



4206 OLD WAKE FOREST ROAD, RALEIGH, NORTH CAROLINA 27609

SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY



EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, corporate guaranteed, freestanding, Hooters, investment property located in Raleigh, NC. The tenant, HOA Restaurant Holder, LLC, recently executed a new 15-year lease extension through the end of March 2034, with 2 (5-Year) options thereafter, demonstrating their strong commitment to the site. The lease features 4% rental increases every 2 years throughout the initial term and option periods, steadily growing NOI and hedging against inflation. The lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities.

The subject property is strategically situated along Wake Forest Road, a major thoroughfare with 42,000 vehicles passing by daily. The asset also features a large pylon sign, providing increased visibility to drivers along Wake Forest. Hooters benefits from being next to a Walmart Supercenter, which helps promote crossover shopping to the subject property. Other nearby national/credit tenants include Costco, Trader Joes, ALDI, Ross Dress for Less, Dollar Tree, JoAnn Fabrics and Crafts, Food Lion, Stein Mart, and more, increasing consumer traffic to the trade area. The 5-mile trade area is supported by more than 244,500 residents with an average household income of over \$88,000.

PROPERTY PHOTOS



OFFERING SUMMARY



PARCEL MAP



PROPERTY SPECIFICATIONS

Pricing:	\$2,267,000
April 2021 NOI:*	\$153,050
Cap Rate:	6.75%
Guaranty:	Corporate
Tenant:	HOA Restaurant Holder, LLC
Lease Type:	Absolute NNN
Landlord Responsibilities:	None

**NOI includes Tenant Allowance repayment equal to \$13,500 annually. Said repayment occurs through March 2034.*

OFFERING

Rentable Area:	3,417 SF
Land Area	0.92 Acres
Property Address:	4206 Old Wake Forest Rd, Raleigh, NC 27609
Year Built:	1984
Parcel Number:	1716.19-50-1245 0096972
Ownership:	Fee Simple (Land Ownership)

INVESTMENT HIGHLIGHTS

Recent 15-Year Lease Extension | Corporate Guaranteed | Rental Increases

- Recently executed a new 15-year lease extension through the end of March 2034, with 2 (5-Year) option periods to extend
- Demonstrates strong commitment to the site
- Corporate guaranteed lease with 4% rental increases every 2 years throughout the initial term and option periods

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Major Thoroughfare (42,000 VPD) | Excellent Visibility & Access | Large Pylon Sign

- Strategically situated along Wake Forest Road, a major thoroughfare with 42,000 vehicles passing by daily
- Increased visibility due to large pylon sign

Next to Walmart Supercenter | Promotes Crossover Shopping

- Next to a Walmart Supercenter anchored plaza with other tenants in the center including Dollar Tree, Wing Stop, Shoe Dept., and more
- Helps promote crossover shopping to the subject property

Dense Retail Corridor | Nearby National/Credit Tenants

- Positioned in a dense retail corridor
- Nearby national/credit tenants include Costco, Trader Joes, ALDI, Ross Dress for Less, JoAnn Fabrics and Crafts, Food Lion, Stein Mart, and more
- Increases consumer traffic to the subject trade area

Strong Demographics In 5-Mile Trade Area

- More than 244,500 residents and 218,000 employees support the 5-mile trade area
- Over \$88,000 average household income

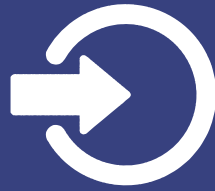


PROPERTY OVERVIEW



Location

Located on the main retail corridor. Positioned as an outparcel to Walmart Supercenter.



Access

Wake Forest Road
1 Access Point



Traffic Counts

Wake Forest Road
42,000 Cars Per Day



Improvements

3,417 SF



Parking

There are approximately 67 parking spaces on the owned parcel.

The parking ratio is approximately 19.61 stalls per 1,000 SF of leasable area.



