

CAPITAL MARKETS | RETAIL



OFFERING MEMORANDUM

**BOJANGLES'**

RINGGOLD, GEORGIA | CHATTANOOGA MSA

**CBRE**



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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## CONTACT INFORMATION

JOEY BLATNER

Senior Vice President

+1 503 221 4829

Joey.Blatner@cbre.com

CHRIS BOSWORTH

Vice Chairman / Managing Director

+1 404 923 1486

Chris.Bosworth@cbre.com

**CBRE**





# 01

## EXECUTIVE SUMMARY

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**BOJANGLES'**5861 ALABAMA HIGHWAY  
RINGGOLD, GEORGIA 30736

## PRICE

**\$3,196,000**

## CAP RATE

**5.57%**

NET OPERATING INCOME	\$178,022.05	GUARANTOR	Corporate Guarantee Bojangles' (NYSE:BOJA)
LEASE TYPE	Absolute NNN	INCREASES	1.25% Annual Increases
LEASE COMMENCEMENT	12/15/2019	OPTIONS	(3) 5-Year Options
LEASE EXPIRATION DATE	12/14/2034	BUILDING SIZE	2,278 SF
YEAR BUILT	2020	LOT SIZE	1.096 Acres

Property is a brand-new prototype from Bojangle's and is one of the first stores of this design to open.



# RENT ROLL

TENANT INFO		LEASE TERMS		CURRENT RENT	RENT INCREASES	LEASE DETAILS	
TENANT	SIZE	BEGIN	END	ANNUALIZED RENT	INCREASES	OPTIONS	TYPE
BOJANGLES'	2,278 SF	12/15/2019	12/14/2034	\$178,022.05	1.25% ANNUALLY	(3) 5-YEAR OPTIONS	ABSOLUTE NNN

NOTE: Tenant has 30-Day Right of First Refusal



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION





02

## PROPERTY DETAIL

# PROPERTY SUMMARY

## INVESTMENT OVERVIEW

The subject property is a brand-new Bojangles' location completed in early 2020. The property is 2,278 square feet in size sitting on an oversized lot of approximately 1.1 acres. This location is a new Bojangles' prototype and was one of the first stores to open with this custom design. The property shares access with Burger King to the south which finished development in mid-2018. The asset comes with a newly-signed, 15-year, absolute NNN lease, and is guaranteed by Bojangles' Restaurants, Inc., their corporate entity. Bojangles' operates more than 760 locations in 12 states and have posted 26 consecutive quarters of positive comparable restaurant sales.

The property is located directly off of Highway 151 (with more than 22,700 VPD) which is currently under construction to be expanded to four lanes from two. Just north of the property is the I-75 on-ramp (with more than 90,000 VPD) that travels north and south between the Canada border and Southern Florida. The subject property is surrounded by national retailers including Peterbilt, Krystal, Wells Fargo, McDonald's, Walgreens, Advance Auto Parts, CVS, Exxon, Burger King, Food Lion and more. The property also benefits from its close proximity to three large national industrial plants including Shaw Industries, Container Service Corporation and Propex.

## INVESTMENT HIGHLIGHTS

- New Construction and Building Design Completed in Early 2020
- 15 Year Absolute Net Lease - No Landlord Responsibilities Whatsoever
- 1.25% Annual Rent Increases
- Corporate Guarantee with More Than 760 Locations
- Successful Operating History - Bojangles' Was Founded in 1977, Operating for Over 40 Years
- Surrounded by 30+ National Brands Including Krystal, Wells Fargo, McDonald's, Walgreens, Advance Auto Parts, CVS, Exxon, Burger King, Food Lion, and More; Close Proximity to Factory Plants for Shaw Industries, Container Service Corporation, and Propex
- Positioned Directly Off of Highway 151 Feeding to I-75 Directly North With Traffic Counts Exceeding 90,100 VPD; I-75 Travels North and South from the Canadian Border to the Southern Tip of Florida
- Only 20 Miles Southeast of Chattanooga, TN (Population 180K) and 30 Miles Southwest of Cleveland, TN (Population 44K)





# TENANT OVERVIEW

## BOJANGLES'

Bojangles' Inc. is a Southeastern United States regional chain of fast food restaurants, specializing in Cajun seasoning, fried chicken, and buttermilk biscuits. Bojangles' Restaurants began as the dream of Jack Fulk and Richard Thomas, two veteran restaurant operators who predicted rising consumer demand for good food served in a quick-service environment. In 1977, their dream became a reality in the form of the first Bojangles' restaurant in Charlotte, NC.

