

DENSE RETAIL CORRIDOR IN AFFLUENT/GROWING MARKET!



ACTUAL SITE
(As of 05/29/20)

SLIM CHICKENS
1250 EAST STATE STREET
LEHI, UTAH 84043

**OFFERING
MEMORANDUM**

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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

SLIM CHICKENS
LEHI, UTAH

NAME	SLIM CHICKENS
LOCATION	1250 East State Street Lehi, Utah 84043
MAJOR CROSS STREETS	On E State St, East of I-15
TENANT	MILE HIGH CHICKEN, LLC
GUARANTOR	L.O.V.E. RESTAURANT GROUP, INC.
PURCHASE PRICE	\$3,641,000
CAP RATE	5.75%
ANNUAL RENT	\$209,371
GROSS LEASEABLE AREA	3,877 SF
RENTAL ESCALATIONS	7.50% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	June 2020 (Under Construction)
LOT SIZE	±0.876 Acre
LEASE EXPIRATION	June 30, 2040
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Nearby retailers include Walmart Supercenter, Costco Wholesale, Target, Lowe's Home Improvement, Home Depot, Kohl's, Burlington, Hobby Lobby, Dick's Sporting Goods, Bed Bath & Beyond, HomeGoods, Best Buy, Old Navy, Ross Dress for Less, Maurices, PetSmart, Michaels, Dollar Tree, Office Depot

HIGHER EDUCATION: 10 miles from Utah Valley University - Orem (a public university offering various certificate programs, master's, bachelor's, & associate's degrees with 41,728 students attending in all 12 campuses); 16 miles from Brigham Young University (a private research university offering various majors, master's, & doctoral degree programs with total enrollment of 33,511 across all campuses)

HEALTH CARE: 4 miles from Mountain Point Medical Center (a 40-bed full-service hospital); 4 miles from American Fork Hospital (a modern community hospital with state-of-the-art medical technology with 90 beds)

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7.50% Rental Escalations every 5 Years

TENANT: Mile High Chicken, LLC is an Experienced Operator with 2 Slim Chickens Restaurants & Further Guaranteed by L.O.V.E. Restaurant Group, Inc. with 14 Burger King Locations – All Restaurant Locations Back Performance of Lease!

BRAND NEW CONSTRUCTION: New, High-Quality Build-to-Suit Construction of Slim Chicken's Latest Prototype!

DENSE RETAIL CORRIDOR | TRAFFIC COUNTS: Located in the Dominant Retail Corridor (Across from Costco Wholesale & Lowe's Home Improvement) with Excellent Drive-By Visibility, Just East of I-15 (125,964 CPD) where Traffic Counts Exceed 50,570 CPD!

AFFLUENT DEMOGRAPHICS (5-MI): Total Population: 157,029 | **Average Household Income: \$102,158** | **Population Growth 2010-2019 (1-MI): 30.42%!**



FINANCIAL ANALYSIS

SLIM CHICKENS
LEHI, UTAH

SUMMARY

TENANT	Mile High Chicken, LLC	LOT SIZE	±0.876 Acre
GUARANTOR	L.O.V.E. Restaurant Group, Inc.	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
PURCHASE PRICE	\$3,641,000	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
CAP RATE	5.75%		
GROSS LEASABLE AREA	3,877 SF		
YEAR BUILT	2020 (Under Construction)		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Mile High Chicken, LLC	3,877	Years 1-5: 07/05/20 to 06/30/25	Current	\$209,371	5.75%
		Years 6-10: 07/01/25 to 06/30/30	7.50%	\$225,074	6.18%
		Years 11-15: 07/01/30 to 06/30/35	7.50%	\$241,954	6.65%
		Years 16-20: 07/01/35 to 06/30/40	7.50%	\$260,100	7.14%
RENEWAL OPTIONS		1 st Option: 07/01/40 to 06/30/45	7.50%	\$279,608	
		2 nd Option: 07/01/45 to 06/30/50	7.50%	\$300,579	

TENANT OVERVIEW

Slim Chickens is a fast-casual restaurant chain which specializes in chicken tenders & wings. “Our Always Fresh” philosophy means that they strive to bring their guests quality chicken by serving them 100% all-natural, premium chicken.

