

HARDEE'S

7 9 F o l m a r P a r k w a y , H o p e H u l l (M o n t g o m e r y M S A) , A L 3 6 1 0 5



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6562 Meath Circle, Huntington Beach, CA 92647

PURCHASE PRICE | \$2,000,000
CAP RATE | 5.83%

Net Operating Income:	\$116,527
Price Per Square Foot:	\$138,49
Lease Commencement:	4/1/2014
Lease Expiration Date:	3/31/2034
Lease Type:	NNN
Rent Increases:	7.5%/5 years
Options:	(4), 5 Years
Guarantor:	Franchisee
Rentable Square Feet:	2,476 SF
Lot Size:	0.85Acres
Year Built:	2013



ADDRESS

**79 Folmar Parkway, Hope Hull
(Montgomery), AL 36105**



OVERVIEW

INVESTMENT OVERVIEW

The subject property is a 2,476 square foot Quick Service restaurant building with drive through-lane built on 0.85 acres. This Hardee's was constructed in 2013 as a build to suit fast food restaurant. The location serves the general community of the City of Hope Hull along the north/south of US Hwy 31. The subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of this Hardee's, the nation's top fast food restaurant chains.

20 Yr. Lease with 13+/- YEARS REMAINING ON PRIMARY TERM.

ABSOLUTE NNN LEASE, No landlord Responsibilities.

7.5% RENT INCREASES EVERY 5 YEARS including option periods.

4 FIVE YEAR OPTIONS (7.5% RENT INCREASES AT OPTIONS).

STRATEGIC INVESTMENT OFFERING A LONG TERM SECURITY OF CASH FLOW.



RENT ROLL

TENANT INFO		LEASE TERMS		CURRENT RENT	RENT INCREASES		OPTIONS	LEASE TYPE
TENANT NAME	SQUARE FEET	COMMENCEMENT DATE	LEASE EXPIRATION	ANNUAL BASE RENT	DATE	ANNUALLY		LEASE TYPE
Paradigm Investment Group, LLC	2,476 S.F.	4/1/2014	3/31/2034	\$116,527.88	4/1/2024	\$125,267.47	(4: 5 Yr) Options	Absolute NNN
					4/1/2029	\$134,662.53		
					4/1/2034	\$147,762.22		
					7.5% Annual Rent Increases @ Each Option			

HIGHLIGHTS

STRONG GUARANTEE AND SITE COMMITMENT

Lease is guaranteed by Paradigm Investment Group, the third largest franchisee in the Hardee's System with locations including Huntsville, AL, Montgomery AL, Mobile, AL, Pensacola, FL, Panama City, FL, and Biloxi, MS. Paradigm was the proud recipient of the Wilbur Hardee Franchisee of the Year Award in 2009, the CKE Franchisee of the Year Award in 2010 and the CKE Developer of the Year Award in 2011. Hardee's is considered an essential business with restaurants open and operating during the COVID-19 pandemic.

STRATEGIC LOCATION

This Hardee's location is 9 miles south of downtown Montgomery at I-65 exit 164 (US Hwy 31). The site is one entrance/exit on Folmar Parkway and future rear access to Slade Plaza Blvd. The freeway offramp is the dedicated exit to HUYNDAI Motor Manufacturing facility with 3,000+ employees. Montgomery Regional Airport, which serves 16 counties and over 400,000 travelers annually is only 6 miles from this Hardee's location.

MONTGOMERY, ALABAMA'S 2ND LARGEST CITY

Montgomery is the second largest city in the state with a population of 201,568 according to the 2000 census. The city is located southeast of the center of the state. Montgomery's fifteen colleges, universities and military schools provide world-class educational opportunities. Residents of Montgomery and the communities around it can obtain quality healthcare from local physician's as well as 4 hospital centers: Baptist Medical Center East, Baptist Medical Center South, Central AL Veterans Hospital and Jackson Hospital. Montgomery is the home of both Maxwell and Gunter Air Force Bases.

ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

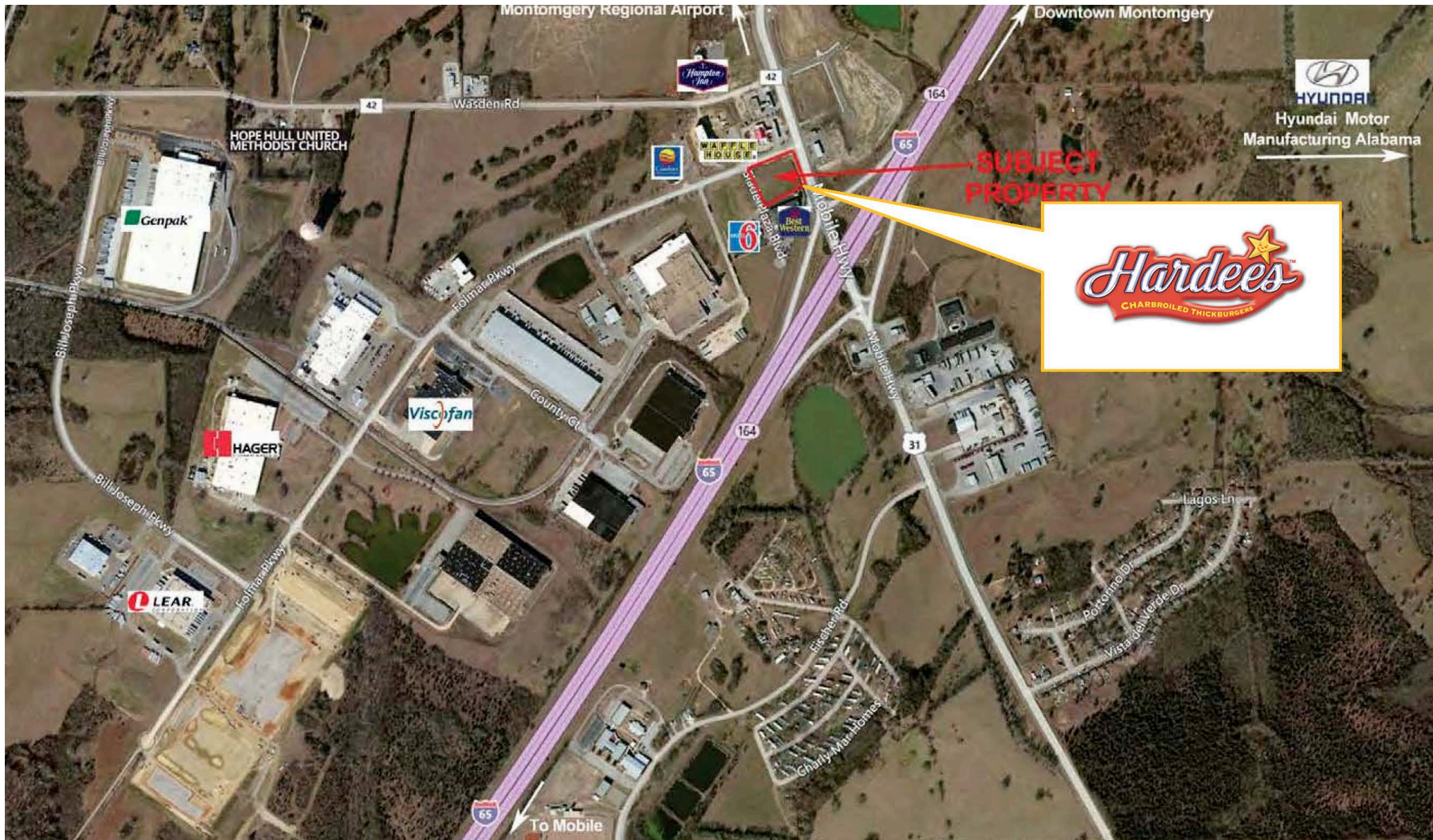
Tenant pays for taxes directly, insurance and maintains all aspects of the premises. There are no Landlord responsibilities. Ideal, management free investment for a passive investor.