Parcel

Parcel Number:
1716.19-50-1245 0096972

Acres: 0.92
Square Feet: 40,075 SF



Year Built

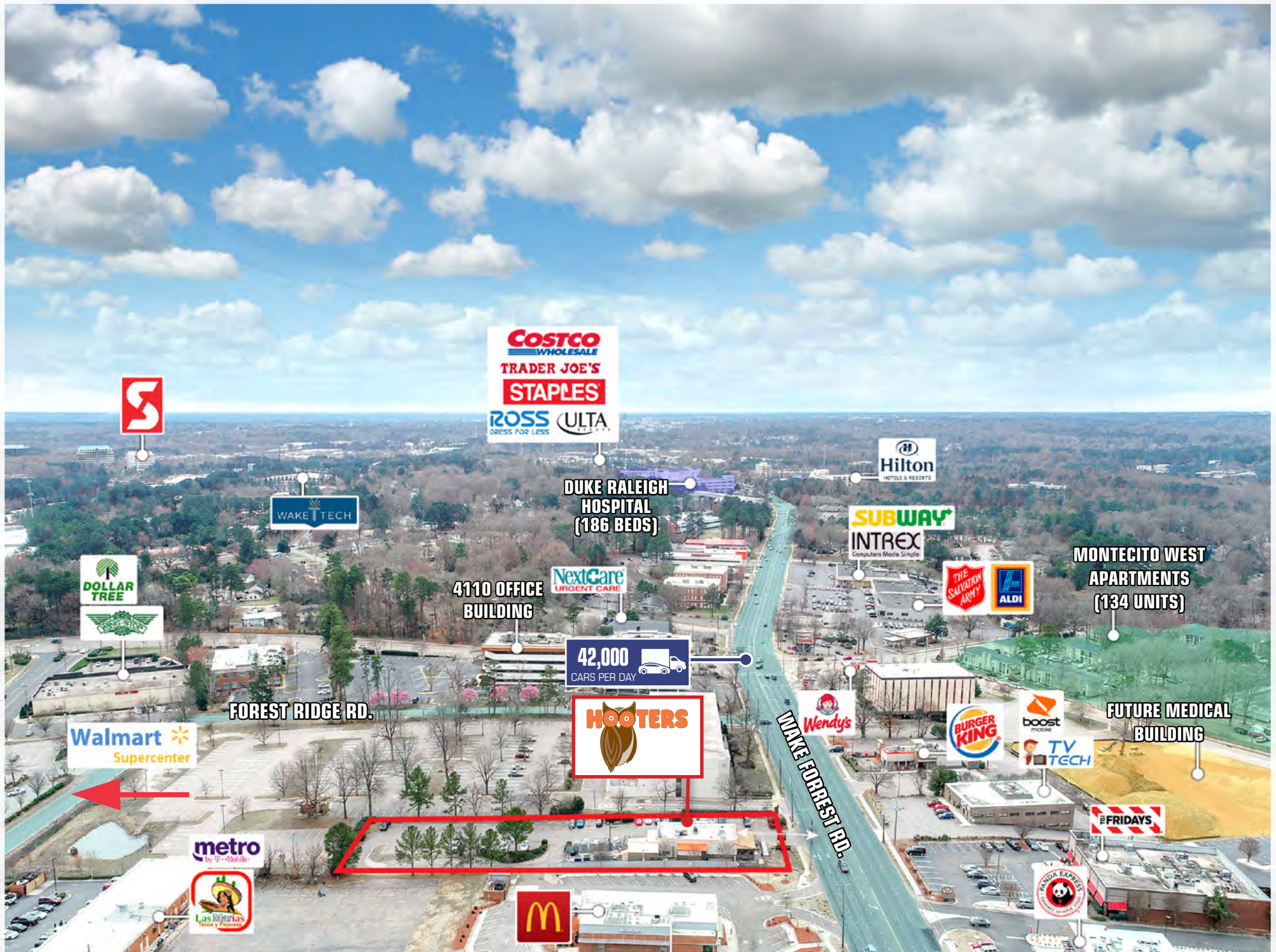
1984



Zoning

NB: Neighborhood Business







2018 Estimated Population

1 Mile:	12,560
