



\$3,890,000 | 5.00% CAP RATE

4250 OLD TOWN DRIVE
WINSTON SALEM, NC





OFFERING SUMMARY

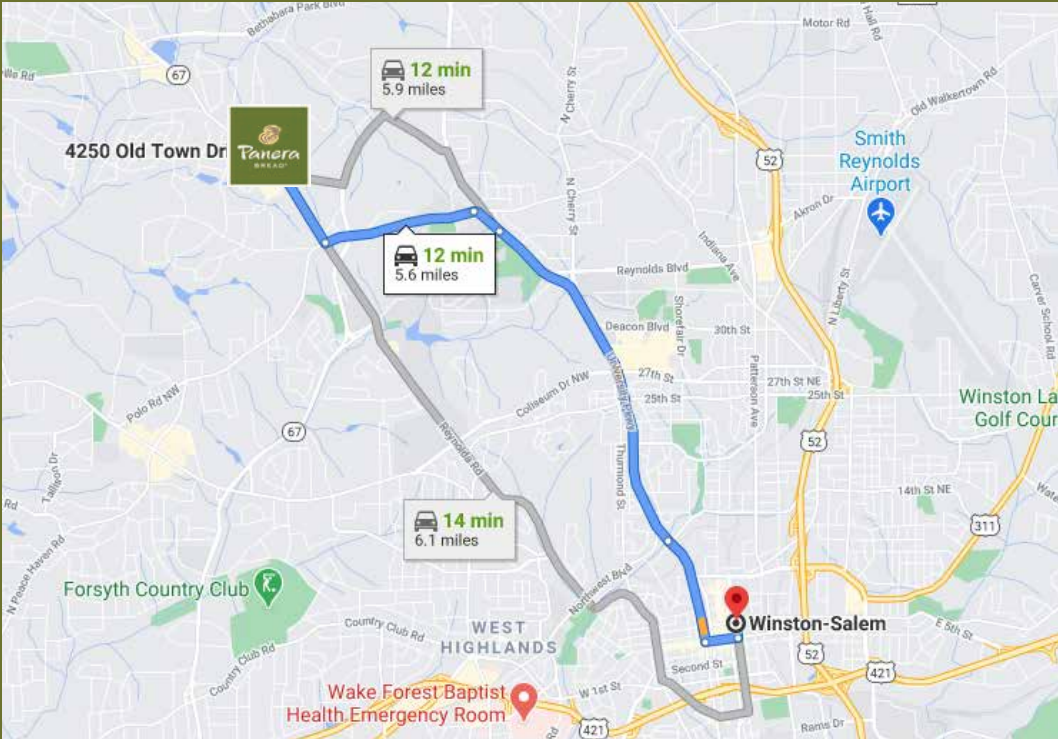
Atlantic Capital Partners has been engaged to offer a free-standing, single-tenant, Absolute NNN leased Panera Bread. This Panera Bread is ideally located just 1.6 miles from Wake Forest University and 5.4 miles from downtown Winston-Salem.

INVESTMENT HIGHLIGHTS

- Long-term, 15-Year Lease
- Passive Income, Abs. NNN Lease
- Strong Lease Guaranty - Covelli Enterprises
- Attractive Rental Increases
- Dense Retail Corridor
- Strong, National Brand
- Excellent Access and Visibility
- Strong Shadow Anchor (Harris Teeter)
- Affluent Demographics
- Blossoming Area near Wake Forest University

EXECUTIVE SUMMARY

PROPERTY	Freestanding, Single Tenant Building	
LOCATION	4250 Old Town Drive; Winston Salem, NC	
BUILDING SIZE (GLA)	4,200 SF	
LAND SIZE	± 1.03 Acres	
TENANT/ GUARANTOR	Panera - Covelli Enterprises/ Raising Dough NC LLC	
RENT TYPE	Absolute NNN	
RENT COMMENCEMENT	4/1/2021	
CURRENT RENT	\$194,506	
RENT SCHEDULE	TERM	RENT
BASE TERM	4/1/2021-3/31/2026	\$194,506
BASE TERM	4/1/2026-3/31/2031	\$204,253
BASE TERM	4/1/2031-3/31/2036	\$214,461
1ST EXTENSION TERM	4/1/2036-3/31/2041	\$225,147
2ND EXTENSION TERM	4/1/2041-3/31/2046	\$236,432
3RD EXTENSION TERM	4/1/2046-3/31/2051	\$248,237



