

Chick-fil-A

100 HYLTON LANE
BECKLEY, WEST VIRGINIA 23224

Absolute-Net Ground Lease:

11-Years Remain on Lease with 10% Increases Every 5-Years; Including
Each of the Eight, 5-Year Options to Extend the Term

Corporate Guaranty:

Headquartered in College Park, Georgia; Chick-fil-A has
over ±2,774 Locations and ±35,500 Employees

Near Raleigh General Hospital:

Less than 1-Mile from Chick-fil-A Raleigh General
Hospital has 300 Beds and ±1000 Employees

Neighboring Multiple Hotels:

Within 1-Mile of Chick-fil-A sit Fourteen
Hotels Showcasing the Strategic Location
off the West Virginia Turnpike



Beckley, WV

Marcus & Millichap
THE DELTONDO GROUP

Exclusively Listed by:

Marcus & Millichap THE DELTONDO GROUP

PETER DELTONDO

Senior Managing Director
Office: (949) 419-3267
pdeltondo@marcusmillichap.com
License CA 01797033

ANDRE THOMPSON

Associate
athompson2@mmreis.com
(949) 419-3217
License: CA 02086459

SHEILA ALIMADADIAN

First Vice President
salimadadian1@mmreis.com
(949) 419-3265
License: CA 01266188

MANUEL SLEEM

Associate
msleem@mmreis.com
(949) 419-3251
License: CA 02109537

ETHAN ELLIOTT

Associate
eelliott@mmreis.com
(949) 419-3294
License: CA 02101801

BRYCE DUNKS

Director of Operations
bdunks@mmreis.com
(949) 419-3225

BROKER OF RECORD

Francis McGuire
Lic. #WV0019009

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com



INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Ground Lease:** 11-Years Remain on Lease with 10% Increases Every 5-Years; Including Each of the Eight, 5-Year Options to Extend the Term
- ✓ **High Visibility & Ease of Access:** Frontage on Harper Road which Oversees a Combined ±16,500 Vehicles Per Day; Less than 1-Mile from West Virginia Turnpike ±48,800 Vehicles Per Day
- ✓ **Near Raleigh General Hospital:** Less than 1-Mile from Chick-fil-A Raleigh General Hospital has 300 Beds and ±1000 Employees

- ✓ **Corporate Guaranty:** Headquartered in College Park, Georgia; Chick-fil-A has over ±2,774 Locations and ±35,500 Employees
- ✓ **Neighboring Multiple Hotels:** Within 1-Mile of Chick-fil-A sit Fourteen Hotels Showcasing the Strategic Location off the West Virginia Turnpike
- ✓ **Nearby National Tenants:** Kroger, Cracker Barrel, Ruby Tuesday, Wendy’s, McDonald’s, Burger King, Outback Steakhouse, IHop, Sonic Drive-in, Pizza Hut and more



