



1428 FORESTDALE BLVD
BIRMINGHAM | AL
OFFERING MEMORANDUM

ACTUAL SITE PHOTO - JUNE 2020



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LISTED BY:

ROBERT VASILIAVITCHIOUS
ASSOCIATE

DIRECT (949) 432-4517
MOBILE (224) 522-9064
robert.v@matthews.com
LIC # 02071826 (CA)

MITCHELL GLASSON
SENIOR ASSOCIATE

DIRECT (949) 432-4502
MOBILE (707) 364-5650
mitchell.glasson@matthews.com
LIC # 02016029 (CA)

ROBERT GOLDBERG
ASSOCIATE

DIRECT (216) 470-1464
MOBILE (216) 503-3609
rob.goldberg@matthews.com
LIC # 2018005194 (OH)

GARY CHOU
EVP & SENIOR DIRECTOR
LIC # 01911222 (CA)

BEN SNYDER
EVP & NATIONAL DIRECTOR
LIC # 2018002569 (OH)

BROKER OF RECORD

KYLE MATTHEWS
LIC #: 110253 (AL)

Executive Overview



INVESTMENT OVERVIEW

- » Absolute NNN Lease – **Landlord has zero responsibilities**, the tenant takes care of insurance, real estate taxes, and maintenance
- » Long-Term Lease – **Over 20 years remaining** on the lease with Two (2), 10-year options
- » Tenant Commitment to Location - store was **extensively remodeled to newest prototype design** (EOY 2019)
- » **Highly-Profitable Store** - above-average store sales (118% domestic average) prior to remodel. Location has been experiencing increasing sales year-over-year
- » Proven Operator - **Lessee's system-wide sales exceed national average**
- » **Target Market** - the Church's Chicken brand is based, and most profitable, in the Southeast region



INTRINSIC REAL ESTATE VALUE

- » 2,730+ square-foot building - 0.74 acre parcel - 30+ parking spaces
- » Over **60,000 people within a 5-mile radius**
- » The Adamsville Pkwy/Forestdale Blvd Retail Artery - **McDonald's, O'Reilly's, Walmart Supercenter, etc.**



Financial Overview



Annualized Operating Data

Lease Term	Monthly	Annual	Increases
Current - July 2025	\$10,000	\$120,000	5%
August 2025 - July 2030	\$10,500	\$126,000	5%
August 2030 - July 2035	\$11,025	\$132,300	5%
August 2035 - July 2040	\$11,576	\$138,915	5%
Option 1: August 2040 - July 2050	\$12,734	\$152,807	10%
Option 2: August 2050 - July 2060	\$14,007	\$168,087	10%

Tenant Summary

Tenant Name	Church's Chicken
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20+ Years
Lease Commencement Date	August 1, 2020
Rent Commencement Date	August 1, 2020
Lease Expiration Date	July 31, 2040
Term Remaining	20+ Years
Increases	5% every 5 years
Options	Two, (2) 10-year options with 10% rent increase

Investment Summary

» PROPERTY ADDRESS	1428 Forestdale Blvd Birmingham, AL 35214
» OFFERING PRICE	\$1,714,000
» NOI	\$120,000
» CAP RATE	7.00%
» TOTAL BUILDING AREA	±2,730 SF
» TOTAL LAND AREA	±32,017 SF (±0.74 AC)
» YEAR BUILT/REMODELED	1984/2019
» APN	22-00-18-2-010-048.000
» PARKING SPACES	±31

BARRINGTON DEBT QUOTE

LTV: 65% - \$1,196,000

RATE: 4.25%

AMORTIZATION: 25 Years

TERM: 5-10 Years

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

Jesse Lillard
(214) 530-9025
jesse.lillard@barringtoncapcorp.com





About Church's Chicken

Church's Chicken is an American chain of fast food restaurants specializing in fried chicken, also trading outside North America and Asia as Texas Chicken.

Retired incubator salesman George W. Church Sr. had the idea in 1952 to offer fried chicken in a fast-food setting. The first Church's Fried Chicken to Go opened across the street from the Alamo in San Antonio, Texas, and sold only fried chicken. French fries and jalapenos were added to the menu in 1955. Today, the menu has expanded to include other traditional such as coleslaw, biscuits, mashed potatoes and fried okra, as well as desserts and dipping sauces.

The company, with more than 1,660 locations in 30 countries, is the third largest chicken restaurant chain behind KFC and Popeyes Louisiana Kitchen.