135,378
PEOPLE WITHIN A 5 MILE RADIUS

\$79,235
AVERAGE HOUSEHOLD INCOME IN A 5 MILE RADIUS

28,500
ADT ON REYNOLDA DRIVE



INVESTMENT HIGHLIGHTS

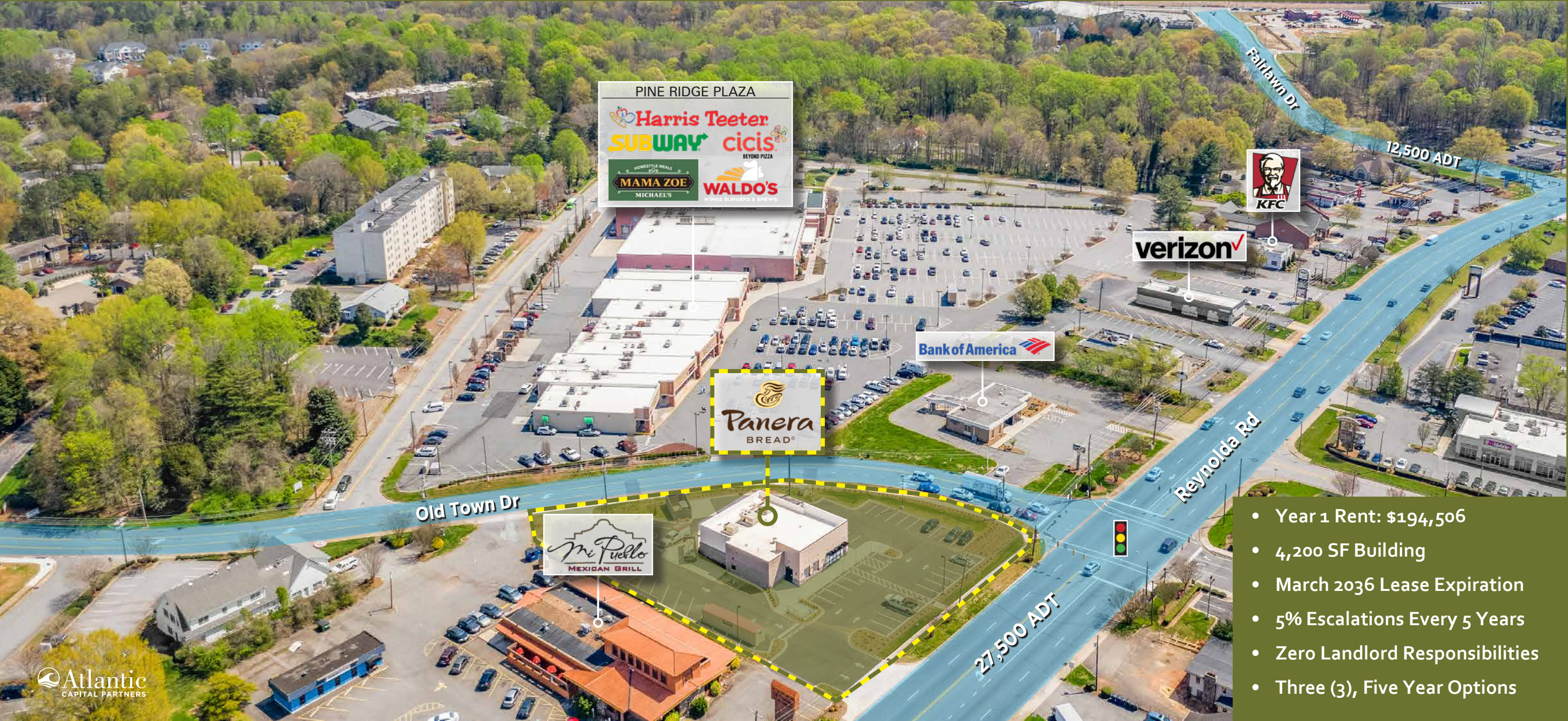
- **Long Term Passive Income** - 15-year Absolute NNN lease | No Landlord Responsibilities
- **Strong Lease Guaranty** - Covelli Enterprises is the largest Panera Bread Franchisee in the world with over 300 locations
- **Attractive Rental Increases** - 5% base rental increase every 5 years in initial term | 5% increase each renewal option
- **Drive Thru** - This Panera Bread features a drive-thru which is becoming increasingly popular as consumer's preferences to safety continue to evolve
- **Dense Retail Corridor** - Over 335,000 SF of retail located within a 0.4 mile radius of the property featuring many national retailers
- **Strong Brand** - 2018 Harris Poll Equitrend - Sandwich Shop Brand of the Year | Ranked as the 10th best fast food chain by QSR Magazine
- **Excellent Exposure** - Located at the signalized corner of Reynolda Rd (28,500 VPD) and Old Town Dr with a point of ingress/egress on each road
- **Ideal Location** - 5.4 miles (11 minute drive time) from downtown Winston-Salem | 1.8 miles (4 minute drive time) from Wake Forest University
- **Strong Shadow Anchor** - Shadow anchored by Pine Ridge Plaza, a recently renovated, 88,170 SF shopping center featuring Harris Teeter, Cici's Pizza, and Subway
- **Affluent Demographics** - Average Household Income within a 5-mile radius of over \$79,000 | Population within a 5-mile radius of over 140,000
- **Blossoming Area** - Positive growth rate expected within a 1,3, and 5-mile radius | 1.6 miles from Wake Forest University | Located across the street from Briarcliffe Village - a brand new residential community featuring 21 homes