INVESTMENT SUMMARY

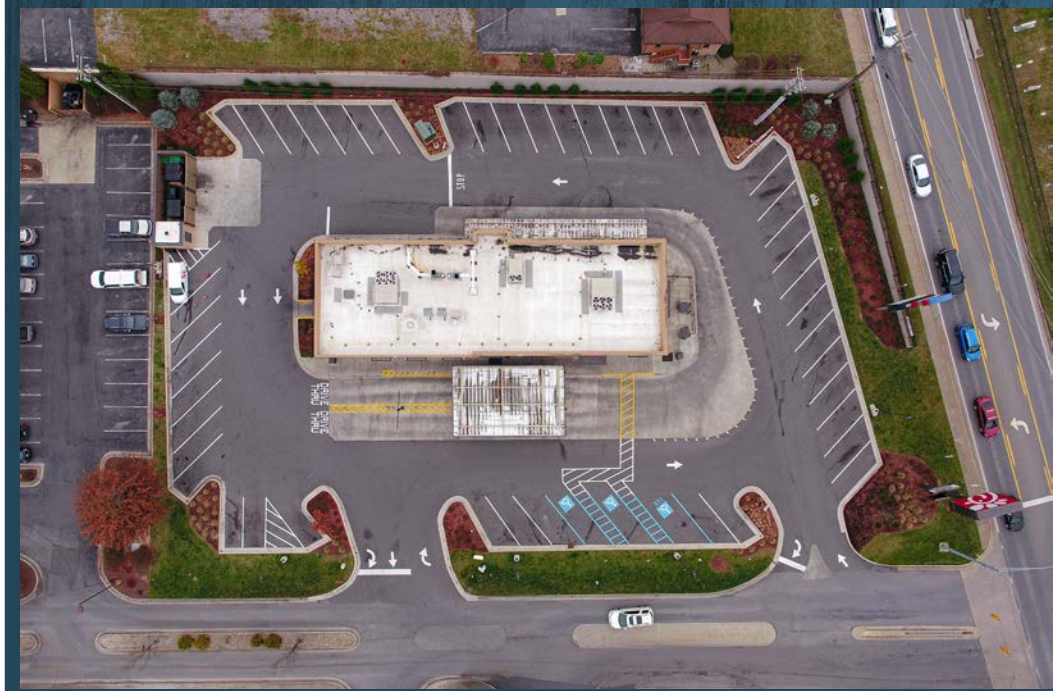
ADDRESS:	100 Hylton Lane Beckley, West Virginia 25801
PRICE:	\$2,637,067
CAP:	3.75%
NOI:	\$98,890.00

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	26,572	39,140	66,651
HOUSEHOLDS:	11,589	16,014	27,133
HH INCOME:	\$59,271	\$58,730	\$58,934



BIRDS EYE VIEW



PROPERTY DESCRIPTION

- | | |
|---|--|
| ✓ PROPERTY ADDRESS:
100 Hylton Lane
Beckley, West Virginia 25801 | ✓ LEASE TYPE:
Absolute-Net / Ground Lease |
| ✓ BUILDING SIZE:
4,996 SF | ✓ YEAR BUILT:
2017 |
| ✓ LOT SIZE:
1.17 Acres | ✓ ACCESS & FRONTAGE
Harper Road (±16,500 VPD) & Near
West Virginia Turnpike (±46,800 VPD) |

TENANT PROFILE

COMPANY NAME
Chick-fil-A

COMPANY REVENUE
\$4.32 Billion

NUMBER OF STORES
±2,774

YEAR FOUNDED
1946

HEADQUARTERS
College Park, GA

**NUMBER OF
EMPLOYEES**
±35,500

WEBSITE
www.chick-fil-a.com



Chick-fil-A is one of the largest American fast food restaurant chains and the largest whose specialty is chicken sandwiches. Its headquarters is in College Park, Georgia. Chick-fil-A was originally founded as the Dwarf Grill in 1946, changing the name to Dwarf House until rebranding as Chick-fil-A in 1967. The company operates more than 2,774 restaurants, primarily in the United States with locations in 47 states and the District of Columbia. The restaurant serves breakfast before transitioning to its lunch and dinner menu. Chick-fil-A also offers customers catered selections from its menu for special events. The company’s trademarked slogan, “We Didn’t Invent the Chicken, Just the Chicken Sandwich,” refers to their flagship menu item, the Chick-fil-A chicken sandwich.



TENANT SUMMARY

Tenant Name:	Chick-fil-A
Guaranty:	Corporate
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	August 31, 2017
Lease Expiration:	August 30, 2032
Term Remaining:	11-Years
Increases:	10% Every 5-Years
Options:	Eight, 5-Year

ANNUALIZED OPERATING DATA

BASE RENT	ANNUALLY	MONTHLY
Aug 31, 2017 - Aug 30, 2022	\$89,900.00	\$7,491.67
Aug 31, 2022 - Aug 30, 2027	\$98,890.00	\$8,240.83
Aug 31, 2027 - Aug 30, 2032	\$108,779.00	\$9,064.92

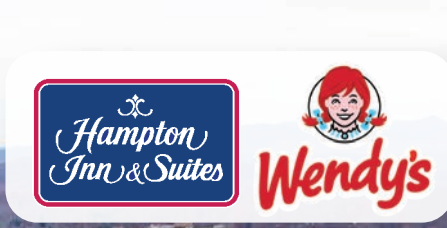
*Seller to credit difference in rent to Buyer at the close of escrow.