ADDRESS: 79 Folmar Parkway, Hope Hull, AL 36105

LOCATION AERIAL

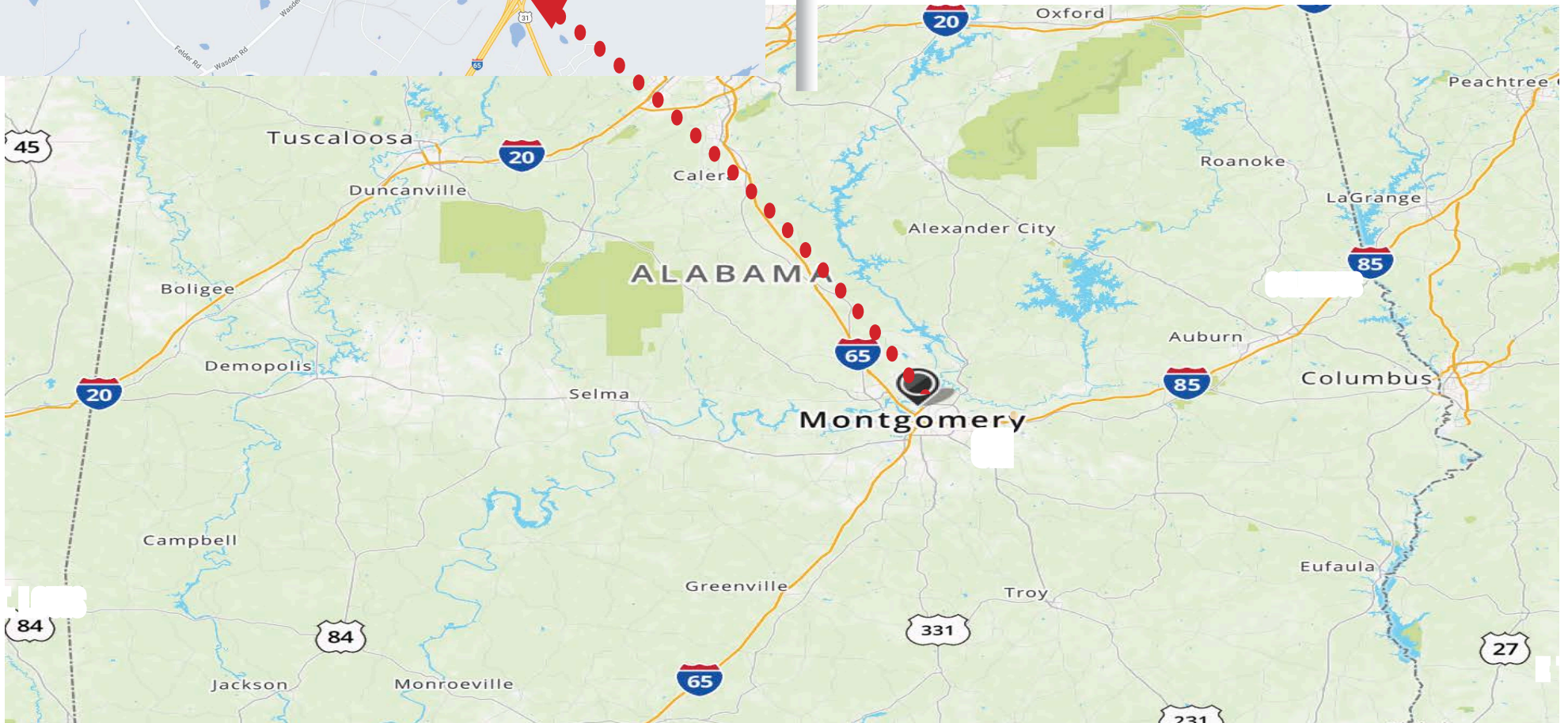




LOCATION

PROPERTY LOCATION

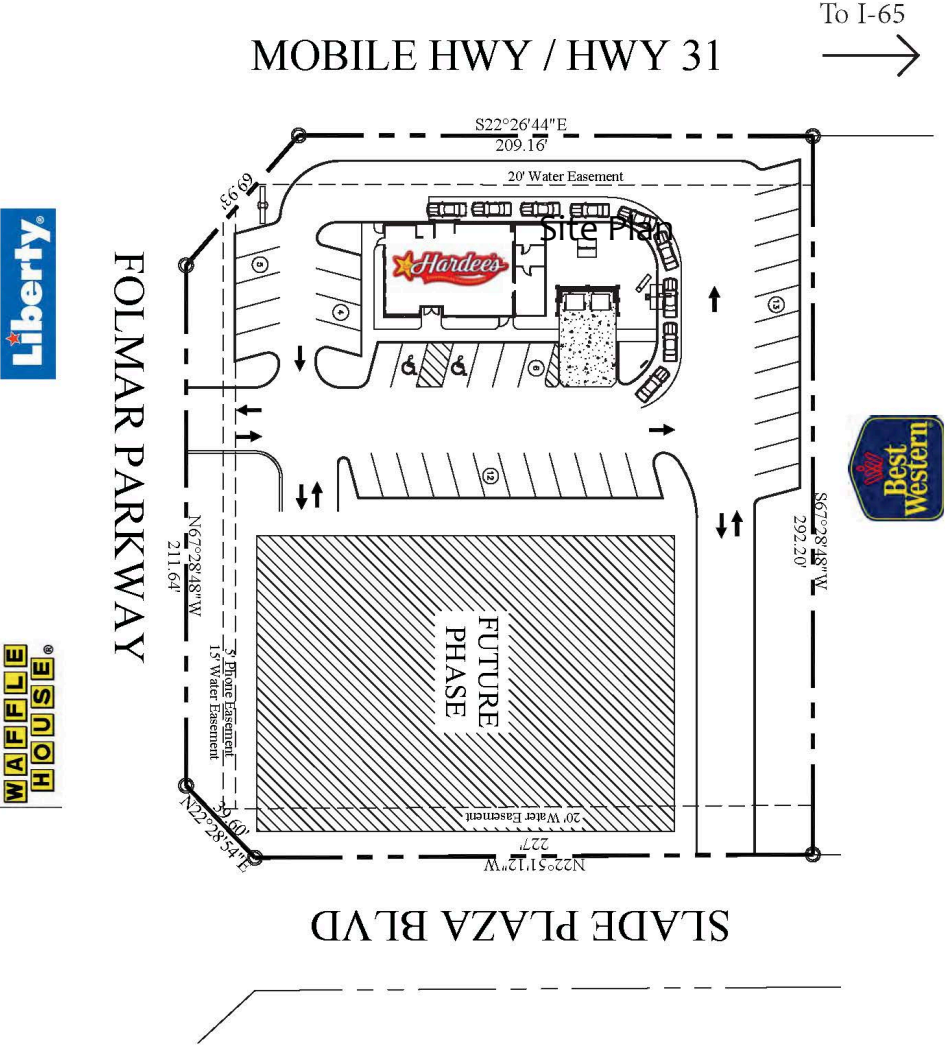
Hope Hull, AL is located 9 miles south of downtown Montgomery at I-65 exit 164 (US Hwy 21. Near HYUNDAI Motor Manufacturing with 3,000+ employees and Montgomery Regional Airport. Hospitality surrounds this Hardee's location with Comfort Suites, Hampton Inn, Motel 6, Best Western, Fairfield Inn, Waffle House, Burger King, McDonald's, Subway, B G's Barbecue and Chevron, Liberty, Marathon Gas Stations.



Building Aerial



Site Plan





In 2004, Montgomery landed one of the biggest economic development projects when Hyundai Motors Manufacturing Alabama built its \$1.4 billion automotive plant. The Montgomery location became the first assembly and manufacturing plant in the United States. It employs over 3,000 team members and currently produces the next generation Sonata sedan and Santa Fe sport utility vehicle.