ABSOLUTE NNN LEASE ASSET LOCATED IN WINSTON SALEM, NC

Atlantic Capital Partners has been engaged to offer a free-standing, single-tenant, Absolute NNN leased Panera Bread. This Panera Bread is ideally located just 1.6 miles from Wake Forest University and 5.4 miles from downtown Winston-Salem. Positive growth is projected within a 1,3, and 5-mile radius of the property and a new residential development, Briarcliffe Village, is currently under construction across the street. Located within a 0.4 mile radius of the subject property is over 335,000 SF of retail and this property is shadow anchored by a recently renovated Harris Teeter anchored shopping center.

Situated on a 1.03 acre parcel, the 4,200 square feet, free-standing building was constructed in 2019. Evidence of the tenant’s long term commitment to the site, Panera Bread signed a 15-year lease with 3 options that would allow them to occupy the premises until 2051. The surety of the cash flow generated by this long-term lease is further enhanced by the signatory on the lease, Raising Dough NC LLC, a subsidiary of Covelli Enterprises, the largest Panera Bread franchisee in the world. With no other Panera Bread locations within a 4-mile radius coupled with the ideal location within the Winston-Salem market, this Panera is positioned for long-term success.

Panera Bread | Winston-Salem is being offered for sale free-and-clear of existing debt for \$3,890,000, which equates to a 5.00% cap rate on the current net operating income.