Slim Chickens leans on a simple list of high-quality ingredients using house recipes crafted by founders Tom Gordon and Greg Smart. They marinate their chicken using fresh buttermilk and trained their team members to hand-bread every tender using a decade-old process to marinate and lock in moisture. Every meal is cooked right when ordered to ensure mouth-watering flavor in every bite.

There are countless ways to customize a meal. Shake or dip their always fresh chicken tenders and wings in more than 10 house sauces. Slim Chickens diverse menu extends beyond the classics, to their own spin on sandwiches, salads and wraps—from the southern fried Cayenne Chicken Ranch Sandwich, to sweet-savory Chicken & Waffles and decadent seasonal Jar Desserts.

The first location opened in 2003, inside a former sushi restaurant in Fayetteville, Arkansas. In 2005, the second location opened in the nearby city of Rogers. The chain's expansion accelerated in 2008 with five more openings in Arkansas and Oklahoma. In 2013, the first franchise location was opened; the next year, six regional franchise deals were made. In a partnership with Persian Gulf conglomerate Alghanim Industries, the first international Slim Chickens opened in Salmiya, Kuwait in May 2017. There has been 3 branches in the UK since May 2017 and in February 2020, its first branch in Kent, England opened in Bluewater Shopping Centre.

Currently, there are 102 Slim Chickens locations in the United States, Kuwait and United Kingdom.

<https://slimchickens.com/>

ABOUT THE TENANT

Mile High Chicken is an experienced operator with 2 Slim Chickens restaurants, **L.O.V.E. Restaurant Group, Inc.** operates 14 Burger King locations with about \$2M of Corporate EBITDA. All restaurant locations back the performance of the lease.

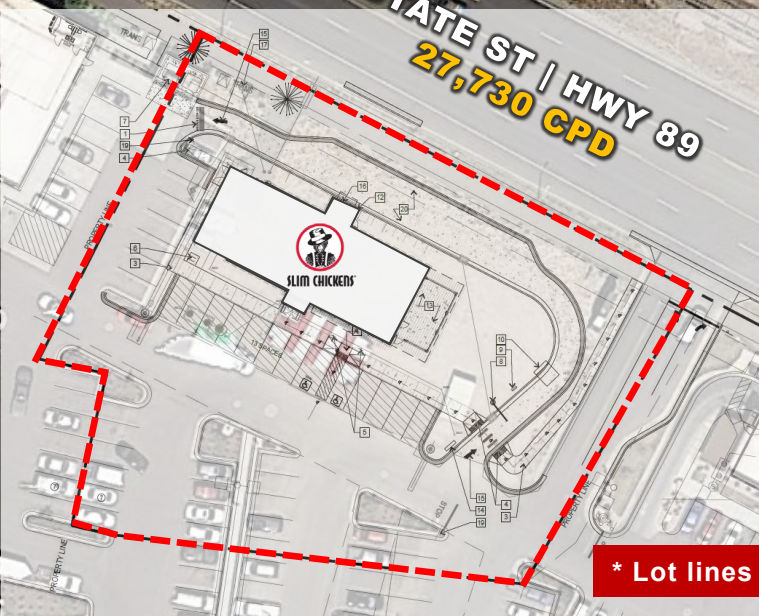
SLIM CHICKENS | LEHI, UTAH

SITE PLAN



STATE ST | HWY 89
27,730 CPD

N 1200 E



* Lot lines are approximate.

