

INVESTMENT OFFERING



POPEYES

3500 Baker Road
Acworth (Atlanta MSA), GA 30101



REPRESENTATIVE PHOTO

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The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,571,428
DOWN PAYMENT	100% / \$2,571,428
RENTABLE SQUARE FEET	2,311 SF
CAP RATE	5.25%
YEAR BUILT	2021
LOT SIZE	37,026 +/- SF
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Popeyes
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	02/15/2021 (est.)
LEASE EXPIRATION DATE	02/14/2036 (est.)
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$135,000.00	\$11,250.00
Years 6-10	\$148,500.00	\$12,375.00
Years 11-15	\$163,350.00	\$13,612.50
Years 16-20 (Option 1)	\$179,685.00	\$14,973.75
Years 21-25 (Option 2)	\$197,653.50	\$16,471.13
Years 26-30 (Option 3)	\$217,418.85	\$18,118.24
Years 31-35 (Option 4)	\$239,160.74	\$19,930.06
BASE RENT		\$135,000.00
NET OPERATING INCOME		\$135,000.00
TOTAL RETURN YR-1	5.25%	\$135,000.00

TENANT OVERVIEW



POPEYES LOUISIANA KITCHEN, INC.

Founded in New Orleans in 1972, Popeyes Louisiana Kitchen, Inc., (Nasdaq: PLKI), is one of the largest quick service restaurant chains in the world; with more than 2,600 restaurants in the U.S. and around the world. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp, and other regional items. The chain’s parent company, Restaurant Brands International Inc. (“RBI”) (NYSE: QSR), operates over 24,000 restaurants in more than 100 countries with more than \$30 billion in system-wide sales. RBI owns three of the world’s most prominent and iconic quick service restaurants brands - Tim Hortons, Burger King, and Popeyes.

ABOUT THE TENANT

Funky Chicken, LLC, the tenant, is a rapidly growing Popeyes franchisee operated by Purple Square Management. The guarantor, Purple Square Management, a very experienced and successful growing franchisee of Popeyes and Dunkin’ Donuts, currently operates over 100 locations throughout Florida and Georgia. One of the largest and fastest growing operators in the country, Purple Square Management has earned Dunkin’ Brands’ “National Rising Star Award” (2008), “Franchisee of the Year Award” (2014), and “Philanthropist of the Year Award” (2015).



PROPERTY NAME	Popeyes
PROPERTY ADDRESS	3500 Baker Road Acworth (Atlanta MSA), GA 30101
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Restaurant Brands International, Inc.
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	PLKI
BOARD	NASDAQ
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$135,000.00
NO. OF LOCATIONS	2,600+
HEADQUARTERED	Atlanta, GA
WEBSITE	www.popeyes.com
YEARS IN THE BUSINESS	Since 1972

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Popeyes drive-thru located in Acworth (Atlanta MSA), GA. The brand new 15-year absolute NNN lease includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. The property is strategically located directly across from a Publix and CVS anchored shopping center. The property benefits from its convenient access right off I-75 (113,000 VPD) at Baker Road and Cowen Road (57,000 VPD). Additionally, within 5-miles of the subject property there are 135,000 residents with an average household income exceeding \$93,000 annually. The Acworth population has been rapidly growing and is expected to grow another 7.0% over the next 5-years.

National retailers in the immediate vicinity include McDonald's, CVS Pharmacy, Publix, Wendy's, Arby's, Family Dollar, Advance Auto Parts, Dollar General, Goodyear, Captain D's, Walgreens, Sonic, Zaxby's, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility. Acworth is an affluent northern suburb of Atlanta, Georgia. It is located in Cobb County in the Atlanta Metropolitan Area, which is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area (MSA) in the United States.



INVESTMENT HIGHLIGHTS

- Brand New 2021 Construction
- 15-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Traffic Counts Exceed 57,000 Vehicles Per Day at Baker Road & Cowen Road and Over 113,000 Vehicles Per Day on I-75
- Located Across from Publix & CVS Anchored Shopping Center
- 135,000 Residents within 5-Miles of the Subject Property
- Average Household Income Exceeds \$93,000 (5-Mile Radius)
- 7.0% Expected Population Growth Over the Next 5-Years