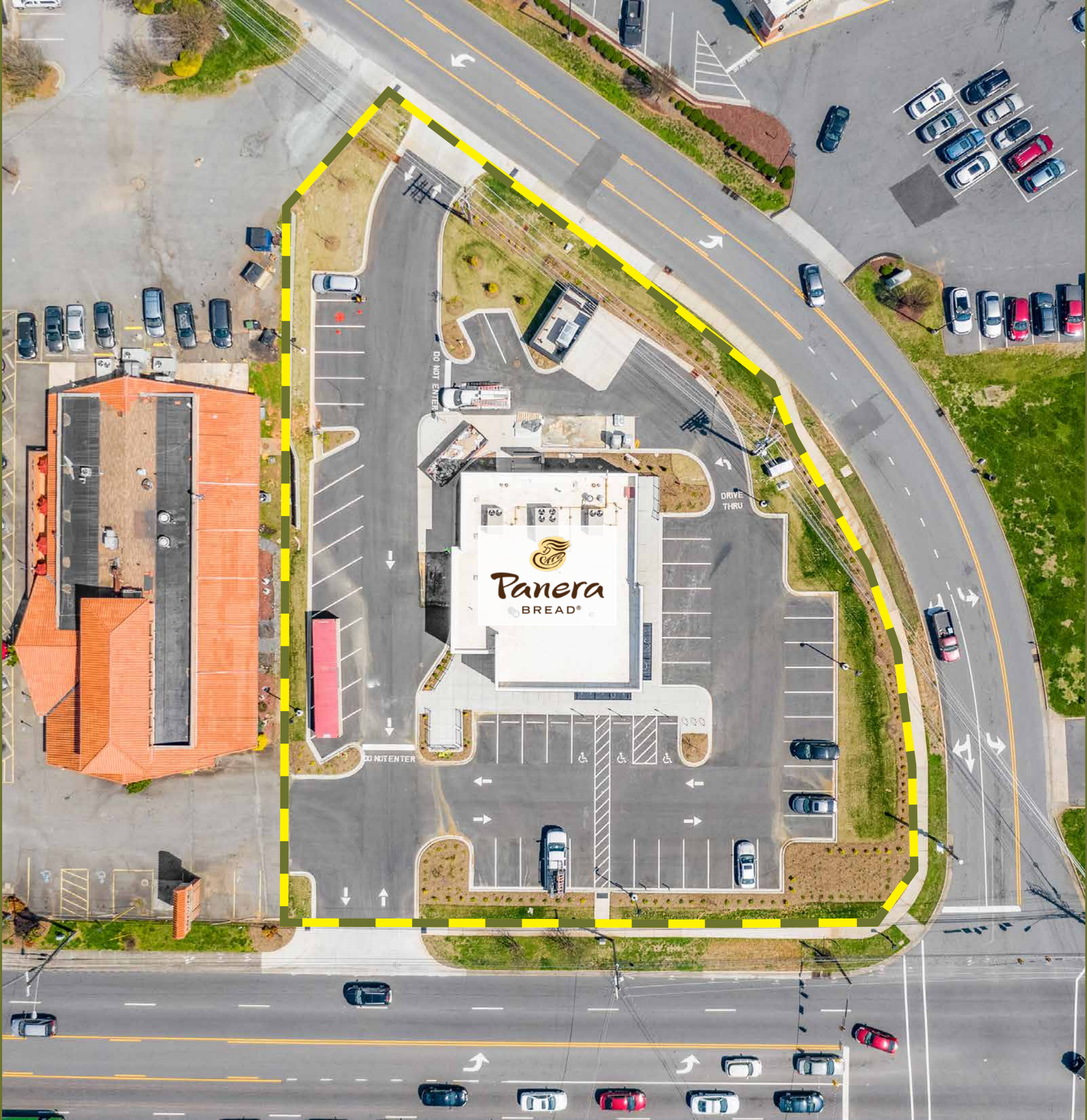


- Year 1 Rent: \$194,506
- 4,200 SF Building
- March 2036 Lease Expiration
- 5% Escalations Every 5 Years
- Zero Landlord Responsibilities
- Three (3), Five Year Options

PROPERTY DESCRIPTION

PROPERTY	Freestanding, Single Tenant Building	
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3RD EXTENSION TERM	4/1/2046-3/31/2051	\$248,237
ROFR	None	

ASKING PRICE: \$3,890,000
CAP RATE: 5.00%



WINSTON SALEM, NC

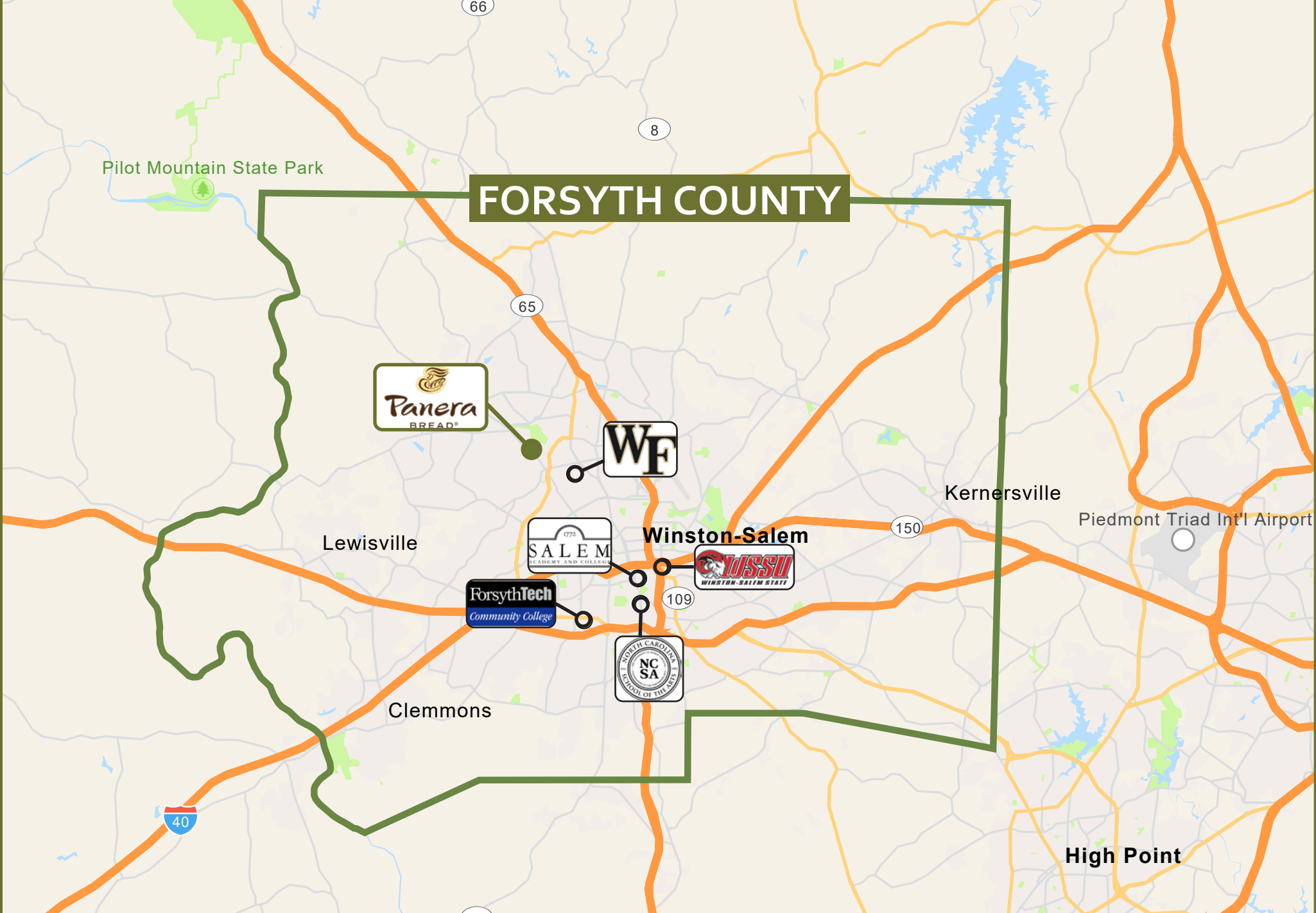
Winston-Salem is a city in and the county seat of Forsyth County, North Carolina, United States. With a 2018 estimated population of 245,549 it is the second largest municipality in the Piedmont Triad region and the 5th-most populous city in North Carolina, and the 89th-most populous city in the United States. Winston-Salem is home to the tallest office building in the region, 100 North Main Street, formerly the Wachovia Building and now known locally as the Wells Fargo Center.

