

FREESTANDING JIMMY JOHN'S

201 N. LAFAYETTE STREET | SHELBY, NC 28150

OFFERING MEMORANDUM



FOR MORE INFORMATION, CONTACT:

JOHN LAMBERT

John@Lambert-CRE.com

(704) 533-3783

L A M B E R T
— BROKERAGE - INVESTMENT - DEVELOPMENT —



PROPERTY OVERVIEW

Parcel Size	0.52 Acres
Parcel ID	17562
Square Footage	1,632 SF
Net Operating Income	\$66,000
Asking Price	\$1,073,170
Cap Rate	6.15%

HIGHLIGHTS

- Signalized corner intersection at N. Lafayette Street and E. Sumpter Street
- Fully renovated in 2017
- Desirable lease terms | 10 years
- No early termination right
- Close proximity to daytime population
- 10% rent increases every 5 years



LOCATION

Earl Scruggs
Center

UPTOWN SHELBY

N. LAFAYETTE ST

W. SUMTER ST



E. SUMTER ST

6,300 VPD



SITE

Right in the heart of Uptown
Shelby, the site offers excellent
visibility at the signalized
intersection of N. Lafayette St.
and E. Sumter St.

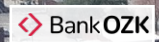
Centrally located
in Uptown Shelby

1 Mile
to I-74

Less than 1 HR
to Uptown Charlotte

6,300 VPD
N. Lafayette St

Shelby
City Hall



Earl Scruggs
Center



First Baptist
Church of Shelby

N. LAFAYETTE ST

UPTOWN SHELBY

8,500 VPD

E. SUMTER ST

6,300 VPD



SITE

704-487-5971

DEMOGRAPHICS

Within 5-Mile Radius

44 mi

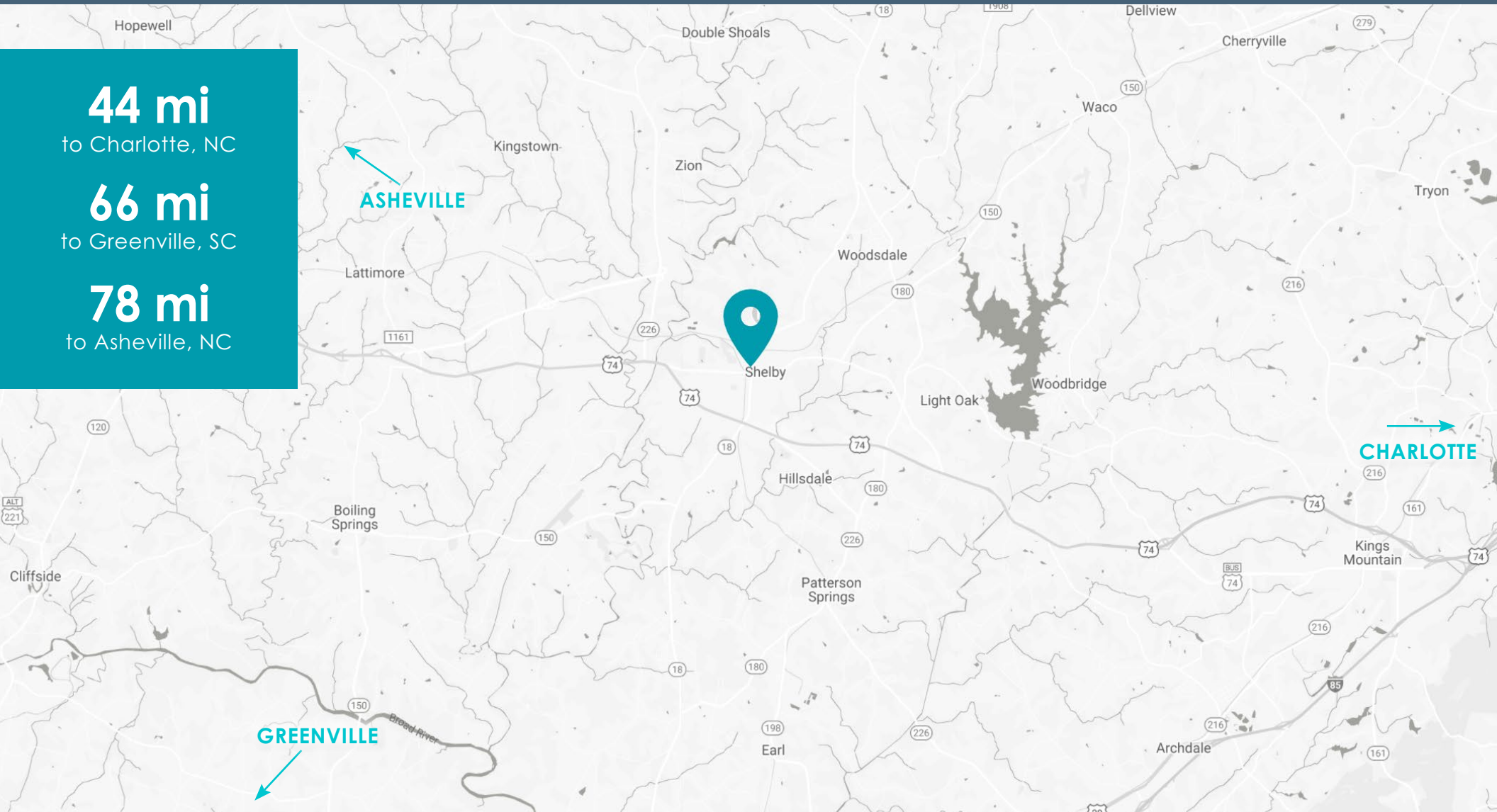
to Charlotte, NC

66 mi

to Greenville, SC

78 mi

to Asheville, NC



2020 POPULATION

34,967

HOUSEHOLDS

14,582

DAYTIME POPULATION

18,499

AVG HOUSEHOLD INCOME

\$60,019

BUSINESSES

1,659

MARKET OVERVIEW



SHELBY, NC

Affectionately known as the “City of Pleasant Living,” Shelby is located at the confluence of the beautiful rolling foothills of the Blue Ridge Mountains and the bustling Metrolina region of the Carolinas. In Uptown Shelby, hear the music & stories of the American South at the Earl Scruggs Center, taste local produce at the Foothills Farmers' Market, see a national act at the Don Gibson Theatre, discover local artists at the Cleveland County Arts Council and explore quirky, fun local businesses. Between live music, great shopping, gallery shows, delicious food, and special events, there is always something fun to do in Shelby, NC.



INVESTMENT OVERVIEW

FREESTANDING JIMMY JOHN'S

ADDRESS	201 N. Lafayette Street Shelby, NC 28150
TENANT	Jimmy John's (APEM Restaurant Group)
ANNUAL RENT	\$66,000
RENT INCREASES	10% Every 5 Years
RENT COMMENCEMENT	Upon Closing
RENT EXPIRATION	Expected September 30, 2030
LEASE TYPE	NN**
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	10 Years
OPTIONS	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No