LOT SIZE

±0.876 Acre

GLA

3,877 SF

SLIM CHICKENS | LEHI, UTAH

CONSTRUCTION PHOTOS (AS OF 05/29/2020)



SLIM CHICKENS | LEHI, UTAH

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

FACING WEST



SLIM CHICKENS | LEHI, UTAH

FACING SOUTHEAST



SLIM CHICKENS | LEHI, UTAH



FACING NORTHEAST







































STATE ST | HWY 89
27,730 CPD







89







E MAIN ST
22,841 CPD

SLIM CHICKENS | LEHI, UTAH

FACING EAST



SLIM CHICKENS | LEHI, UTAH

AERIAL



SLIM CHICKENS | LEHI, UTAH

AERIAL ZOOMED OUT



ASCENT ACADEMIES OF UTAH - LEHI CAMPUS
593 STUDENTS

LEHI JUNIOR HIGH SCHOOL
1,331 STUDENTS

SEGO LILY ELEMENTARY
802 STUDENTS

LEHI ELEMENTARY
679 STUDENTS

RIVER ROCK ELEMENTARY
917 STUDENTS

SLIM CHICKENS

DOLLAR TREE

LEHI HIGH SCHOOL
1,394 STUDENTS

COSTCO WHOLESALE

LOWE'S

IFA

BED BATH & BEYOND
AMERICA'S BEST CONTACTS & EYEGLASSES
ROSS BEST BUY

WILLOWCREEK MIDDLE SCHOOL
1,682 STUDENTS

LEHI ROUND-UP RODEO
VETERANS BALL PARK

MEADOW ELEMENTARY
771 STUDENTS

O'Reilly AUTO PARTS

INTERSTATE 15

THE HOME DEPOT

DISCOUNT TIRE

Walmart

WOODSPRING SUITES
AN EXTENDED STAY HOTEL

SNOW SPRINGS ELEMENTARY
873 STUDENTS

GERBER CONSTRUCTION

LAQUINTA BY WYNDHAM

7 ELEVEN

145

DRY CREEK ELEMENTARY
1,030 STUDENTS

MAVERIK

Holiday

target KOHL'S Burlington DOLLAR TREE OLD NAVY BIG 5 OFFICE DEPOT Michael's HomeGoods GameStop CINEMARK Chick-fil& SONIC

ZUPAS MATTRESS FIRM

IN-N-OUT BURGER

ZAXBY'S

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AERIAL CITY VIEW



SLIM CHICKENS | LEHI, UTAH

LOCATION OVERVIEW

SLIM CHICKENS
LEHI, UTAH



Lehi is a city in Utah County, Utah. As Utah's sixth oldest city, Lehi is rich in pioneer and old west history. Originally settled by Mormon pioneers, the City has been known as Sulphur Springs, Snow's Springs, Dry Creek and Evansville. The Overland Stagecoach Route, the Pony Express Trail and the Transcontinental Telegraph all passed through or near Lehi during the peak of their use. Lehi is quickly becoming a premier technology and commercial center along the Wasatch Front. Several landmark companies call Lehi home, including **Adobe, ancestry.com, I.M. Flash, Xactware, Microsoft, Vivint, Oracle, and Xango**. Lehi is also home to a wide variety of retail stores and restaurants. Thanksgiving Point, a unique destination offering museums, botanical gardens, shopping, restaurants and other entertainment options highlights all that Lehi has to offer.

Adobe Inc. is an American multinational computer software company. It has historically focused upon the creation of multimedia and creativity software products, with a more recent foray towards digital marketing software. The 280,000-square-foot campus in Lehi features four floors of innovative design that places its emphasis on the 1,100 employees inside. It will also be the source of an estimated \$2.3 billion in new wages and over \$85 million in state corporate, payroll and sales taxes over the next 20 years. Adobe's \$1.8 billion acquisition of Orem data analytics company Omniture back in 2009 was the catalyst behind bringing the company to Utah.

Ancestry.com is a privately-held online company. It is the largest for-profit genealogy records, operating a network of genealogical, historical records, and related genetic genealogy websites. As of November 2018, the company claimed to provide access to approx. 10 billion historical records, and to have sold 14 million DNA kits.

2019 DEMOGRAPHICS			
	1-MI	3-MI	5-MI
TOTAL POPULATION	9,153	76,148	157,029
POPULATION GROWTH 2010-2019	30.42%	22.10%	26.94%
DAYTIME POPULATION	7,683	63,550	131,877
HOUSEHOLD GROWTH 2010-2019	38.06%	23.03%	28.81%
AVERAGE HOUSEHOLD INCOME	\$98,016	\$97,718	\$102,158

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