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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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)





PROPERTY AERIAL



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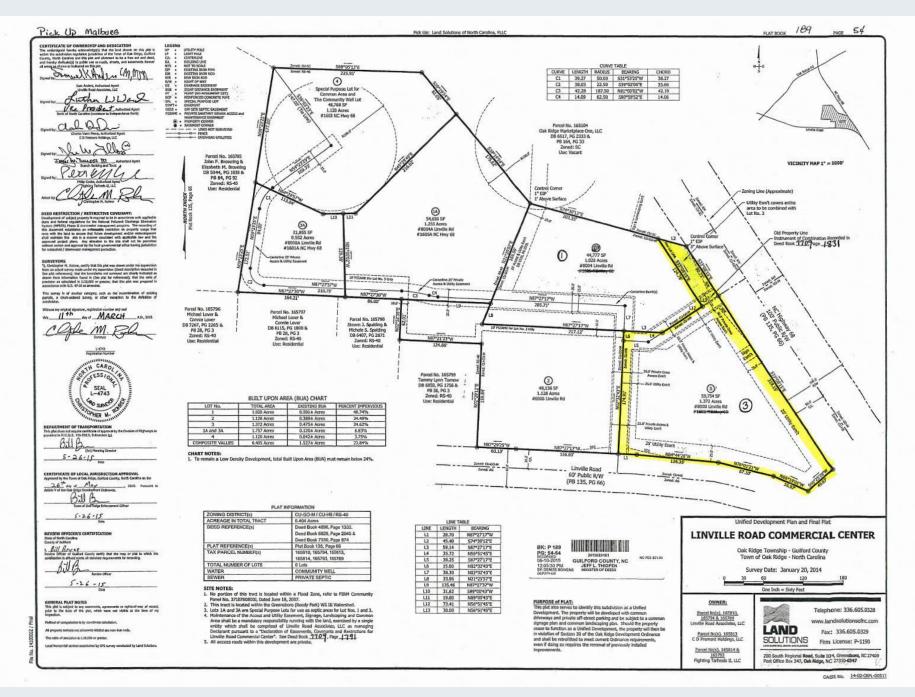
LINVILLE ROAD



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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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