3 Mile:	93,550
5 Mile:	244,540

2018 Average Household Income

1 Mile:	\$63,914
3 Mile:	\$82,542
5 Mile:	\$88,192

2018 Estimated Total Employees

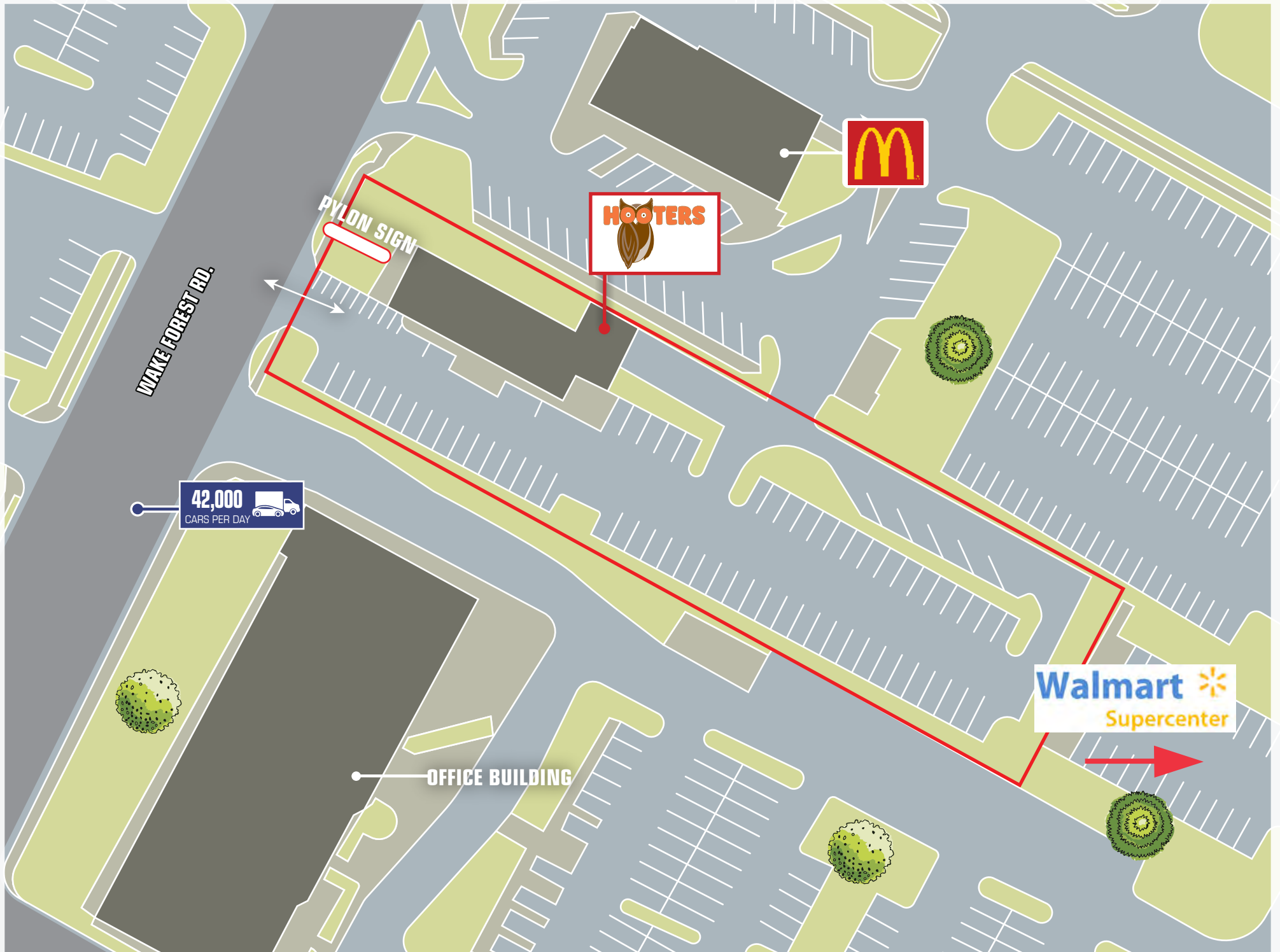
1 Mile:	17,185
3 Mile:	81,173
5 Mile:	218,404

