



# CHILI'S ABSOLUTE NET GROUND LEASE

BRINKER GUARANTY - LARGE 2.8 ACRE PARCEL

1206 E DIXIE DRIVE | ASHEBORO, NC 27203

## EXCLUSIVE ADVISORS



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# INVESTMENT SUMMARY

## PROPERTY DETAILS

LOCATION	1206 E Dixie Drive, Asheboro, NC	PURCHASE PRICE	\$1,925,000
BUILDING SIZE	5,872 SF	CURRENT NOI	\$93,504
LAND SIZE	±2.8 Acres <i>Extremely large parcel capable of accommodating 2 users.</i>	NOI (12/31/21 - 12/31/26)	\$102,852
LEASE TYPE	Absolute Net Ground Lease	CAP RATE	5.34% on 1/1/2022 <i>Seller to credit rent payments from closing until 12/31/2021</i>
YEAR BUILT	2006		
LEASE EXPIRATION	12/31/2026 <i>Tenant exercised option early showing strong commitment to the site.</i>	OPTIONS	Four (4) remaining options of five (5) years each, with 10% escalations over each previous option period.
WALT	6+ Years		



## INVESTMENT HIGHLIGHTS

- › Tenant exercised their first option early, showing a strong commitment to the site
- › Extra large outparcel – ±2.8 acre parcel
- › Lighted corner outparcel to strong performing Walmart
- › Asheboro is home to the NC Zoo, which hosts over 900,000 visitors a year

## TENANT HIGHLIGHTS

- › Tenant: Brinker North Carolina, Inc. with a Brinker International guaranty
- › Brinker International Inc. operates or franchises more than 1,600 restaurants in 29 countries
- › Brinker International Inc had \$3.218 Billion in revenues in FY 2019
- › There has been no rent abatement or requests from Chili's at this location during the pandemic
- › Stock price is at a 52 week high as of 12/4/2020





