



RAISING CANE'S

5.26% RENT TO SALES RATIO | 41K CPD TRAFFIC COUNTS

1335 S. UNION STREET, OPELOUSAS, LA 70570



Actual Site



Marcus & Millichap
THE DUONG RETAIL GROUP



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EXECUTIVE SUMMARY

Investment Highlights



Corporate Guaranteed Raising Cane's Restaurant
Low Rent to Sales Ratio of 5.26%



Located at Signalized Intersection with Traffic Counts Exceeding
41,600 Cars Per Day



Tenant Recently Extended Their Lease Which Demonstrates a Strong
Commitment to the Site



Raising Cane's has One of the Strongest Brand Loyalties in the State
of LA | Raising Cane's is Headquartered in Baton Rouge, LA

Prime Retail Location

- ▶ Located Right Off of **Interstate 49 Connecting Lafayette and Shreveport**
- ▶ **Evangeline Downs Racetrack & Casino** is located within 2 Miles of the Subject Property
- ▶ Opelousas, LA is a Bedroom Community to Lafayette, LA
- ▶ Located on the Main Retail Corridor Creating a Great Synergy between other National Brands such as Walmart, Home Depot, Harbor Freight Tools, Taco Bell, Burger King, Wendy's, McDonald's, and Many More

Corporate Guaranteed Lease

- ▶ Absolute NNN Lease with **Zero Landlord Responsibilities** – Ideal for Investors not Local to the Market
- ▶ Proven Location with the **Tenant Occupying this Site Since 2009**
- ▶ Raising Cane's has **Over 500 Locations** with an **Average Unit Volume of \$3,500,000+ in Sales Per Store**
- ▶ Raising Cane's Tenant is One of the Fastest Growing QSR Restaurants in the United States with **Annual Revenue of \$1.5B**



EXECUTIVE SUMMARY

Aerial Photo

EVANGELINE
* DOWNS *
RACETRACK • CASINO • HOTEL

WAL*MART
SUPERCENTER

HIBBETT
SPORTS

WAFFLE
HOUSE

INTERSTATE
MISSOURI
49

THE
HOME
DEPOT

9
goodwill

BUICK

GMC

Vista Village Shopping Center

**HARBOR
FREIGHT**
QUALITY TOOLS
LOWEST PRICES

TACO
BELL

Domino's

Burger
King

SUBWAY

McDonald's

Pizza
Hut

SUBJECT
PROPERTY

Crave's
RAISING
CHICKEN FINGER

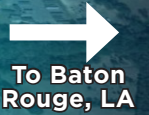
Walgreens




S. Union Street
& Creswell Ln.
(±41,600 CPD)

EXECUTIVE SUMMARY

Aerial Photo



**SUBJECT
PROPERTY**

 **S. Union Street
& Creswell Ln.
(±41,600 CPD)**

Vista Village Shopping Center
HARBOR FREIGHT
TACO BELL
Domino's
Burger King

**Louisiana Dept.
of Children & Family**



Walgreens



McDonald's



**South City
Park**



**St. Landry Plaza
Shopping Center**



TENANT OVERVIEW

Raising Cane's

From the Raising Cane's Website

Visit www.raisingcanes.com for More Information



Our concept is simple and unique.. we only have ONE LOVE – quality chicken finger meals! At Raising Cane's® you get an exceptionally high quality product served quickly and conveniently. We can do this because we offer a limited menu. The specialized systems developed by Raising Cane's® allow us to maintain a level of quality unmatched in the industry. Our commitment to this concept will not allow us to compromise our quality, cut corners or clutter our menu with new products that do not fit our core menu offering.

Website	www.raisingcanes.com
# of Locations	500+
Avg. Unit Volume	\$3,500,000+

We have continued this commitment as we have continued to grow and we work to ensure each Raising Cane's gives back to the communities they are located in.

We recognize our responsibility in supporting the community and enjoy improving the lives and communities of the people whom make the company the success that it is.

Every crew member at Raising Cane's® helps give back to the community when they work hard to make Raising Cane's® successful. That hard work generates income and resources that we use to give back to our communities. Raising Cane's® does not want to be just another restaurant chain in the community. We want to become an integral part in that community.

We look forward to seeing you in cities across America as we celebrate 25 years of ONE LOVE®.

THE VISION - RAISING CANE'S

To grow restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture, and active community involvement.



High Quality Chicken Fingers

< ONE LOVE >

HIGH QUALITY CHICKEN FINGER MEALS

100%
We use only 100% premium chicken tenderloins.

24 Hours
Our 24-hour marinade is one of the reasons our chicken fingers are so juicy.

Never-ever Frozen
Our chicken fingers are always fresh, never frozen. No exceptions.