Bojangles' currently has 759 locations; 319 are corporate operated while the remaining 440 are franchised. Bojangles' operates in 12 states but has plans to expand into the entire country. For 2018 Bojangles reported U.S. system-wide sales of nearly \$1.3 billion, up about 1.6% from fiscal 2017's \$1.28 billion.

In 2018 Bojangles' was named the 5th Biggest Chicken Chain in Nation's Restaurant News' Top 200 Restaurants. Also in 2018 QSR ranked Bojangles' 29th in The QSR 50, an annual ranking of the nation's top limited-service brands. Bojangles' currently hopes to expand into the north with some momentum brought on through their third-party delivery roll-out, new BoRewards loyalty and payment app, and their various value deals on their famous menu.

In early 2019 Bojangles' was acquired by Durational Capital Management LP and The Jordan Company, L.P. and became a privately held company. It will continue to be operated as an independent brand based in Charlotte, North Carolina. The Jordan Company, founded in 1982, is a middle-market private equity firm that has managed funds with original capital commitments in excess of \$11 billion since 1987. Durational Capital Management LP, founded in 2017, is an investment firm that said it invests in high-quality consumer companies.

Today, Bojangles' remains an iconic brand with an authentic Southern heritage and a deeply loyal following



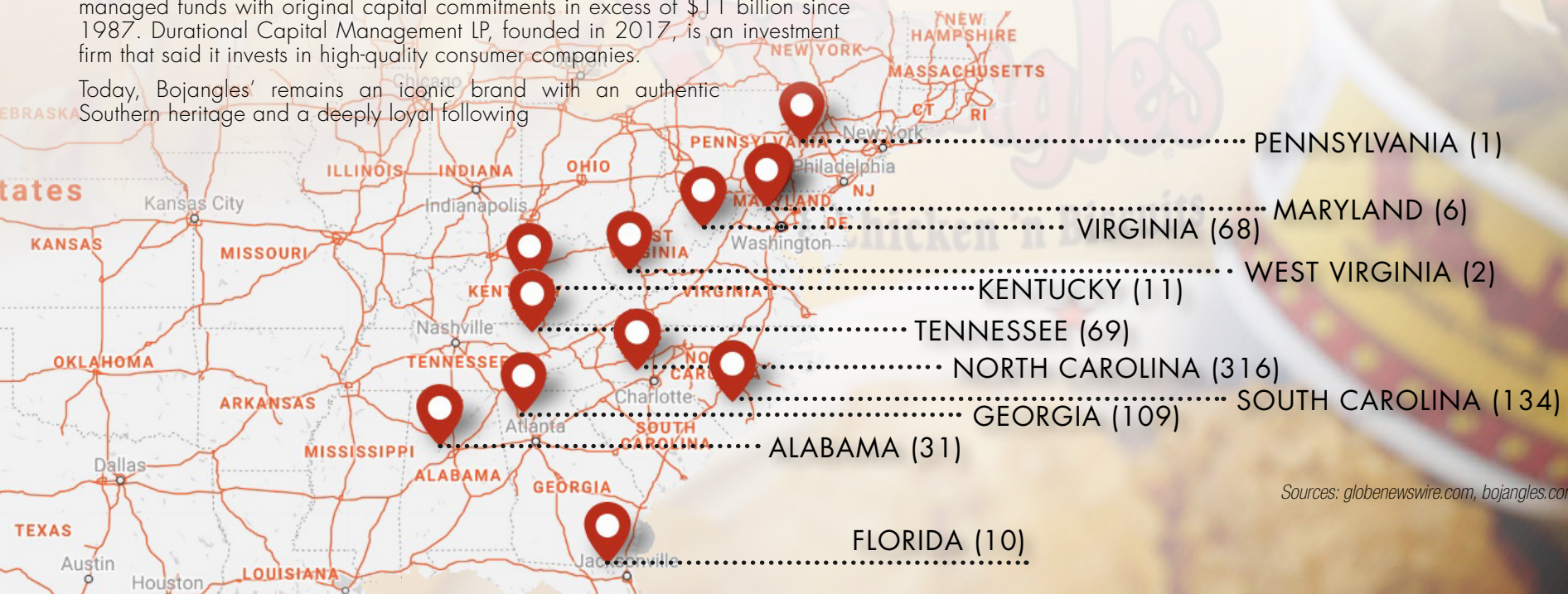
**\$1.3B**  
IN 2018 TOTAL REVENUE



**764**  
LOCATIONS NATIONWIDE



**9,900+**  
US EMPLOYEES



Sources: globenewswire.com, bojangles.com, qsr magazine.com



# AERIAL MAP

Ringgold High School

Ringgold Middle School

## RINGGOLD



VPD: 90,100\*

ALABAMA HWY

NASHVILLE ST

40 EMPLOYEES



PLANT RP  
270 EMPLOYEES



SUBJECT PROPERTY  
**BOJANGLES'**  
5861 ALABAMA HWY  
RINGGOLD, GA 30736

PLANT 47 | 430 EMPLOYEES



Georgia Northwestern  
Technical College



BJB Electric



105 EMPLOYEES



226 EMPLOYEES

VPD: 22,720\*

\*Source: costar.com; dot.ga.gov