DEMOGRAPHICS

Summary	Census 2010		2012		2017		
Population	13,811		13,784		13,956		
Households	5,068		5,068		5,151		
Families	3,663		3,642		3,684		
Average Household Size	2.72		2.71		2.70		
Owner Occupied Housing Units	3,295		3,304		3,361		
Renter Occupied Housing Units	1,773		1,765		1,790		
Median Age	37.4		37.8		38.5		
Trends: 2012 - 2017 Annual Rate	Area		State		National		
Population	0.25%		0.60%		0.68%		
Households	0.33%		0.66%		0.74%		
Families	0.23%		0.55%		0.72%		
Owner HHs	0.34%		0.73%		0.91%		
Median Household Income	2.35%		2.93%		2.55%		
Households by Income			2012		2017		
			Number	Percent	Number	Percent	
	<\$15,000		1,553	30.6%	1,502	29.2%	
	\$15,000 - \$24,999		691	13.6%	584	11.3%	
	\$25,000 - \$34,999		668	13.2%	636	12.3%	
	\$35,000 - \$49,999		949	18.7%	917	17.8%	
	\$50,000 - \$74,999		585	11.5%	758	14.7%	
	\$75,000 - \$99,999		317	6.3%	395	7.7%	
	\$100,000 - \$149,999		181	3.6%	215	4.2%	
	\$150,000 - \$199,999		38	0.7%	46	0.9%	
\$200,000+		88	1.7%	98	1.9%		
Median Household Income			\$28,630		\$32,157		
Average Household Income			\$40,658		\$45,597		
Per Capita Income			\$15,228		\$17,121		
Population by Age	Census 2010		2012		2017		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	922	6.7%	919	6.7%	935	6.7%
	5 - 9	952	6.9%	945	6.9%	951	6.8%
	10 - 14	1,034	7.5%	1,016	7.4%	1,036	7.4%
	15 - 19	1,157	8.4%	1,099	8.0%	1,061	7.6%
	20 - 24	970	7.0%	984	7.1%	913	6.5%
	25 - 34	1,495	10.8%	1,509	10.9%	1,530	11.0%
	35 - 44	1,559	11.3%	1,504	10.9%	1,471	10.5%
	45 - 54	1,943	14.1%	1,874	13.6%	1,734	12.4%
	55 - 64	1,899	13.8%	1,976	14.3%	2,072	14.8%
	65 - 74	1,131	8.2%	1,203	8.7%	1,455	10.4%
	75 - 84	587	4.3%	585	4.2%	620	4.4%
	85+	161	1.2%	170	1.2%	180	1.3%
	Race and Ethnicity	Census 2010		2012		2017	
Number		Percent	Number	Percent	Number	Percent	
White Alone		1,602	11.6%	1,567	11.4%	1,474	10.6%
Black Alone		11,877	86.0%	11,874	86.1%	12,078	86.5%
American Indian Alone		34	0.2%	37	0.3%	46	0.3%
Asian Alone		26	0.2%	26	0.2%	26	0.2%
Pacific Islander Alone		7	0.1%	7	0.1%	7	0.1%
Some Other Race Alone		144	1.0%	139	1.0%	164	1.2%
Two or More Races		121	0.9%	134	1.0%	162	1.2%
Hispanic Origin (Any Race)		214	1.5%	211	1.5%	246	1.8%

Note: Median Income is expressed in current dollars

TENTANT OVERVIEW



HOPE HULL, ALABAMA

MONTGOMERY MSA

Paradigm Investment Group is the third largest franchisee in the Hardee's System with locations including Huntsville, AL, Montgomery AL, Mobile, AL, Pensacola, FL, Panama City, FL, and Biloxi, MS. Paradigm was the proud recipient of the Wilbur Hardee Franchisee of the Year Award in 2009, the CKE Franchisee of the Year Award in 2010 and the CKE Developer of the Year Award in 2011.

Founded in 1960 by Wilber Hardee and acquired by CKE Restaurants Holdings, Inc. in 1997, Hardee's® restaurants are located throughout the Southeastern and Midwestern United States. The brand built its reputation on a unique breakfast menu featuring Hardee's mouth-watering Made from Scratch™ Biscuits. With a renewed emphasis on premium quality, Hardee's has taken the lunch/dinner segment to the next level with its line of 100 percent Black Angus Beef Thickburgers™. Hardee's has clearly established itself as a leader in the quick-service restaurant industry.

CKE Restaurants Holdings, Inc. ("CKE") is a privately held company based in Franklin, Tennessee. CKE, through its wholly owned subsidiaries, owns and operates Carl's Jr.® and Hardee's®, two beloved regional brands, known for one-of-a-kind premium and innovative menu items such as 100 percent Black Angus Thickburgers®, Made from Scratch™ Biscuits and Hand-Breaded Chicken Tenders™. With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,800 franchised or company-operated restaurants in 44 states and 43 foreign countries and U.S. territories.



NUMBER OF HARDEE'S RESTAURANTS | 1,815 total.

OPERATING AREAS | 30 states in the Midwest and Southeastern US; International

HEADQUARTERS | 6700 Tower Circle, Suite 1000, Franklin, TN 37067