Winston-Salem is called the “Twin City” for its dual heritage and “City of the Arts and Innovation” for its dedication to fine arts and theater and technological research. “Camel City” is a reference to the city’s historic involvement in the tobacco industry related to locally based R. J. Reynolds Tobacco Company’s Camel cigarettes. Many locals refer to the city as “Winston” in informal speech. Another nickname, “the Dash,” comes from the (-) in the city’s name, although technically it is a hyphen, not a dash; this nickname is only used by the local minor league baseball team, the Winston-Salem Dash.

In 2020, the city was once again listed among the top 10 best places to retire in the U.S. News. Winston-Salem has seen an explosion in growth and urbanization in the downtown area with hotels, entertainment, and apartments being constructed. In 2017, the city was ranked the second-most livable downtown in America by the New York Times and the Wall Street Journal.

QUICK FACTS

- #2 Most Livable Downtown - New York Times 2017
- #5 Best Cities for First-Time Home buyers - Liveability.com 2020
- #6 Best Place to Retire - CNNMoney.com
- #7 Best Places to Retire - US News 2020



MAJOR CORPORTATE HQ

Major employers: BB&T, Hanes Brands, Krispy Kreme Doughnuts world headquarters, Wake Forest Baptist Medical Center, Novant Health, Reynolds American, Wells Fargo



COLLEGE CITY

More than 50,000 college and university students within the trade area attending such top schools as Wake Forest University, Winston-Salem State University, Salem College, the University of North Carolina School of the Arts, High Point University and Forsyth Technical Community College.



NEW TECH JOBS

The Wake Forest Innovation Quarter is one of the largest and fastest growing urban based districts for innovation in the United States. Home to more than 150 companies, five leading academic institutions, more than 3,600 workers, and 1,522 degree-seeking students and over 8,000 workforce trainee participants. The Innovation Quarter currently comprises 1.9 million square feet of office, laboratory and educational space on its 337 acres in downtown Winston-Salem.



REGIONAL AIRPORT

The developing I-74 corridor offers additional access to Hanes Mall from some of the area’s largest businesses including a new FedEx cargo hub and Honda Jet at the Piedmont Triad International Airport and anew FedEx ground hub at the Triad Business Park.



REYNOLDA MANOR

Lowes **PET SUPPLIES PLUS**
FOODS Minus the hassle.