Chicken Fingers



Crinkle-Cut Fries



Coleslaw



Cane's Sauce



Texas Toast



Ice Cold Drinks

TENANT OVERVIEW

Average Unit Volume - Rankings

Fast Food Restaurant Chain	Average Unit Volume	Preceding Year	Increase YoY
Raising Cane's	\$3,600,000	\$3,147,600	14%
Whataburger	\$3,088,900	\$2,935,600	5%
McDonald's	\$2,911,600	\$2,756,600	6%
In-N-Out	\$2,843,500	\$2,745,600	4%
Krispy Kreme	\$2,547,900	\$2,471,500	3%
Chipotle	\$2,188,700	\$1,989,800	10%
Zaxby's	\$2,156,200	\$2,026,800	6%
Habit Burger	\$1,958,200	\$1,891,300	4%
El Pollo Loco	\$1,852,000	\$1,807,300	2%
Panda Express	\$1,830,200	\$1,711,500	7%
Bojangles	\$1,773,100	\$1,708,900	4%
Taco Bell	\$1,691,300	\$1,589,800	6%
Wendy's	\$1,674,300	\$1,618,600	3%
Popeyes	\$1,580,800	\$1,416,400	12%
Jack in the Box	\$1,564,900	\$1,544,900	1%
Del Taco	\$1,446,600	\$1,431,000	1%
Burger King	\$1,390,600	\$1,365,600	2%
Carl's Jr	\$1,331,300	\$1,279,900	4%
Sonic Drive-In	\$1,314,400	\$1,235,300	6%
Arby's	\$1,161,700	\$1,175,700	-1%



Cane's Tailgate - Trays & Catering



Cane's Across America - Food Trucks & Event Catering

6 Areas of Focus - Cane's Community Goals



Active Lifestyles



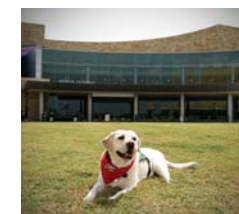
Entrepreneurship



Feeding the Hungry



Education



Pet Welfare



Everything Else!

FINANCIAL ANALYSIS

Offering Summary

Property Name	Raising Cane's
Property Address	1335 S. Union Street Opelousas, LA 70570
Assessor's Parcel Number	0100408250
Current Occupancy	Fully Occupied
Year Built	2009
Gross Leasable Area (GLA)	±3,000 Square Feet
Lot Size	±0.70 Acres (±30,583 Square Feet)

Pricing

Price	\$3,390,000
Cap Rate	5.00%



Annualized Operating Data

Gross Potential Rent	\$169,396
Expense Reimbursements	Absolute NNN
Total Expenses	Absolute NNN
Net Operating Income	\$169,396

Lease Information

Total Lease Term	±26 Years
Lease Commencement	April 9, 2009
Lease Expiration	October 31, 2035
Lease Remaining	±14.60 Years
Lease Type	Absolute NNN
Increases	In Options
Options	Four, Five-Year @ 10%
Guaranty	Corporate

NOTE ON PORTFOLIO:

Six total Raising Cane's locations are available separately or as a portfolio.

Please see next page and contact Agents for more details.



MARKET OVERVIEW

Portfolio Overview - Additional Locations Available Separately or as a Portfolio - Please Contact Agents for More Details

Raising Cane's - Bossier City, LA - **UNAVAILABLE**

List Price	\$5,065,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Shreveport, LA - **AVAILABLE**

List Price	\$5,960,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Jefferson, LA - **UNDER CONTRACT**

List Price	\$5,430,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Mandeville, LA - **UNDER CONTRACT**

List Price	\$4,505,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Opelousas, LA - **AVAILABLE**

List Price	\$3,390,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years

Raising Cane's - Ridgeland, MS - **UNDER CONTRACT**

List Price	\$5,110,000
Cap Rate	5.00%
Lease Type	Absolute NNN
Years Remaining	±14.60 Years



MARKET OVERVIEW

Subject Property Photos



Regional Map



CARS PER DAY ON
S. UNION STREET/CRESSWELL LANE



FROM EVANGELINE DOWNS
RACETRACK & CASINO



VIA I-49 TO
LAFAYETTE, LA



TO THE CRESSWELL LANE
ENTRANCE TO I-49

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2025 Population	7,676	23,343	31,055
2020 Population	7,825	23,378	30,922
2015 Population	8,244	23,894	31,331
2010 Population	11,174	29,113	36,115

Households	1-Mile	3-Miles	5-Miles
2025 Households	2,925	8,871	11,705
2020 Households	2,977	8,832	11,579
2015 Households	3,188	9,124	11,839
2010 Households	4,198	10,960	13,351
2025 Owner Occupied Housing	50.4%	56.7%	62.3%
2025 Rent Occupied Housing	49.7%	43.3%	37.8%
2020 Owner Occupied Housing	50.5%	56.7%	62.2%
2020 Renter Occupied Housing	49.5%	43.3%	37.8%
2010 Owner Occupied Housing	52.5%	58.6%	63.9%
2010 Renter Occupied Housing	47.5%	41.4%	36.1%

Income	1-Mile	3-Miles	5-Miles
\$0 - \$14,999	34.3%	30.8%	28.1%
\$15,000 - \$24,999	15.8%	16.3%	15.4%
\$25,000 - \$34,999	12.1%	10.8%	10.8%
\$35,000 - \$49,999	11.2%	12.7%	13.5%
\$50,000 - \$74,999	12.1%	13.4%	13.8%
\$75,000 - \$99,999	5.6%	6.4%	7.4%
\$100,000 - \$124,999	4.5%	4.9%	5.3%
\$125,000 - \$149,999	2.1%	2.0%	2.4%
\$150,000 - \$200,000	0.9%	1.1%	1.4%
\$200,000 to \$249,999	0.7%	0.7%	0.8%
\$250,000 +	0.6%	0.9%	1.1%
2020 Median Household Income	\$24,953	\$27,483	\$30,831
2020 Average Household Income	\$39,814	\$44,049	\$48,068



23,378

2020 POPULATION
WITHIN THREE MILES





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