REPRESENTATIVE PHOTO

AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



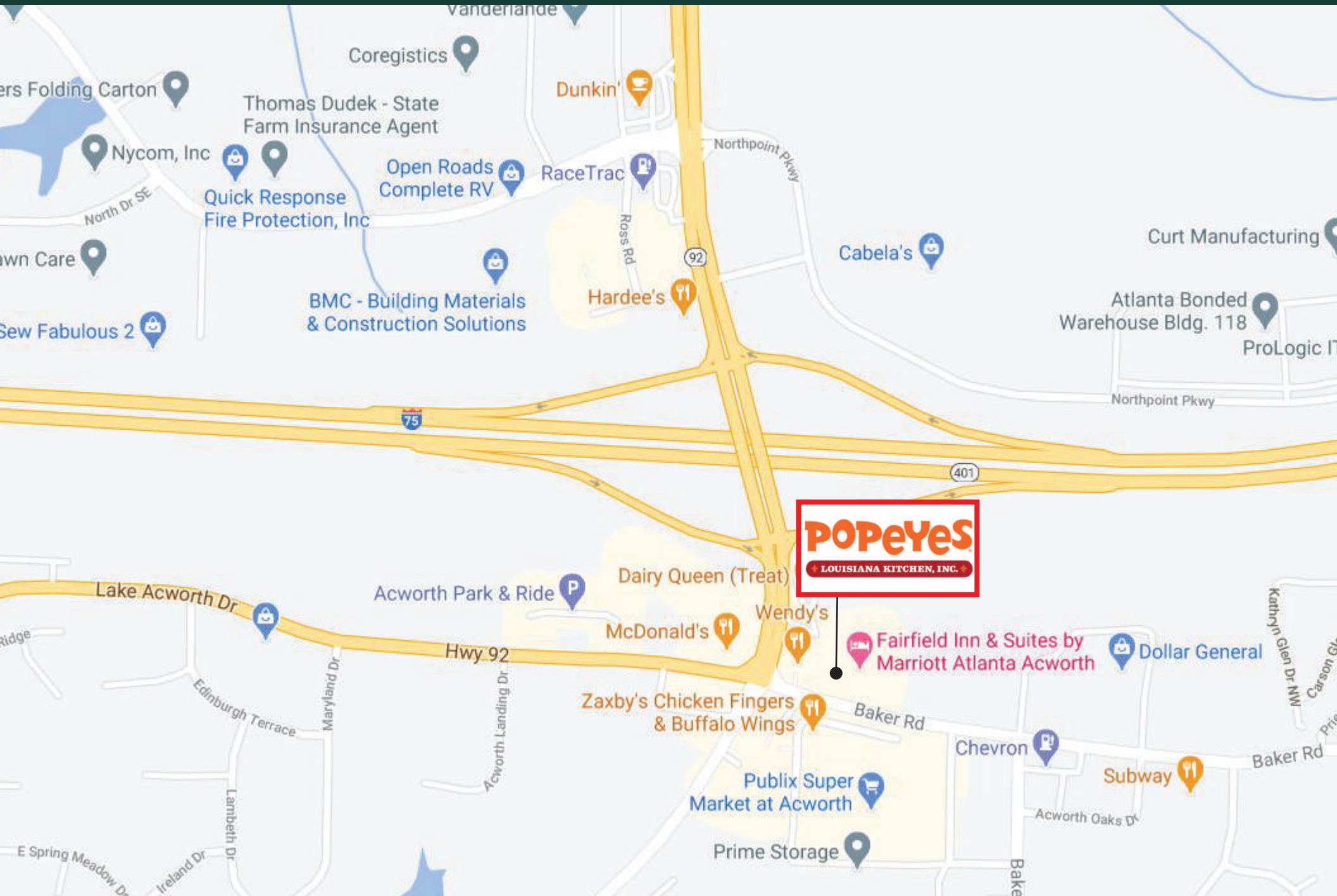
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SUBJECT PROPERTY