## MARKET OVERVIEW

# MARKET OVERVIEW

## CHATTANOOGA MSA

Ringgold, Georgia is a small town with a population of 4,378 that has the benefits of being near of a big city with Chattanooga, TN less than 18 miles away. Steeped in tradition and scenic beauty, the Chattanooga metropolitan area has a lot to offer. The market consists of six counties in Tennessee and Georgia: Hamilton, Marion, Sequatchie, Catoosa, Dade, and Walker. The region's growing economy is helping to draw new residents. Roughly 553,000 people reside in the metro, including nearly 185,000 in Chattanooga, the most populous city. Over the next five years, an additional 24,000 citizens will call the metro home.

The local economy is heavily based in manufacturing and service industries, with multiple headquarters such as McKee Foods Corp., the maker of the Little Debbie brand of snack cakes, and Volkswagen's North American manufacturing headquarters. Service-based industries such as banking and finance have gained significance in the metro, with various mergers and acquisitions of local institutions. Today, larger banks include First Citizens Bank and the independent First Volunteer Bank, which is locally based. The city is also quickly becoming a destination for tech companies and entrepreneurs.

In the late 20th and early 21st centuries, substantial private and governmental resources were invested in transforming the city's image. Chattanooga has garnered numerous accolades for this transformation. The city has won three national awards for outstanding "livability", and nine Gunther Blue Ribbon Awards for excellence in housing and consolidated planning. In December 2019, Chattanooga made Livability's Top 100 Best Places to Live. The city ranks high in infrastructure and housing, thanks in part to its easy access to other cities and affordability.



### MANUFACTURING & DISTRIBUTION BASE

The Chattanooga metro is home to large manufacturing and distribution companies including Volkswagen and Amazon.



### AFFORDABLE COST OF LIVING

A relatively affordable cost of living draws many residents, maintaining a homeownership rate of 67 percent, with increasing household formation.