±1,660
TOTAL LOCATIONS

29
STATES

30
GLOBAL MARKET

Surrounding Tenants



Area Overview

BIRMINGHAM, AL

Dawning the nicknames “Iron City” and “Magic City,” Birmingham is the most populous city in the state of Alabama, and the seat of Jefferson County. It is an economic and cultural center of the state, and bears a great deal of American history, especially pertaining to the American Civil Rights Movement. The Birmingham-Hoover Metropolitan Statistical Area is home to approximately 1.15 million people.

ECONOMY

Originally settled as a steel and iron mining town, Birmingham is often called the “Pittsburgh of the South” due to its abundance in natural resources. Today, Birmingham ranks as one of the most important business and banking centers in the Southeastern US. The seven-county Birmingham-Hoover Metropolitan Area is responsible for 31% of the state’s GDP. The MSA has a GDP of approximately \$64 billion, and has seen job growth for 69 consecutive months.

Birmingham is home to approximately 750 technology companies, and has recently been ranked 7th in the nation in percentage growth of millennials moving into the city. Centrally located in the southeast and easily accessible to major markets in the region, Birmingham is consistently rated as one of America’s best places to work and earn a living. Many young, educated workers and their families have been relocating to Birmingham in recent years.

Birmingham serves as the national headquarters for many large companies, such as Regions Bank and the Southeastern Conference, as well as the regional headquarters for Belk, State Farm, and Wells Fargo, among others.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	4,553	17,928	65,311
2020 Estimate	4,661	18,316	65,813
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Estimate	1,850	7,242	25,745
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$52,416	\$51,870	\$37,207

ATTRACTIONS



CULTURE AND THE ARTS

Birmingham is quickly becoming a leading center for the arts in the Southeast. The Birmingham-Jefferson Convention Center, located in the heart of downtown Birmingham, hosts more than 600 events a year, including ballets, operas, plays, concerts, shows, and lectures.

Events and shows are also held at the historical Alabama Theatre, the Birmingham Children's Theatre, and the University of Alabama at Birmingham. The Birmingham Museum of Art is also a popular attraction.



MUSEUMS AND HISTORY

Home to many of the most important events in the American Civil Rights Movement, Birmingham is home to an incredible amount of history. The Birmingham Civil Rights Institute, constructed across the street from the historic 16th Street Baptist Church, shares the history of the movement.

Other notable museums in the city include the Alabama Sports Hall of Fame Museum, Alabama Museum of the Health Sciences, Southern Museum of Flight, and the McWane Science Center.



PARKS AND ATTRACTIONS

Birmingham has parks and attractions scattered throughout the city, including Vulcan Park, Kelly Ingram Park, Railroad Park, Ruffner Mountain Nature Center, and more. Just outside of the city is Oak Mountain State Park, the largest state park in Alabama, which offers 10,000 acres of beautiful scenery.

The Birmingham Zoo is one of the largest in the Southeast, and sits across the street from the internationally-known Birmingham Botanical Gardens.



HIGHER EDUCATION

UNIVERSITY OF ALABAMA AT BIRMINGHAM

The University of Alabama at Birmingham is an internationally renowned research university and academic health center, and the only R1 research institution in the state.

The UAB Health System is one of the largest academic medical centers in the US. UAB is the state's largest employer, with more than 18,000 faculty and staff and over 53,000 jobs at the university and in the health system. In 2017, Forbes ranked UAB as the #69 nationwide America's Best Largest Employer. The university has an estimated annual economic impact of \$7.15 billion.

UAB is consistently ranked amongst the Best Graduate Schools and Most Diverse Universities. The school has a total enrollment of over 20,000 and offers 55 master's programs and 40 doctoral programs. Students from all over the world come to UAB to pursue an excellent education, with over 110 countries represented in the student population.

SAMFORD UNIVERSITY

Samford is a Christian university located in the Homewood suburb of Birmingham, and is the state's top ranked private university.

Continually ranked amongst the Best Colleges in the South, Samford also has a well renowned School of Law. The university has been nationally ranked for academic programs, value, and affordability as well. In 2018, Samford was ranked as the South's #1 Best College for Veterans by US News.

Samford offers 168 undergraduate majors and has a total enrollment of over 5,500 students.

BIRMINGHAM SOUTHERN COLLEGE

Birmingham Southern is a private university founded in 1856, and the state's highest-ranked liberal arts college. Known for being very selective with an acceptance rate of 48%, BSC enrolls approximately 1,300 undergraduate students each year.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Church's Chicken** located at **1428 Forestdale Blvd, Birmingham, AL 35214** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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ROBERT VASILIAVITCHIOUS

ASSOCIATE

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REAL ESTATE INVESTMENT SERVICES