*Franchisee - APEM Restaurant Group - 6 unit operator.

**NN – Tenant handles Taxes, Insurance, and Common Area Maintenance. Owner responsible for roof and structure.

UNDERWRITING

ANNUAL RENT	\$66,000
NET OPERATING INCOME	\$66,000

ASKING PRICE
\$1,073,170

CAP RATE
6.15%

TENANT OVERVIEW

Jimmy John's Key Facts

1983

Year Founded

3,000+

Total Locations



Andre Powell founded APEM Restaurant Group (ARG) in 2017 with the development of a Jimmy Johns in Shelby, NC. Since then, the company has grown at over 50% a year and in the process has become the second largest Jimmy Johns restaurant franchisee in the Charlotte, NC market.

Today, in just over three years through its four wholly owned subsidiaries, ARG own and operate six locations in North and South Carolina, with two additional locations in development, directly employing more than 110 people.

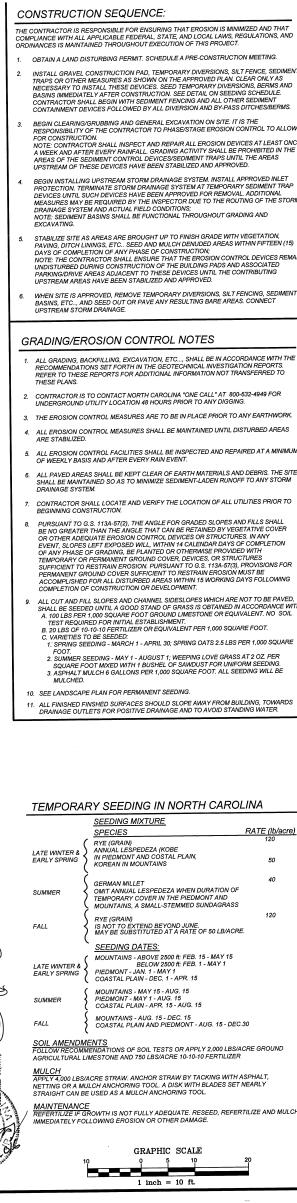
The company proudly stands by Andre's operating philosophy to provide exceptional service, cultivate customer loyalty and make sure each guest has a quality dining experience. This mindset permeates all aspects of the business and has helped to establish a highly inclusive and collaborative culture – the team has a sense of pride and a deep connection with the company's mission and success. We strive to set the standard for excellence in service and quality for every single guest at every single restaurant.

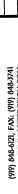
ARG's high-level operations has garnered the attention of Inspire Brands and landed their stores the honor of being test markets used to gauge the viability of new products in the mass market prior to a wide scale roll-out.

Going forward the company plans to continue its aggressive growth by building and acquiring additional restaurants as well as opportunistically expanding into other brands and businesses.



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JIMMY JOHN'S						CLIENTOWNER:						 COMMERCIAL SITE DESIGN (919) 545-0212 FAX: (919) 545-0141 WWW.COMSDSGROUP.COM								REVISIONS			
201 NORTH LAFAYETTE STREET						APRM RESTAURANT GROUP, LLC																	
SHELBY, NORTH CAROLINA						FORT MILL, SOUTH CAROLINA																	
						PHONE: (803) 374-6655																	
GRADING/EROSION CONTROL PLAN																							
PROJECT NO.						JJS-1603																	
FILENAME:						JJS1603-GP																	
DRAWN BY:						STH																	
SCALE:						1" = 1'-0"																	
DATE:						12/5/2016																	
SHEET NO.						C-3																	



CONTACT FOR NEXT STEPS

JOHN LAMBERT

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