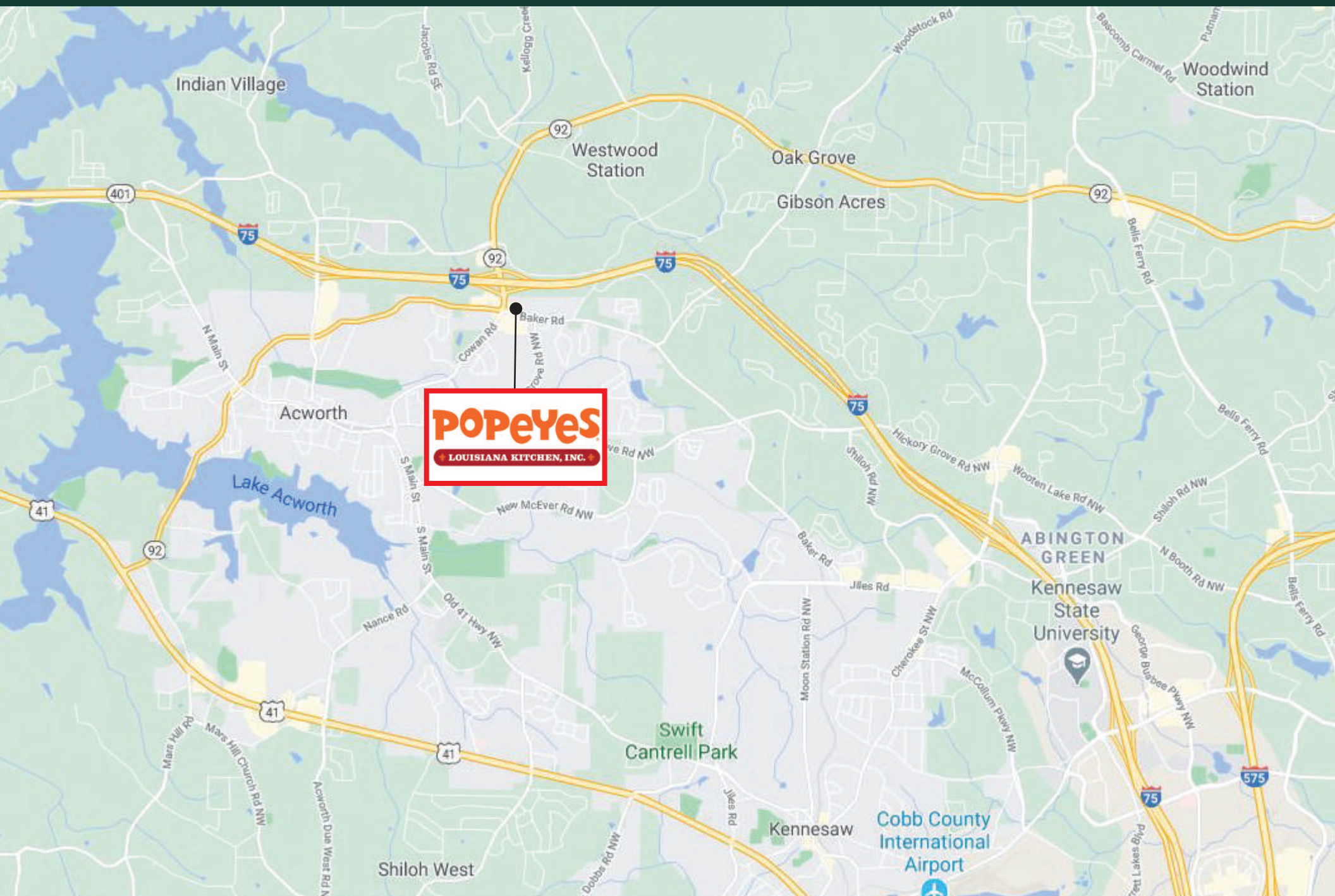
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LOCATION MAP (1)



