sales Growth In 2019

2019 DEMOGRAPHICS (5-MI):

Total Population: 153,233 | Average Household Income: \$48,831



FINANCIAL ANALYSIS

BOJANGLES'
KNOXVILLE, TENNESSEE

SUMMARY

TENANT	BOJ of WNC, LLC
PURCHASE PRICE	\$2,950,000
CAP RATE	6.00%
GROSS LEASEABLE AREA	3,821 SF
YEAR BUILT	2015

LOT SIZE ±1.19 Acres

EXPENSE REIMBURSEMENT This is an **Absolute NNN lease**.
Tenant is responsible for all expenses.

FINANCING All Cash or Buyer to obtain new
financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
BOJ of WNC, LLC	3,821	Years 1-5: 09/28/15 to 09/30/20		\$165,383	
		Years 6-10: 10/01/20 to 09/30/25	Current	\$176,960*	6.00%
		Years 11-15: 10/01/25 to 09/30/30	7%	\$189,347	6.42%
		Years 16-20: 10/01/30 to 09/30/35	7%	\$202,602	6.87%
					6.43% AVG ANNUAL RETURN
		1st Option: 10/01/35 to 09/30/40	7%	\$216,784	
		2nd Option: 10/01/40 to 09/30/45	7%	\$231,958	
		3rd Option: 10/01/45 to 09/30/50	7%	\$248,196	
		4th Option: 10/01/50 to 09/30/55	7%	\$265,569	

RENEWAL OPTIONS

* Current Rent is \$165,383 until September 30, 2020. Seller to credit Purchaser shortfall (if any) in rent at the Close of Escrow.

TENANT OVERVIEW

BOJANGLES'
KNOXVILLE, TENNESSEE



Bojangles'® has more than 325 company owned and operated restaurants and over 750 franchise locations in 11 states. Bojangles' Inc. is a highly differentiated & growing restaurant operator & franchisor dedicated to serving customers high-quality, craveable food made from its Southern recipes, including breakfast served All Day, Every Day. The company was founded in 1977 in Charlotte, North Carolina by Jack Fulk & Richard Thomas, Bojangles' serves menu items such as made-from-scratch biscuit breakfast sandwiches, delicious hand-breaded bone-in chicken, flavorful fixin's (sides) & Legendary Iced Tea®.



In 2019, Bojangles' was acquired by the Jordan Company and Durational Capital Management. In 1982, The Jordan Company was founded as a middle market private investment partnership focused on leverage buyouts and recapitalizations. The Jordan Company partners with profitable companies to realize significant opportunities for long-term growth.

You can find out more about the Tenant by visiting their website: <http://www.bojangles.com/>



FACING NORTHEAST



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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

FACING SOUTH



BOJANGLES' | KNOXVILLE, TENNESSEE

AERIAL



BOJANGLES' | KNOXVILLE, TENNESSEE

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AERIAL ZOOMED OUT



BOJANGLES' | KNOXVILLE, TENNESSEE

AERIAL CITY VIEW



BOJANGLES' | KNOXVILLE, TENNESSEE

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LOCATION OVERVIEW

BOJANGLES'
KNOXVILLE, TENNESSEE



Knoxville is a city in and the county seat of Knox County, Tennessee. The city has a total area of 104.2 square miles. Knoxville is situated in the Great Appalachian Valley, about halfway between the Great Smoky Mountains to the east and the Cumberland Plateau to the west. The Tennessee River, which slices through the downtown area, is formed in southeastern Knoxville at the confluence of the Holston River, which flows southwest from Virginia, and the French Broad River, which flows west from North Carolina.

The Tennessee Valley Authority, the nation's largest public power provider, is a federally owned corporation headquartered in Knoxville and employs over 12,000 region-wide. The largest company based in Knoxville is movie theater chain **Regal Cinemas**. The second largest company with operations in Knoxville is **Discovery, Inc.**, followed by the health care-staffing firm **TeamHealth**. The largest privately held company based in Knoxville is **Pilot Flying J**, the nation's largest truck stop chain and sixth largest private company.

The **University of Tennessee** is a public research university in Knoxville. Founded in 1794, two years before Tennessee became the 16th state, it is the flagship campus of the University of Tennessee system, with ten undergraduate colleges and eleven graduate colleges. It hosts almost 29,460 students from all 50 states and more than 100 foreign countries. In its 2020 universities ranking, U.S. News & World Report ranked UT 104th among all national universities and 44th among public institutions of higher learning.

The **University of Tennessee Medical Center** is an academic medical center located in Knoxville and serves as a referral center for Eastern Tennessee and regions in Kentucky and North Carolina. The University of Tennessee Graduate School of Medicine oversees residency and medical student education at UPMC. In addition to being a Level I Trauma Center, UPMC is recognized as a center for primary stroke, biomedical imaging, adult & children transplantation, pediatric dialysis, and kidney failure. The hospital operates 581 beds.

2019 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	9,090	68,016	153,233
POPULATION GROWTH 2010-2019	6.14%	2.07%	3.72%
DAYTIME POPULATION	7,382	59,179	131,331
HOUSEHOLD GROWTH 2010-2019	4.58%	1.56%	3.19%
AVERAGE HOUSEHOLD INCOME	\$42,842	\$42,878	\$48,831

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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