SALLY BEAUTY **DOLLAR TREE**

GNC **planet fitness** **EAST COAST WINGS + GRILL**



CLERICO
OPTOMETRY

Briarcliff Village
21 Lots
\$400K - \$450K

Reynolda Rd



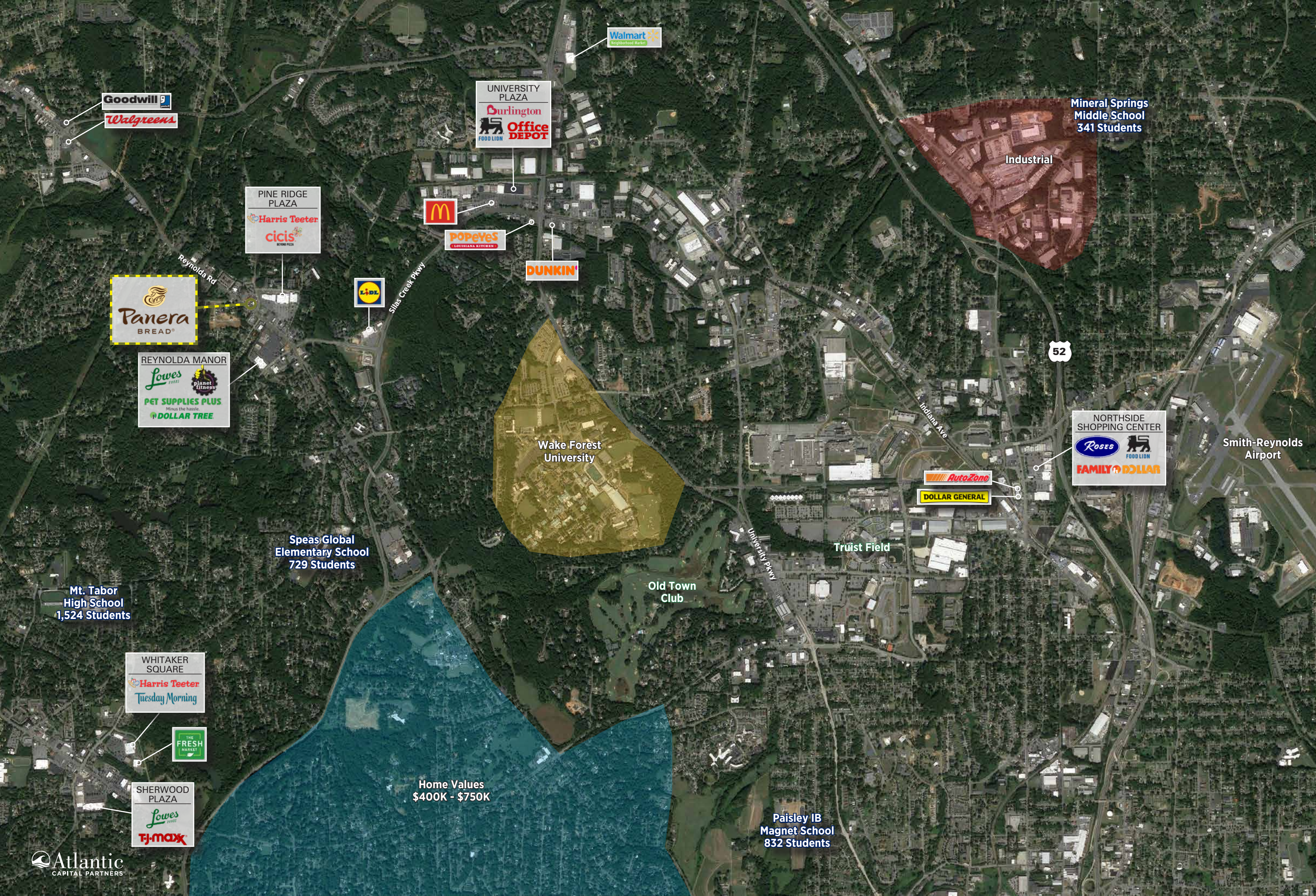
27,500 ADT



PINE RIDGE PLAZA

Harris Teeter
SUBWAY **cicis**
BEYOND PIZZA

MAMA ZOE **WALDO'S**
MICHAEL'S WINGS, BURGERS & BREWS



NEXT CLOSEST PANERA BREAD LOCATIONS

1. 2209 Cloverdale Avenue
Winston Salem, NC
4.3 Miles From Site

2. 100 Hanes Square Circle
Winston Salem, NC
8.9 Miles From Site
3. 3107 Gammon Lane
Clemmons, NC
11.5 Miles From Site

4. 970 South Main Street
Kernersville, NC
18.3 Miles From Site

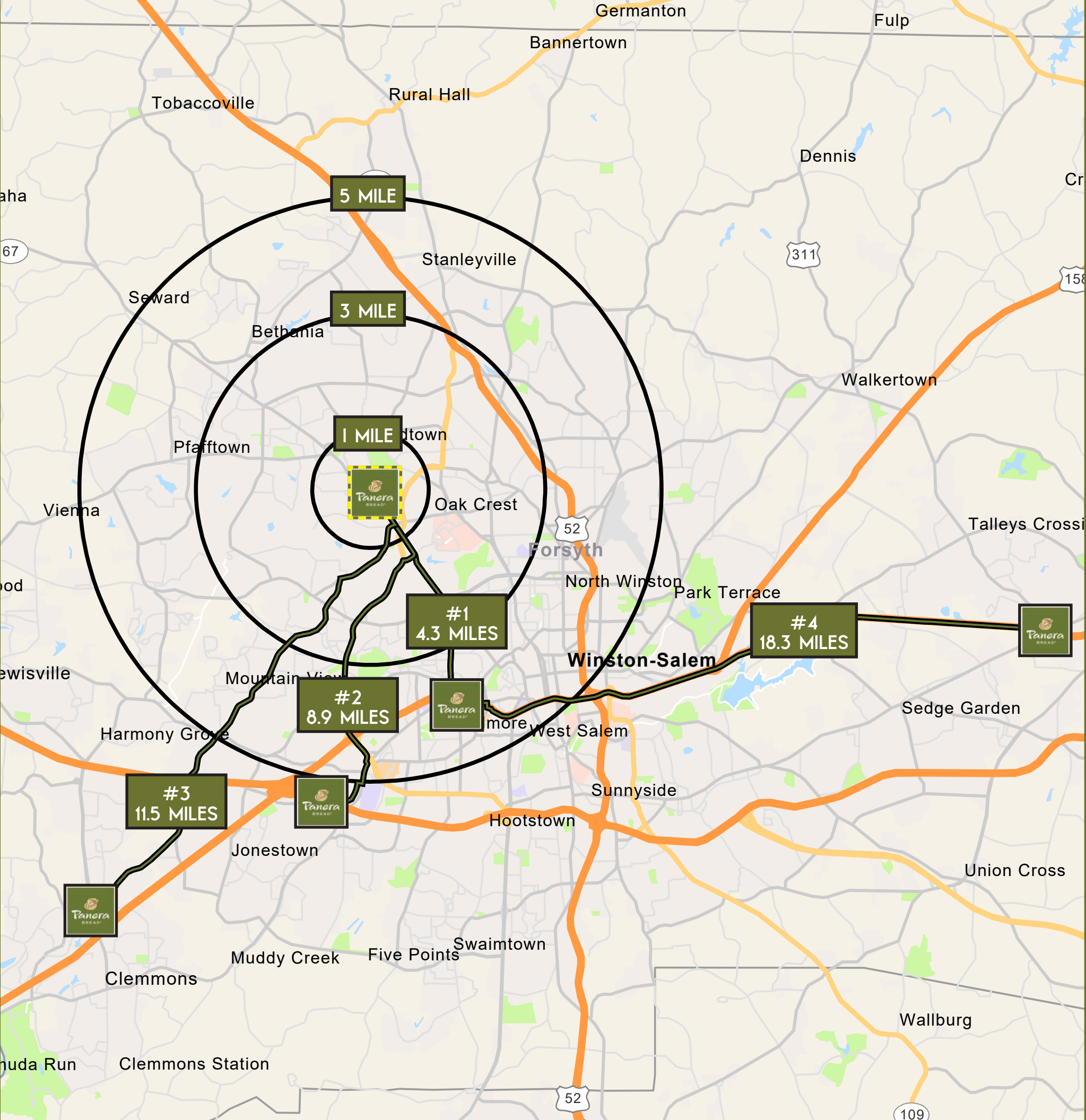
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 PROJECTED POPULATION	7,048	56,865	141,026
2020 ESTIMATE	7,008	55,292	135,378
2010 CENSUS	7,029	51,717	124,019
ANNUAL GROWTH RATE 2020 - 2025	0.11%	0.56%	0.82%