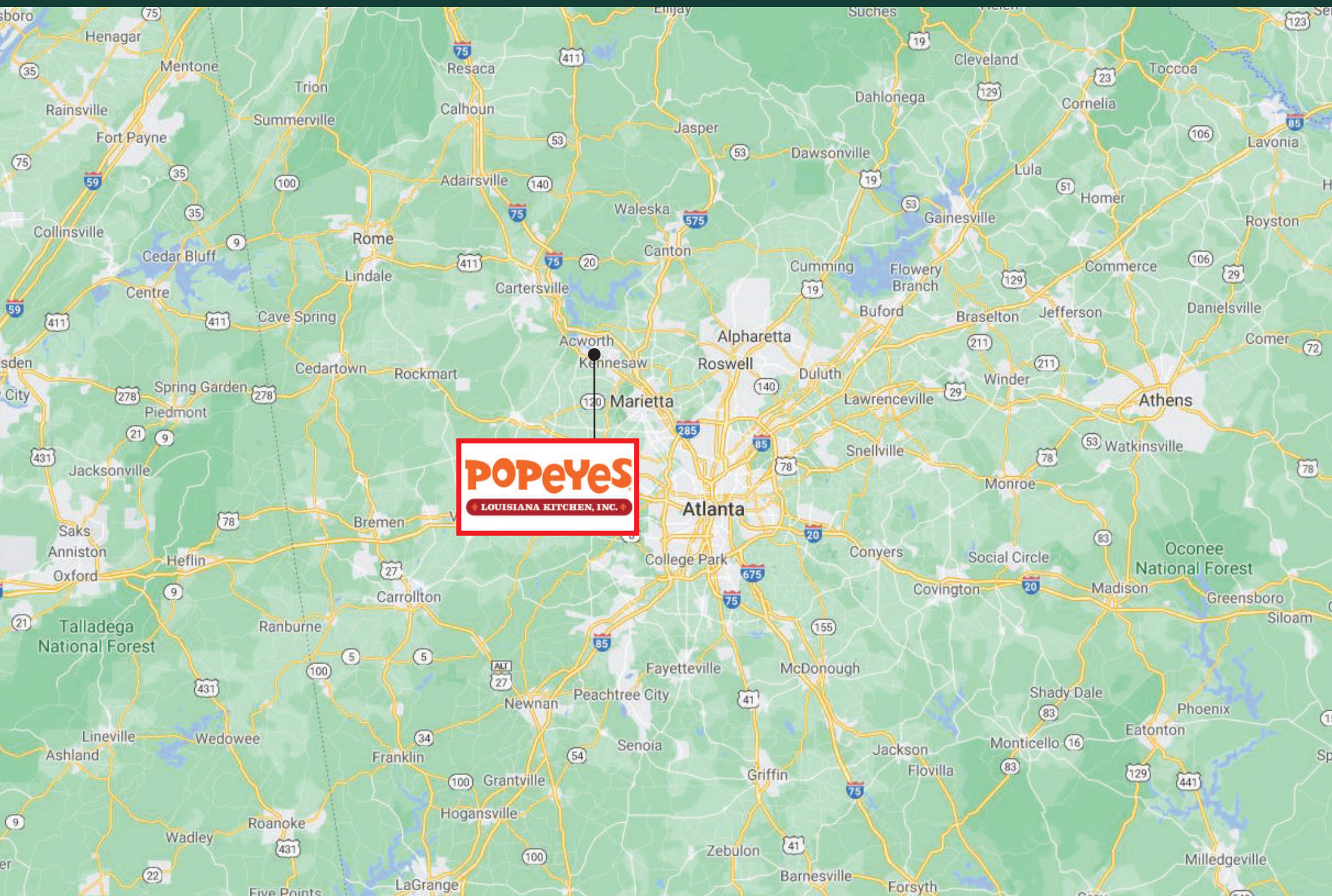
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LOCATION MAP (2)



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AREA MAP



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MARKET OVERVIEW

ACWORTH (ATLANTA MSA), GEORGIA

Acworth is a city in Cobb County, Georgia, United States. The community is an affluent northern suburb of Atlanta located just 20 miles north of downtown. Acworth is part of the Atlanta Metropolitan Area, which is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formally Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



3rd Largest Metropolitan
Region After Greater Washington
and South Florida



Ranked # 10
in the Nation with a Gross Domestic
Product of \$320 Billion



Home to the Largest
Concentration of Colleges and
Universities in the Southeastern U.S.



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	9,960	65,073	142,571
2020 Estimate	9,291	61,132	134,548
2010 Census	7,901	52,741	118,420
Percent Change 2010-2020	17.59%	15.91%	13.62%
Percent Change 2020-2025	7.20%	6.45%	5.96%
Median Age	35.45	36.99	36.37

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Est. Avg. HH Income	\$78,019	\$94,063	\$93,837
2025 Projection	3,697	22,971	50,312
2020 Est. Households	3,472	21,617	47,408
2010 Census	3,023	18,764	41,555
Percent Change 2010-2020	14.85%	15.21%	14.09%
Percent Change 2020-2025	6.48%	6.26%	6.13%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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Listed with Georgia broker
DZ Net Lease Realty, LLC license h-63528

Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

X Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

(Please put an X below in front of what is applicable)

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

X Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

(Please put an X below in front of what is applicable)

_____ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

_____ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

Acknowledged and Accepted:

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date