



ZAXBY'S



423 FL-19

PALATKA, FL 32177

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

ZAXBY'S



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LISTING AGENTS

RYAN SCHULTEN

ASSOCIATE

DIR (949) 432-4519

MOB (562) 230-5606

RYAN.SCHULTEN@MATTHEWS.COM

LIC # 02136546 (CA)

CHAD KURZ

EVP & MANAGING DIRECTOR

DIR (949) 662-2252

MOB (562) 480-2937

CHAD.KURZ@MATTHEWS.COM

LIC # 01911198 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LIC # CQ1052263 (FL)



INVESTMENT HIGHLIGHTS



LIST PRICE

\$4,422,764



CAP RATE

6.15%



YEAR BUILT

2001



NOI

\$272,000

INVESTMENT HIGHLIGHTS

- **Long-Term Lease:** New 20 - year lease signed at close of escrow with four (4), five (5) year renewal periods.
- **Absolute NNN Lease:** The tenant is responsible for all expenses providing an investor with passive income and zero landlord responsibilities.
- **Inflation Protection:** Strong rental increases of 7.5% every five (5) years including in option periods.
- **Strong Store Sales:** The site is priced with a healthy rent to sales ratio and has experienced further sales growth this year.
- **Longstanding Operator:** Growing multi-unit franchisee operator with over 20 years in the Zaxby's franchise organization.
- **Excellent Retail Synergy:** Nearby retailers include: The Home Depot, Lowe's, Tractor Supply, Harbor Freight, Aaron's, CVS, Sonic Drive-In, Sonny's BBQ Pit, and Golden Corral, among others.
- **Income Tax-Free State:** Florida is an income-tax free state, providing an opportunity for investors located in no-tax states to maximize net return.

ANNUALIZED OPERATING DATA

Term	Lease Years	Annual Rent	Monthly Rent	Rent PSF	Increase	Cap Rate
Base Term (1-5)	1-5	\$272,000.00	\$22,666.67	\$74.32		6.15%
Base Term (5-10)	6-10	\$292,400.00	\$24,366.67	\$79.89	7.50%	6.61%
Base Term (10-15)	11-15	\$314,330.00	\$26,194.17	\$85.88	7.50%	7.11%
Base Term (16-20)	16-20	\$337,904.75	\$28,158.73	\$92.32	7.50%	7.64%
Option 1	21-25	\$363,247.61	\$30,270.63	\$99.25	7.50%	8.21%
Option 2	26-30	\$390,491.18	\$32,540.93	\$106.69	7.50%	8.83%
Option 3	31-35	\$419,778.01	\$34,981.50	\$114.69	7.50%	9.49%
Option 4	36-40	\$451,261.37	\$37,605.11	\$123.30	7.50%	10.20%

INVESTMENT OVERVIEW

Property Address	423 FL-19
City	Palatka
State	FL
Zip	32177
County	Putnam County
GLA (SF)	± 3,660
Lot (SF)	± 43,560
Lot (AC)	± 1.00
Year Built	2001
APN	02-10-26-8900-003.0-001.0



TENANT OVERVIEW



ZAXBY'S



» COMPANY NAME	» INDUSTRY
Zaxby's	QSR
» OWNERSHIP	» HEADQUARTERS
Private	Athens, GA
» YEAR FOUNDED	» LOCATIONS
1990	±900

ABOUT ZAXBY'S

Zaxby's is a privately owned company, headquartered in Athens, GA. Zaxby's owns about 70 locations, while the remaining locations are franchised. In total there are ±900 Zaxby's Restaurants in 17 southern states in the United States.

Founded in the 1990s by two childhood friends, Zach McLeroy and Tony Townley, the fast-casual Zaxby's chicken restaurants pride themselves on being the welcoming and friendly environment that the founders originally set out to be. The quirky restaurant offers a range of chicken options with names and spices unique to the Zaxby's brand.

TOWN AND COUNTRY

SHOPPING CENTER

Winn-Dixie



POWERHOUSE
FITNESS GYM CENTER

TSC TRACTOR
SUPPLY CO.



BAMBOO 1
BEALLS OUTLET
DOLLAR TREE
GNC
HIBBETT SPORTS
KFC
MEADE INSURANCE
SPRINT
STYLE AMERICA
SUPERCUTS
T-MOBILE
ETC.

Walmart
Supercenter

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices

FARMERS
home
FURNITURE
for Your Life



19

± 20,000 VPD

ZAXBY'S



SONNY'S
BBQ
SOUTH FLORIDA
PITMASTERS
EST. 1968



PALATKA MALL
SHOPPING MALL



AARON'S
CHARMED
CITITRENDS
HYDES ARCHERY
MOONDOGGIES PETS
PALATKA CINEMA
SONIC
ETC.





PROJECT PLAY
PUBLIC PARK



PUTNAM COUNTY
SHERIFF'S OFFICE



REID ST
± 18,000 VPD



19

± 20,000 VPD



AREA OVERVIEW

PALATKA, FL

Situated in northeastern Florida, Palatka is a city in and the county seat of Putnam County. With a population of over 10,000 residents, it is the principal city of the Palatka Micropolitan Statistical Area, which is home to more than 72,000 residents. The city is home to a campus of the St. Johns River State College, several business operations, and a variety of attractions, which includes the Ravine Gardens State Park, Riverfront Park, and the Bronson-Mulholland House. Palatka is also known for its local festivals such as the Florida Azalea Festival and the Blue Crab Festival.

ECONOMY

In the early years, Palatka's economy relied on transportation. The St. John's River was teeming with steamboats for passenger transportation. Today, highways, such as the U.S. Route 17, are used for passenger travel. The river is still used to transport goods and services as it is strategically located near Jacksonville, Gainesville, St. Augustine, and Orlando. Palatka's local economy has a strong manufacturing sector. Georgia Pacific, a pulp and paper manufacturer, is one of the city's largest employers. Another sector that is important to the city's local economy is tourism. Palatka attracts tourists as it has lots of beautiful, natural areas for outdoor enthusiasts to enjoy. Hiking trails and waterways for kayaking are only a few of the many outdoor amenities locals and visitors can enjoy.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	3,532	19,078	24,710
2021 Population	3,376	18,401	23,896
2010 Population	3,219	18,449	24,305
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	1,305	7,210	9,416
2021 Population	1,247	6,957	9,111
2010 Population	1,189	6,983	9,280
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg. Household Income	\$42,773	\$52,030	\$55,312



RAVINE GARDENS STATE PARK

The Ravine Gardens State Park is a peaceful green space that offers landscaped gardens, hiking trails, and a playground. The park features two ravines up to 120 feet deep with steep banks at 45-degree angles. It is also a great place for meetings and events as picnic sites are scattered throughout the park and the Roy E. Campbell Civic Center features a covered pavilion, auditorium, and meeting rooms.



RIVERFRONT PARK

The Riverfront Park showcases the stunning St. John's River. The park features a fishing pier, a dock and boat ramp, and a quarter-mile riverfront walk with breathtaking panoramic views. It is also the location of the annual Blue Crab Festival, where locals and visitors can enjoy great food and entertainment.



BRONSON-MULHOLLAND HOUSE

Built in 1854, the Bronson-Mulholland House depicts Palatka's rich history. The antebellum home is positioned on a 2+ acre greenspace surrounded by oaks and magnolias. It is fully furnished with antiques from its time period and the lawns and gardens are lined with a brick path. The house can be toured and rented for special events.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Zaxby's** located at **423 FL - 19, Palatka, FL** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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