



SINGLE-TENANT QSR PROPERTY

IRREPLACEABLE ST. CHARLES AVE. DRIVE-THRU LOCATION | NNN LEASE |

14.3 YEARS REMAINING | RARE 11.5% INCREASES



OFFERING MEMORANDUM

RAISING CANE'S - 1406 SAINT CHARLES AVENUE, NEW ORLEANS, LA 70130

 Newmark
Knight Frank
NET LEASE CAPITAL MARKETS



NET LEASE CAPITAL MARKETS

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1406 SAINT CHARLES AVENUE | NEW ORLEANS, LA 70130

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This Confidential Offering Memorandum has been prepared exclusively by Newmark Knight Frank ("Newmark Knight Frank", "Agent") on behalf of Ownership, the ("Owners"), regarding the purchase of the property described herein as Raising Cane's, New Orleans, LA. The materials and information contained in this Confidential Offering Memorandum do not purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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INVESTMENT HIGHLIGHTS



DOMINANT NATIONAL TENANT | #1 FASTEST GROWING CHAIN | \$1.5+ BILLION ANNUAL SALES & 500+ STORE LOCATIONS

Raising Cane's is the #1 Fastest Growing Chain according to Nation's Restaurant News. Raising Cane's has grown from 250 stores and \$576 million in sales in 2016, to 500+ stores and \$1.5 billion in sales expected for the current fiscal year.



RARE 11.5% INCREASES EVERY 5 YEARS | 14+ YEARS OF FIRM TERM REMAINING | PASSIVE NNN LEASE

Raising Cane's signed a 248 month (20.67) year lease in July 2014, the lease currently has approximately 14.3 years remaining in the primary term. The triple-net (NNN) lease requires zero landlord responsibilities, with the tenant being responsible for all maintenance and repairs. The lease also features rare 11.5% rental increases every 5 years during the primary term.



IRREPLACEABLE ST. CHARLES AVE. LOCATION | 1 OF 4 FAST-FOOD DRIVE- THRU'S ON ST. CHARLES AVE. | MARDI GRAS PARADE ROUTE LOCATION

The subject property is located at an irreplaceable location on St. Charles Ave., which serves as a centerpiece of the world-famous annual Mardi Gras Parade and celebration which draws an estimated (600,000+ visitors) to New Orleans. Raising Cane's is 1 of 4 Fast-Food Drive-Thru's located on St. Charles Ave, additionally city restrictions prohibit any additional Drive-Thru's along the 6-mile stretch of St. Charles Ave.



CENTRAL BUSINESS DISTRICT LOCATION | MAJOR RETAIL & TRAFFIC CORRIDOR | LOUISIANA HAS THE #1 BUSINESS CLIMATE

Located on St. Charles Ave., Raising Cane's is walking distance to the New Orleans CBD, Historic Garden District, Mercedes-Benz Superdome (76,000 Seats), and New Orleans Arena (18,000 Seats). St. Charles Ave. is New Orleans major retail and traffic corridor and hosts thirty (30) of the sixty-two parades in the New Orleans area per year which generate a combined (\$300 Million Economic Impact). Raising Cane's features incredibly fast Drive-Thru service and is strategically positioned to capture this vehicle and foot traffic. The State of Louisiana is ranked #1 for Business Climate by Business Facilities because it is a right-to-work state, features a low tax climate, world-class infrastructure, and robust energy and healthcare sectors.





PRICE/CAP RATE

Price	\$5,010,458
Cap Rate	5.00%
Annual NOI	\$250,523

EXECUTIVE SUMMARY

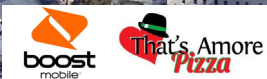
Address	1406 Saint Charles Avenue New Orleans, LA 70130
Tenant / Guarantor	Raising Cane's Chicken Fingers / Raising Cane's Restaurants, LLC
Use	Retail
Acreage	0.37
Rentable Building Area (SF)	1,970
Expense Structure	NNN
Rent Increases	11.50% increases every 5 years
Commencement Date	July 22, 2014
Primary Term Expiration	December 31, 2034
Initial Term	Twenty (20) Years (14.3 years remaining)
Ownership Interest	Fee Simple

SITE AERIAL

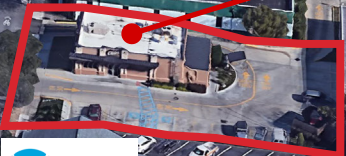
DOWNTOWN NEW ORLEANS

TIVOLI PLACE
(163 UNITS)

PONTCHARTRAIN EXPRESSWAY (175,191 VPD)



SAINT CHARLES AVE (36,003 VPD)





THE INVESTMENT

LEASE ABSTRACT / PROPERTY DETAILS

LEASE ABSTRACT

Address	1406 Saint Charles Avenue New Orleans, LA 70130
Tenant Trade Name	Raising Cane's Chicken Fingers
Tenant/Guarantor	Raising Cane's Restaurants, LLC (Corporate)
Commencement Date	July 22, 2014
Primary Term Expiration	December 31, 2034
Lease Term Remaining	14.3 Years
Option Periods	None
Annual Rent (PSF)	\$250,522.92 (\$127.16 SF/Yr)
Rent Increases	11.50% increases every 5 years
Lease Structure	NNN
Landlord Responsibilities	None
Utilities	Tenant Responsible
Taxes	Tenant Responsible
Insurance	Tenant Responsible