**TREE TOP
APARTMENTS
(207 UNITS)**

**MONTECITO WEST
APARTMENTS
(134 UNITS)**

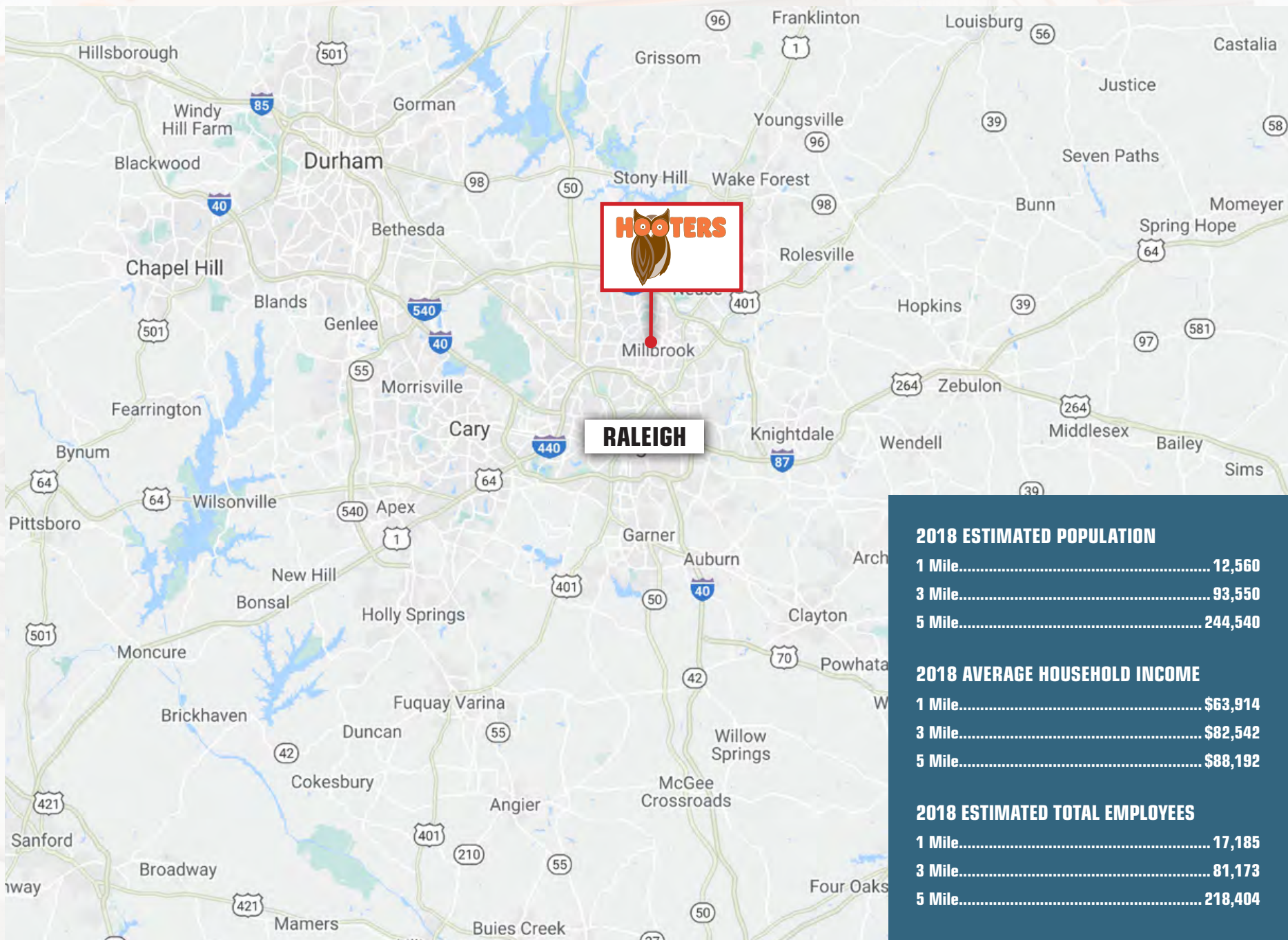
**FUTURE MEDICAL
BUILDING**







LOCATION MAP



2018 ESTIMATED POPULATION

1 Mile.....	12,560
3 Mile.....	93,550
5 Mile.....	244,540

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$63,914
3 Mile.....	\$82,542
5 Mile.....	\$88,192

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	17,185
3 Mile.....	81,173
5 Mile.....	218,404



AREA OVERVIEW

Raleigh, North Carolina

Raleigh is the capital of the state of North Carolina and the seat of Wake County in the United States. Raleigh is the second largest city in the state of North Carolina behind Charlotte. Raleigh is known as the “City of Oaks” for its many oak trees, which line the streets in the heart of the city. The city covers a land area of 142.8 square miles. It is one of the fastest-growing cities in the country. The city of Raleigh is named after Sir Walter Raleigh, who established the lost Roanoke Colony in present-day Dare County. The City of Raleigh is the 2nd largest city in North Carolina with a population of 469,363 as of July 1, 2018.