OPTIONS	ANNUALLY	MONTHLY
Aug 31, 2032 - Aug 30, 2037	\$119,656.90	\$9,971.41
Aug 31, 2037 - Aug 30, 2042	\$131,622.59	\$10,968.55
Aug 31, 2042 - Aug 30, 2047	\$144,784.85	\$12,065.40
Aug 31, 2047 - Aug 30, 2052	\$159,263.33	\$13,271.94
Aug 31, 2052 - Aug 30, 2057	\$175,189.67	\$14,599.14
Aug 31, 2057 - Aug 30, 2062	\$192,708.63	\$16,059.05
Aug 31, 2062 - Aug 30, 2067	\$211,979.50	\$17,644.96
Aug 31, 2067 - Aug 30, 2072	\$233,177.45	\$19,431.45

Property Taxes:

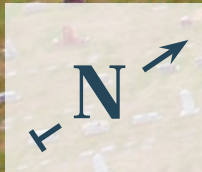
The property taxes at subject property are paid by the tenant, but any increase in taxes relating to a sale would be the responsibility of the Landlord. After looking at current assessments and taxes as well as speaking with the Property Appraisers office they have indicated that since the property is a ground lease the building is assessed as personal property and not real estate, therefore the actual current assessment is already almost \$2,000,000 and new assessments generally come in around 90% of the sale price.

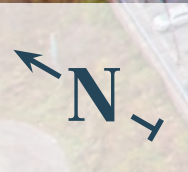
**Buyer is to conduct thier own research with professionals to determine any slippage in property tax reimbursements.*



Harper Rd (±16,500 VPD)

West Virginia Turnpike (±46,800 VPD)