PROPERTY DETAILS

Rentable Building Area	1,970
Acreage	0.37
Year Built	1997/2014
APN	1-01-1-053-25

RENT SCHEDULE

	ANNUAL RENT	INCREASE %	CAP RATE %
1/1/20-12/31/24	\$250,522.92	-	5.00%
1/1/25-12/31/29	\$279,372.00	11.5%	5.58%
1/1/30-12/31/34	\$311,580.96	11.5%	6.22%







LOCATION AND DEMOGRAPHICS

The city of New Orleans is a historic southern city with deep French roots. Located at the mouth of the Mississippi river, the city was a strategic port city for the French during the 1800's. The city has since grown into a thriving metropolitan center with more than 1 million people calling the Baton Rouge MSA home.

- 1,275,762 Residents in the New Orleans MSA

- There are over 49,00 students attending public school in New Orleans

- No. 2 in Crude Oil and No. 3 in Natural Gas Production in U.S.

- More than 90% of waterborne US Oil rigs are located off the Louisiana coast

- Strategic Transportation Infrastructure

- 6 Interstate Highways, 6 Class 1 Railroads, 6 Deepwater Ports, 7 Primary Airports

Rankings (Business Facilities)

- #1 Business Climate in the USA, #5 Best Infrastructure, #2 Export Leaders

The Louisiana Economic Development (LED) is the lead economic development group serving the Baton Rouge region as well as the entire state of Louisiana. The LED focused on key industries to propel economic development in the state of LA including: Advanced Manufacturing, Aerospace, Agribusiness, Automotive, Energy, Entertainment, Process Industries, Software development and Water Management.

LA has been a right-to-work state for more than three decades, with more than 430,000 manufacturing workers in the state. LA's competitive tax climate, low utility costs, strong transportation infrastructure and competitive business incentive programs including the Quality Jobs, Industrial Tax Exemption Program, and Research and Development Tax Credit all provide additional incentives for business development.

Prominent companies operating in LA include The Hayes Companies, Nucor, Benteler Steel/Tube, Gardner Denver, ExxonMobile, BP, Halliburton, Chevron, Shell Stupp, Boeing, Lockheed Martin, Metro Aviation, Western Global, Northrop Grumman, Boise Inc, Lam Weston, Georgia-Pacific, Military Truck Parts Inc., Dow Chemical, Honeywell, BASF, Methanex, CSRA, CenturyLink, EA, IBM, GE, CGI, Waitr, DXC Technology and more.

Source: opportunitylouisiana.com

POPULATION	1 MI	3 MI	5 MI
2025 Projection	26,673	191,033	376,798
2020 Estimate	27,062	192,133	378,237
2010 Census	20,027	166,494	337,609
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Projection	14,391	85,242	162,178
2020 Estimate	14,506	84,383	160,130
2010 Census	10,487	72,332	141,421
2020 Avg. Household Income	\$65,521	\$73,068	\$73,083





DOWNTOWN BATON ROUGE



MERCEDES-BENZ STADIUM



FRENCH QUARTER



TENANT/GUARANTOR SYNOPSIS

Founded by Todd Graves in 1996 in Baton Rouge, LA, Raising Cane's has become one of the fastest-growing quick-service restaurant (QSR) chains in the US. Raising Cane's is known for their minimalistic menu of fresh, never frozen chicken fingers, Raising Cane's sauce, crinkle-cut fries, coleslaw, texas toast, sweet tea, and fresh-squeezed lemonade. Raising Cane's growth trajectory has been explosive, since 2016 Cane's has grown from approximately 250 stores and \$576 million in sales, to 400 stores and \$1.18 billion in sales in 2019. The company currently operates more than 500 stores, and expects \$1.5 billion plus in Sales.

Top Honors:

#1 "Chain in Sales-Per-Unit Growth" - Nation's Restaurant News (2018)

#1 "Fastest-Growing Chain in the Nation" - Nation's Restaurant News (2018)

#2 " Overall Sales Per Unit" - Statista (2019)

TENANT SYNOPSIS

Trade Name	Raising Cane's Chicken Fingers
Credit Rating	Not Rated
Number of Locations	500+ in 27 States & 5 Countries
Geographic Dispersion	Nationally
Annual Sales (Forbes)	\$1.5 Billion
Average Unit Volume (Forbes)	\$3.6 Million



YEAR FOUNDED
1996



HEADQUARTERS
Baton Rouge, LA



LOCATIONS
500+



COMPANY TYPE
Private



WEBSITE
<https://www.raisingcanes.com/>



S&P CREDIT RATING
Not Rated



EXAMPLE INTERIOR



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For more information, please contact:

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