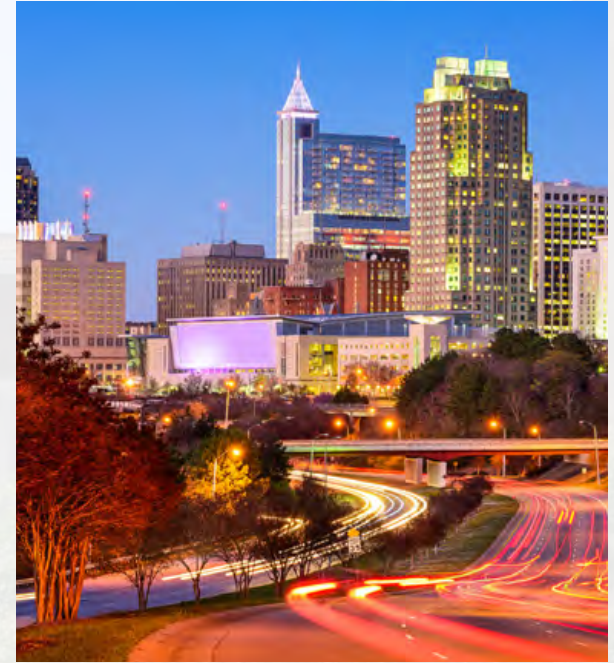
Raleigh is home to North Carolina State University and is part of the Research Triangle area, together with Durham (home of Duke University) and Chapel Hill (home of the University of North Carolina at Chapel Hill). The “Triangle” nickname originated after the 1959 creation of the Research Triangle Park, located in Durham and Wake counties, among the three cities and their universities. The Research Triangle region encompasses the U.S. Census Bureau’s Raleigh-Durham-Chapel Hill Combined Statistical Area (CSA).

Raleigh’s industrial base includes banking/financial services; electrical, medical, electronic and telecommunications equipment; clothing and apparel; food processing; paper products; and pharmaceuticals.

Raleigh was number one on the 2015 Forbes list of the best place for businesses and careers. Companies based in Raleigh include BB&T Insurance Services, Capitol Broadcasting Company, Carquest, First Citizens BancShares, Golden Corral, Martin Marietta Materials, Red Hat, Waste Industries, and Lulu.

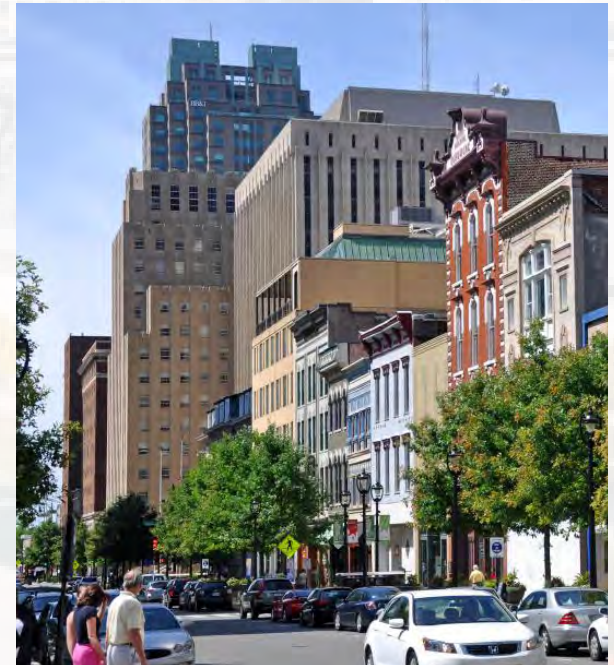
The Raleigh Parks and Recreation Department offers a wide variety of leisure opportunities at more than 150 sites throughout the city, which include: 8,100 acres of park land, 78 miles of greenway, 22 community centers, a BMX championship-caliber race track, 112 tennis courts among 25 locations, 5 public lakes, and 8 public aquatic facilities. The J. C. Raulston Arboretum, an 8-acre (32,000 m²) arboretum and botanical garden in west Raleigh administered by North Carolina State University, maintains a year-round collection that is open daily to the public without charge.