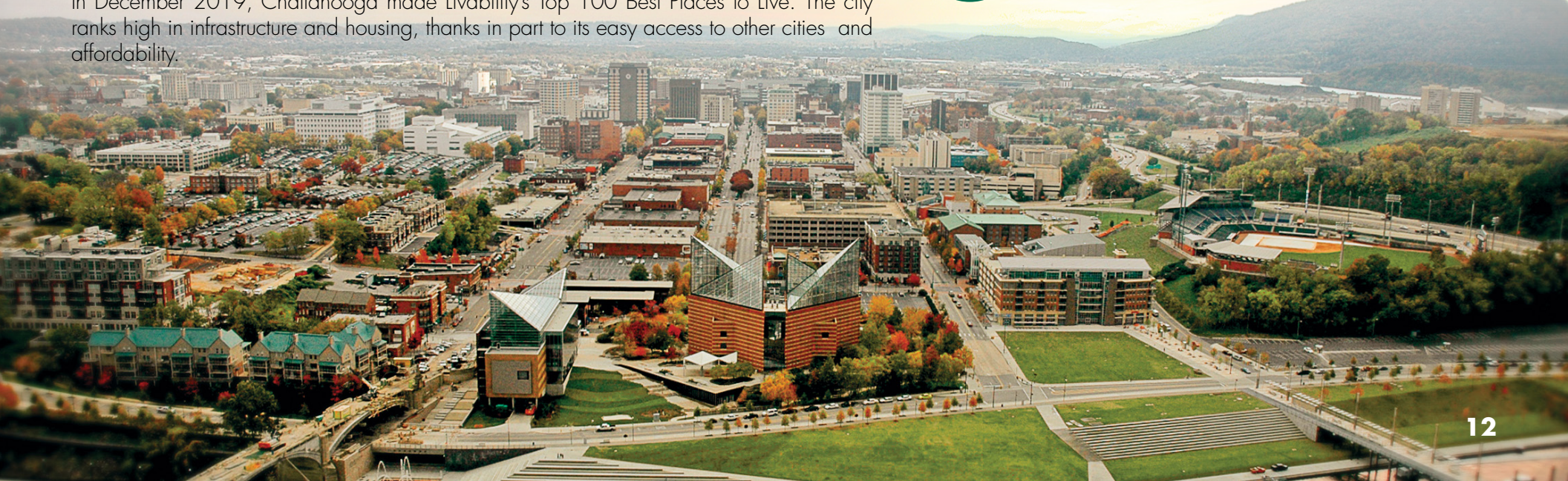
### CENTRAL LOCATION

The metro is a transit hub, served by rail and interstate systems. It has quick access to Atlanta, Knoxville, Nashville, Huntsville and Birmingham.



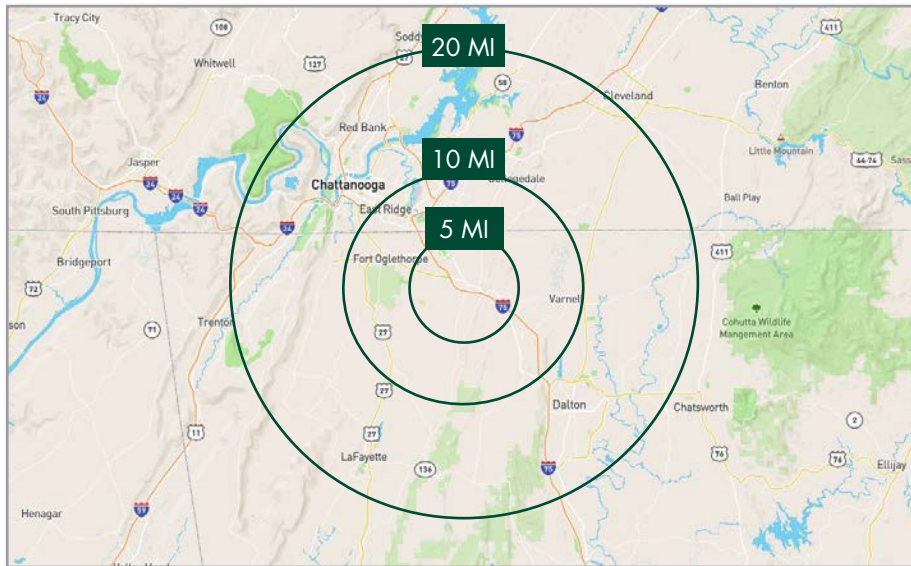
### TOURIST ATTRACTIONS

Chattanooga is home to a host of natural, scenic attractions from nearby Lookout Mountain, GA to the Ocoee River that allows rafting, camping, and hiking.