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	59.77%	56.13%	55.11%
BLACK	27.57%	28.12%	30.68%
HISPANIC ORIGIN	8.08%	15.25%	13.09%
AM. INDIAN & ALASKAN	0.26%	0.39%	0.43%
ASIAN	4.97%	3.01%	2.98%
HAWAIIAN & PACIFIC ISLAND	0.33%	0.16%	0.11%
OTHER	4.24%	9.37%	7.95%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 PROJECTION	3,690	22,442	58,198
2020 ESTIMATE	3,677	21,847	55,661
2010 CENSUS	3,695	20,610	51,099
ANNUAL GROWTH 2020 - 2025	0.07%	0.54%	0.90%
OWNER OCCUPIED	1,076	10,328	26,853
RENTER OCCUPIED	2,601	11,519	28,808
2020 AVG HOUSEHOLD INCOME	\$58,192	\$82,907	\$79,235
2020 MED HOUSEHOLD INCOME	\$42,035	\$47,186	\$46,372

HOUSEHOLDS BY HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<\$25,000	1,120	5,912	15,590
\$25,000 - \$50,000	345	2,291	5,618
\$50,000 - \$75,000	676	3,238	8,363
\$75,000 - \$100,000	306	1,987	5,654
\$100,000 - \$150,000	378	2,181	5,330
\$150,000 - \$200,000	89	1,085	2,485
\$200,000+	94	1,972	4,453



ABOUT PANERA BREAD

Thirty years ago, at a time when quick service meant low quality, Panera set out to challenge this expectation. Panera began with a simple commitment: to bake bread fresh every day in their bakery-cafes. No short cuts, just bakers with simple ingredients and hot ovens. Each night, any unsold bread and baked goods were shared with neighbors in need.

Panera is also focused on improving quality and convenience. With investments in technology and operations, they now offer new ways to enjoy your Panera favorites – like mobile ordering and Rapid Pick-Up® for to-go orders and delivery – all designed to make things easier for guests. As a result, Panera has been one of the most successful restaurant companies in history. What started as one 400-square-foot cookie store in Boston has grown into a company with more than 2,300 units, nearly \$6 billion in system-wide sales, and over 100,000 associates.

As of March 23, 2021, there were 2,118 bakery-cafesin 48 states and in Ontario, Canada, operating under the Panera Bread® or Saint Louis Bread Co.® names.

ABOUT COVELLI ENTERPRISES

At one time, Covelli Enterprises was the largest franchisee of McDonald’s Restaurants. Today, there are no McDonald’s Restaurants in the Covelli portfolio. In 1997, Covelli sold their interest in McDonald’s and began franchising Panera Bread restaurants. Since that time, the company has become the largest franchisee of Panera Breads with over 300 locations in five states and Canada. Additionally, Covelli Enterprises hovers near one of the largest restaurant franchisees in the country, ranking in 2017 as No. 24.