Raleigh-Durham International Airport, the region’s primary airport and the second-largest in North Carolina, located northwest of downtown Raleigh via Interstate-40 between Raleigh and Durham, serves the city and greater Research Triangle metropolitan region, as well as much of eastern North Carolina.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	12,560	93,550	244,540
2023 Projected Population	13,908	102,969	269,081
2010 Census Population	10,733	80,810	212,075
Projected Annual Growth 2018 to 2023	2.06%	1.94%	1.93%
Historical Annual Growth 2010 to 2018	1.92%	1.79%	1.74%
2018 Estimated Households	4,471	39,394	101,960
2023 Projected Households	4,909	43,140	112,295
2010 Census Households	3,974	34,613	88,125
Projected Annual Growth 2018 to 2023	1.89%	1.83%	1.95%
Historical Annual Growth 2010 to 2018	1.44%	1.58%	1.78%
2018 Estimated White	52.36%	60.80%	61.19%
2018 Estimated Black or African American	25.91%	26.62%	27.84%
2018 Estimated Asian or Pacific Islander	3.47%	4.12%	4.16%
2018 Estimated American Indian or Native Alaskan	0.74%	0.49%	0.46%
2018 Estimated Other Races	20.12%	9.47%	6.74%
2018 Estimated Hispanic	37.38%	17.38%	13.07%
2018 Estimated Average Household Income	\$63,914	\$82,542	\$88,192
2018 Estimated Median Household Income	\$43,550	\$55,836	\$60,582
2018 Estimated Per Capita Income	\$23,837	\$34,764	\$37,366
2018 Estimated Total Businesses	1,073	6,066	14,057
2018 Estimated Total Employees	17,185	81,173	218,404



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES		RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF				
HOA Restaurant Holder, LLC (Corporate Guaranty)	3,417	April 1999	March 2034	Current	-	\$11,182	\$3.27	\$134,183	\$39.27	Absolute NNN	2 (5-Year)
				April 2021	4%	\$11,629	\$3.40	\$139,550	\$40.84		4% Incr. every.
								4% increases every 2 years thereafter			two years

Note: NOI includes Tenant Allowance repayment equal to \$13,500 annually. Said repayment occurs through March 2034.

Note: Tenant received 3 months of rent deferral for March, April, and May 2020. Deferrals to be paid back in full Oct. 2020 through March 2021.



FINANCIAL INFORMATION

Price: \$2,267,000

April 2021 NOI: * \$153,050

Cap Rate: 6.75%

Guaranty: Corporate

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PROPERTY SPECIFICATIONS

Year Built: 1984

Rentable Area: 3,417 SF

Land Area: 0.92 Acres

Address: 4206 Old Wake Forest Road, Raleigh, NC 27609

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

BRAND PROFILE



HOOTERS

Hooters of America, LLC, is the franchisor and operator of more than 425 Hooters restaurants in 39 states and 31 countries. Known for its world famous Hooters Style chicken wings, the first Hooters opened its doors in 1983 in Clearwater, Florida. Expectations were so modest at the time that the simple fact the doors opened was deemed worthy of a toast. Since then millions have been liberated from the ordinary at Hooters while enjoying great food, fun and one-of-a-kind hospitality that can only be served up by the Hooters Girls.

Company Type: Private

Locations: 425 +

Website: www.hooters.com





SRS

NATIONAL NET LEASE GROUP



1000+

PROPERTIES CURRENTLY REPRESENTED



600+

CLIENTS REPRESENTED IN 2016



\$2.6B *

TRANSACTION VALUE



20+

OFFICES



250+

BROKERS, PROFESSIONALS, AND STAFF



#1

LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO RETAIL SERVICES IN NORTH AMERICA

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*STATISTICS ARE FOR 2017