# DEMOGRAPHICS



POPULATION	5 MILES	10 MILES	20 MILES
2025 Projection	34,447	195,497	610,035
2020 Estimate	33,262	187,830	585,902
2010 Census	31,111	173,051	540,571
2000 Census	26,217	148,201	477,829
HOUSEHOLDS	5 MILES	10 MILES	20 MILES
2025 Projection	12,772	77,383	236,738
2020 Estimate	12,348	74,460	227,386
2010 Census	11,602	68,922	210,329
2000 Census	9,691	59,205	187,309
HOUSEHOLDS BY INCOME	5 MILES	10 MILES	20 MILES
2020 Estimate			
\$150,000 or More	12.1%	9.3%	9.0%
\$100,000 - \$149,000	19.8%	15.4%	13.4%
\$75,000 - \$99,999	12.1%	12.8%	12.3%
\$50,000 - \$74,999	20.8%	20.3%	18.8%
\$35,000 - \$49,999	13.7%	14.4%	14.0%
Under \$35,000	21.5%	27.9%	32.5%
Average Household Income	\$82,349	\$76,912	\$74,390
Median Household Income	\$65,573	\$57,234	\$53,284

Source: ©2020 CBRE



## POPULATION

In 2020, the population in a ten-mile radius of the subject property was 187,830. The population has changed by 26.7% since 2000. It is estimated that the population in the area will be 195,497 five years from now, which represents a change of 4.1% from the current year. The current population is 48.7% male and 51.3% female. The median age of the population in the area is 40.9, compare this to the US average which is 37.9. The population density in the area is 476 people per square mile.

**26** The population in a ten-mile radius of the property has increased by over 26% since 2000.



## HOUSEHOLDS

There are currently 74,460 households in a ten-mile radius of the subject property. The number of households has changed by 25.77% since 2000. It is estimated that the number of households in the area will be 77,383 five years from now, which represents a change of 3.93% from the current year. The average household size in the area is 2.7 persons.

**25** The number of households in a ten-mile radius of the property has increased by over 25% since 2000.



## INCOME

In 2020, the median household income for a ten-mile radius around the subject property is \$57,234, compare this to the US average which is currently \$58,754. The median household income for the area has changed by 32.81% since 2000. It is estimated that the median household income in the area will be \$60,953 five years from now, which represents a change of 12.48% from the current year. The current year average household income in the area is \$74,287, compare this to the US average which is \$84,609.

**32** The median household income in a ten-mile radius of the property has increased by over 32% since 2000.



## JOBS

In 2020, there are 78,773 employees in the ten-mile radius area, this is also known as the daytime population. The 2000 Census revealed that 60.8% of employees are employed in white-collar occupations in this geography, and 24.1% are employed in blue-collar occupations with the remaining 15.1% in services. In 2019, unemployment in this area was 3.5%. The current average time travel to work was 20 -24 minutes.