In addition to Panera Bread restaurants, Covelli Enterprises also owns O’Charley’s Restaurants and Dairy Queen stores. Today, Covelli employs more than 35,000 people and has won many awards, including Franchisee of the Year in 2017. For more information, please visit covelli.com

PANERA BREAD QUICK FACTS

ESTIMATED ANNUAL REVENUE	\$2.43B
OWNERSHIP	Private
# OF LOCATIONS	2,118
HEADQUARTERS	St. Louis, MO
WEBSITE	panerabread.com

LEASE ABSTRACT

LESSEE	Raising Dough NC, LLC d/b/a Panera Bread			
DEMISED PREMISES	Certain store premises containing approximately 4,201 square feet of leasable floor area located upon the Property and within the Building, including a drive thru as shown on the Site Plan			
LEASE TERM	The "Initial Term" of this Lease shall be fifteen (15) Lease Years			
RENT COMMENCEMENT	4/1/2021 (Lease dated 2/25/2019)			
EXPIRATION DATE	3/31/2036 (Lease dated 2/25/2019)			
RENT SCHEDULE	TERM	RENT	MONTHLY	\$/SF/YEAR
BASE TERM	4/1/2021-3/31/2026	\$194,506	\$16,209	\$46.31
BASE TERM	4/1/2026-3/31/2031	\$204,253	\$17,021	\$48.63
BASE TERM	4/1/2031-3/31/2036	\$214,461	\$17,872	\$51.06
1ST EXTENSION TERM	4/1/2036-3/31/2041	\$225,174	\$18,765	\$53.61
2ND EXTENSION TERM	4/1/2041-3/31/2046	\$236,432	\$19,703	\$56.29
3RD EXTENSION TERM	4/1/2046-3/31/2051	\$248,237	\$20,686	\$59.10
PERCENTAGE RENT	None			
SECURITY DEPOSIT	None			
SIGNATOR	Sam Covelli			
RENEWAL TERMS	If Tenant does not default in any of its obligations under this Lease and fully and timely performed all terms of the current Lease, Tenant shall also have three (3) options to renew the Term for a period of five (5) Lease Years each, commencing immediately upon the expiration of the Initial Term			

PERMITTED USE	Restaurant, retail, wholesale, bakery-cafe and coffee bar servicing and retailing bread, pastries, baked goods, sandwiches, soups, salads, flat bread pizza, coffee, tea and related products, including catering and similar incidental uses in compliance with applicable laws and for no other purpose whatsoever.
EXPANSION OPTIONS	None
TERMINATION OPTIONS	None
PURCHASE OPTIONS	None
REAL ESTATE TAXES	In addition to Base Rent, Tenant agrees to pay the amount of ad valorem real property taxes and assessments levied or assessed against the Property by any governmental authority ("Taxes") for any year during the Commencement Date to the expiration of the Lease
COMMON AREA EXPENSES	N/A
REPAIRS & MAINTENANCE	This Lease is a "triple-net" lease. Tenant will be responsible for and will pay for all expenses with respect to the maintenance and operation of the Premises
UTILITIES	Tenant shall pay for all gas, electricity, sewer, water, garbage collection and other utilities consumed or wasted upon the Premises during the Term of this Lease
INSURANCE	At all times during the Term of this Lease, Tenant shall, at its sole expense, procure and maintain the following types of insurance coverage: Commercial general liability insurance in the minimum of \$1,000,000 per occurrence, with a \$2,000,000 per location aggregate; \$1,000,000 for damage to property, and \$300,000 fire legal liability, with excess liability and coverage of \$300,000
ASSIGNMENT & SUBLETTING	Tenant shall not transfer, assign, sublet, enter into license or concession agreements, mortgage or hypothecate this Lease or Tenant's interest in and to the Premises, in whole or in part, without first procuring the written consent of Landlord thereto, which consent may be withheld in Landlord's commercially reasonable discretion.
ESTOPPEL CERTIFICATE	At any time and from time to time, Landlord or Tenant shall execute, acknowledge and deliver to the other party, within fifteen (15) days of written request
HOLDING OVER	If, without objection by Landlord, Tenant holds possession of the Premises after the expiration or earlier termination of the Term of this Lease, Tenant shall be bound by all of the terms specified in this Lease as applicable immediately prior to the expiration or earlier termination of such Term, Tenant shall upon demand pay to Landlord, as liquidated damages, a sum equal to one hundred fifty percent (150%) of the Base Rent payable



CURRENT CONSTRUCTION STATUS





PINE RIDGE PLAZA



REYNOLDA MANOR

NEARBY RETAIL | 13

SURROUNDING RETAIL



LIDL



STARBUCKS & T-MOBILE

\$3,890,000 | 5.00 % CAP RATE
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4520 OLD TOWN DRIVE
WINSTON SALEM, NC

PRIMARY DEAL CONTACTS

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