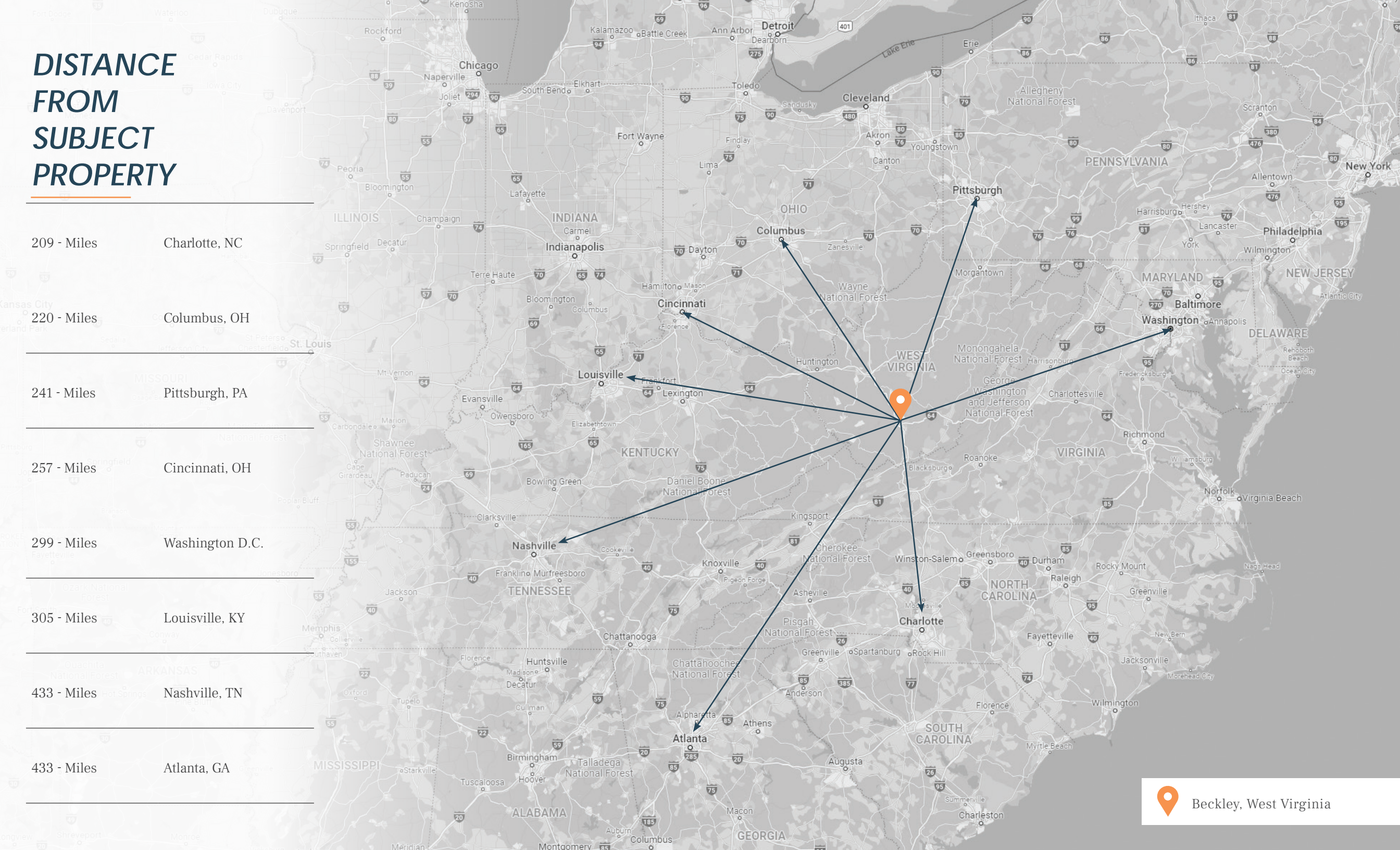




Harper Rd (±16,500 VPD)

DISTANCE FROM SUBJECT PROPERTY

209 - Miles	Charlotte, NC
220 - Miles	Columbus, OH
241 - Miles	Pittsburgh, PA
257 - Miles	Cincinnati, OH
299 - Miles	Washington D.C.
305 - Miles	Louisville, KY
433 - Miles	Nashville, TN
433 - Miles	Atlanta, GA



Beckley, West Virginia

BECKLEY, WEST VIRGINIA

The city of Beckley is the county seat of Raleigh County. The city was established in 1838 and named in honor of John James Beckley, the first Librarian of Congress and the House of Representative’s first clerk. The city was established by his son Alfred Beckley.

The New River Industrial Park, the Soldiers and Sailors Memorial Building and the Youth Museum of Southwestern West Virginia are popular local spots. The city hosts the Appalachian Festival every August.

MAJOR AREA EMPLOYERS

IBEX Global
FMRS Health Systems
EXP Realty
Family First Life
Service Corporation International
West Virginia University
SCP Health
KVC Health Systems
Arch Coal
US Census Bureau



CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ANDRE THOMPSON

Associate
athompson2@mmreis.com
(949) 419-3217
License: CA 02086459

PETER DELTONDO

Senior Managing Director
Office: (949) 419-3267
pdeltondo@marcusmillichap.com
License CA 01797033

SHEILA ALIMADADIAN

First Vice President
salimadadian1@mmreis.com
(949) 419-3265
License: CA 01266188

MANUEL SLEEM

Associate
msleem@mmreis.com
(949) 419-3251
License: CA 02109537

ETHAN ELLIOTT

Associate
eelliott@mmreis.com
(949) 419-3294
License: CA 02101801

COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

BROKER OF RECORD

Francis McGuire
Lic. #WV0019009

BRYCE DUNKS

Director of Operations
bdunks@mmreis.com
(949) 419-3225