# DEMOGRAPHICS

## TRAVEL TIMES FROM RINGGOLD

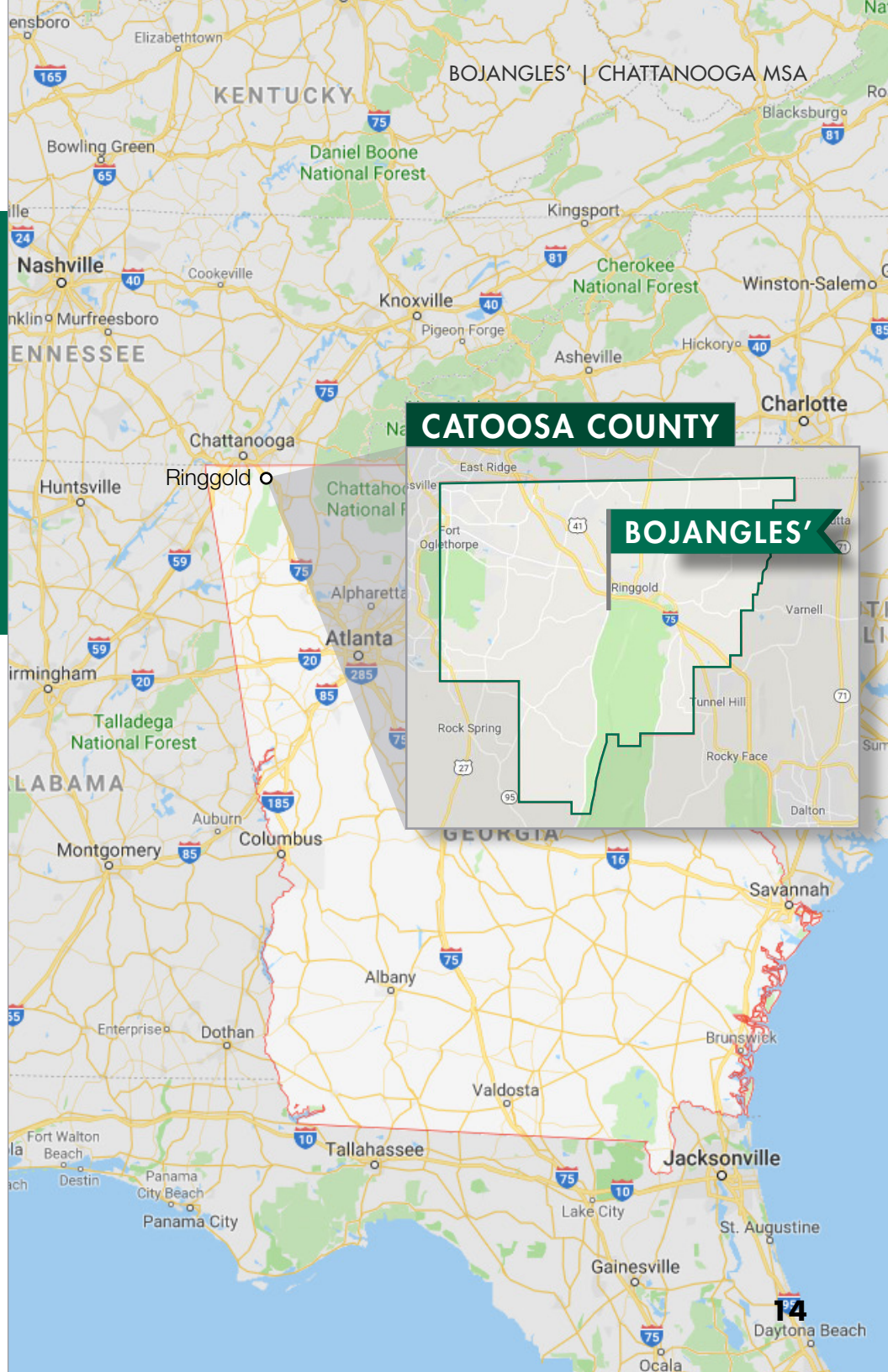
CHATTANOOGA, TN	20 MINS
ATLANTA, GA	1.5 HOURS
KNOXVILLE, TN	1.7 HOURS
NASHVILLE, TN	2.1 HOURS
BIRMINGHAM, AL	2.5 HOURS
CHARLOTTE, NC	4.9 HOURS
SAVANNAH, GA	5.0 HOURS

POPULATION	CATOOSA COUNTY	GEORGIA STATE
2025 Projection	71,270	11,337,078
2020 Estimate	68,707	10,746,984
2010 Census	63,942	9,687,665
2000 Census	53,330	8,186,453

POPULATION PROFILE	CATOOSA COUNTY	GEORGIA STATE
Population By Age		
Under 20	24.0%	27.0%
20 to 34 Years	19.0%	20.8%
35 to 44 Years	12.8%	13.2%
45 to 64 Years	27.1%	25.7%
Age 65+	17.2%	13.2%
Median Age	40.5	36.9

HOUSEHOLDS BY INCOME	CATOOSA COUNTY	GEORGIA STATE
2020 Estimate		
\$150,000 or More	9.2%	13.2%
\$100,000 - \$149,000	17.3%	14.6%
\$75,000 - \$99,999	11.0%	12.5%
\$50,000 - \$74,999	21.1%	17.7%
\$35,000 - \$49,999	14.7%	12.7%
Under \$35,000	26.6%	29.3%
Average Household Income	\$74,624	\$85,185
Median Household Income	\$57,829	\$59,084

Source: ©2020 CBRE





## PRESENTED BY

### JOEY BLATNER

Senior Vice President

+1 503 221 4829

Joey.Blatner@cbre.com

### CHRIS BOSWORTH

Vice Chairman / Managing Director

+1 404 923 1486

Chris.Bosworth@cbre.com

## CBRE

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