# PROPERTY AERIAL



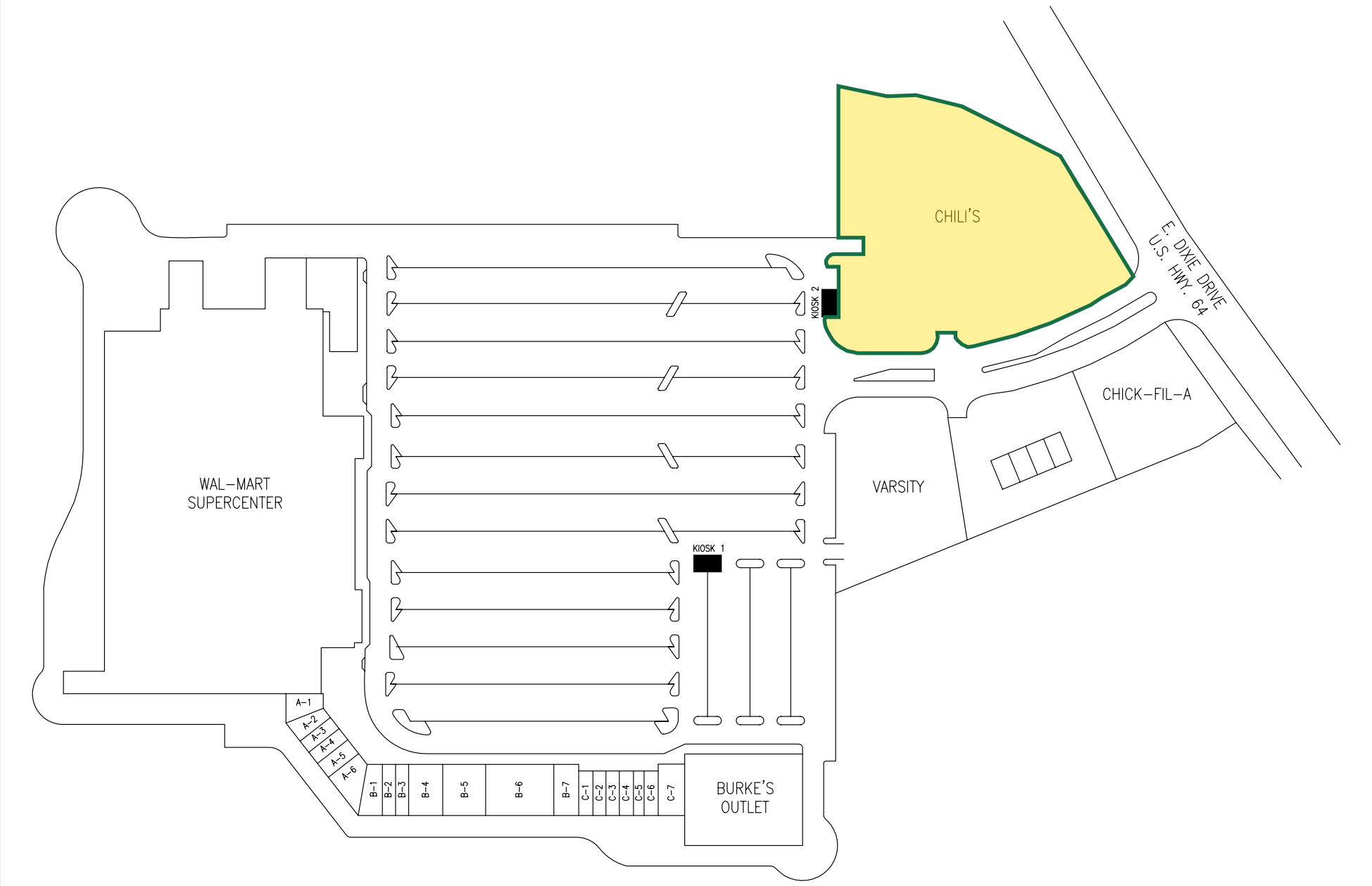


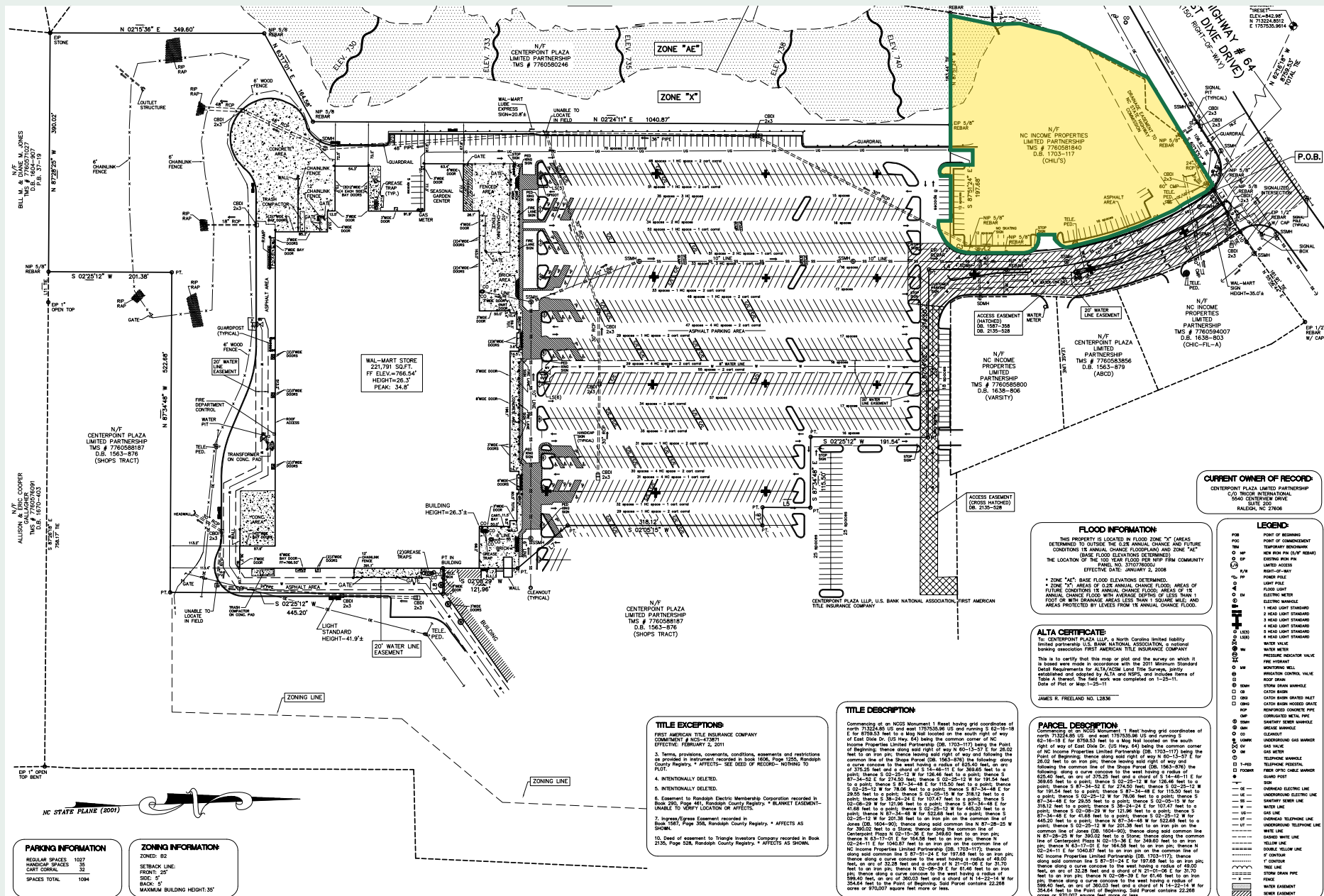
# PROPERTY AERIAL





SITE PLAN









DEMO SNAPSHOT

	3 MILES	5 MILES	7 MILES
EST. POPULATION (2020)	22,631	41,294	55,141
POPULATION GROWTH (2010-2020)	0.26%	0.38%	0.42%
PROJ. POPULATION (2025)	22,947	42,074	56,332
EST. HOUSEHOLDS (2020)	9,151	16,124	21,365
HOUSEHOLD GROWTH (2010-2020)	0.24%	0.36%	0.40%
PROJ. HOUSEHOLDS (2025)	9,289	16,439	21,830
ESTIMATED AVG. HH INCOME (2020)	\$58,245	\$60,125	\$60,780
PROJECTED AVG. HH INCOME (2025)	\$62,684	\$65,163	\$66,093





chili's

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