BOJANGLES'

8000 LINVILLE ROAD | OAK RIDGE, NC 27310

ABSOLUTE NET CORPORATE BACKED LEASE - ESSENTIAL RETAILER WITH DRIVE-THRU

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PROPERTY DRONE VIDEO

EXCLUSIVE ADVISORS

CBRE

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

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INVESTMENT SUMMARY

OCATION	8000 Linville Road, Oak Ridge, NC		5.60% (Year 1)
BUILDING SIZE	3,715 SF		6.02% (Year 2 after rent bump 12/14/2
AND SIZE	± 1.372 Acres	RENT ESCALATIONS	7.5% every 5 years
EASE TYPE	Absolute NNN		Three (3) options of five (5) years
COMMENCEMENT DATE	12/14/2016	OPTIONS each,	each, with same 7.5% escalations
ERM	15 year term		over previous year's base rent
PURCHASE PRICE	\$2,894,202	OTHER	Corporate lease with Bojangles' Restaurants, Inc.
CURRENT NOI (YEARS 1-5)	\$162,075.36		
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INVESTMENT HIGHLIGHTS

- Northwest Guilford County location
- Excellent visibility/ingress/egress
- Corporate lease
- Highest quality all-brick construction
- Average household income of \$118,442 within five miles
- Close proximity to Guilford Technical Community College -Oak Ridge Campus
- Adjacent to new Outer Loop

TENANT HIGHLIGHTS

- 766 locations in 12 states
- 325 company operated stores
- 441 franchise locations
- Founded in 1977 and headquartered in Charlotte
- AUV of \$1.794M (*2019 Nation's Restaurant News)

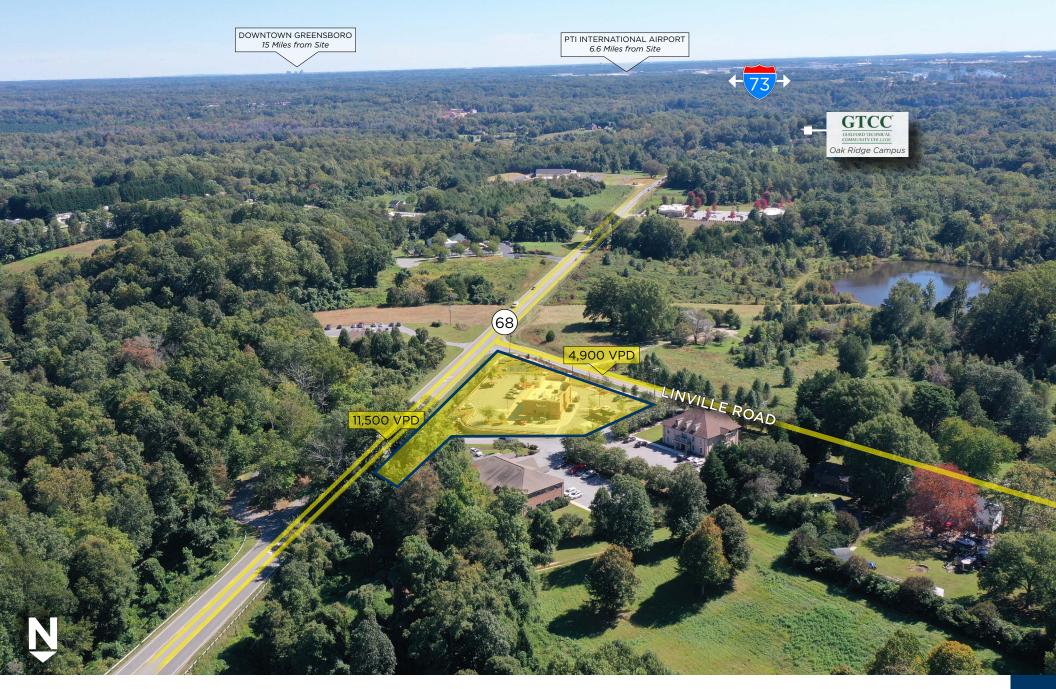




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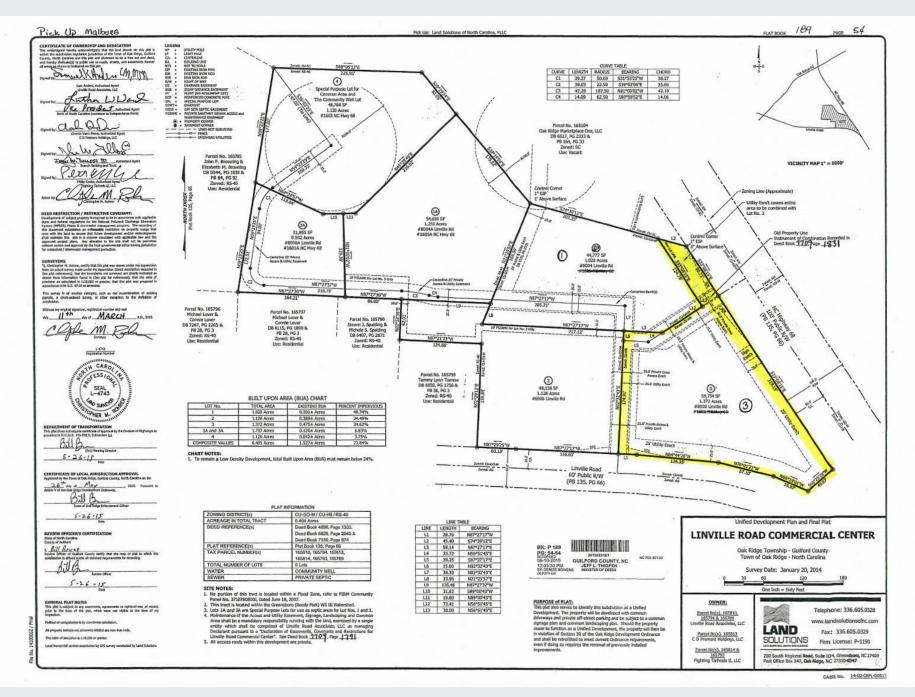
LINVILLE ROAD



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HIGHWAY 68

PLAT





5 MILES	7 MILES	10 MILES
38,714	82,566	222,166
1.23%	1.15%	1.07%
40,964	87,198	234,039
14,229	33,031	92,826
1.16%	1.12%	1.03%
15,039	34,873	97,678
\$118,442	\$100,707	\$92,935
\$136,083	\$100,707	\$92,935
	38,714 1.23% 40,964 14,229 1.16% 15,039 \$118,442	38,714 82,566 1.23% 1.15% 40,964 87,198 14,229 33,031 1.16% 1.12% 15,039 34,873 \$118,442 \$100,707

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