



REPRESENTATIVE PHOTO

 2201 PARAMOUNT BLVD, AMARILLO, TX 79109

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Popeye's Louisiana Kitchen Restaurant located at 2201 Paramount Boulevard in Amarillo, Texas. Amarillo is a city in Texas and the Seat of Potter County and the 14th most populous city in Texas and the largest city in the Texas Panhandle with a population over 199,371 and part of the Amarillo metro Area with a population over 269,447. Amarillo is considered the regional economic center for the Texas Panhandle as well as for Eastern New Mexico and the Oklahoma Panhandle with major employers including Tyson Foods, BWXT and United Supermarkets.

Located just 13 minutes from this Popeye's restaurant is The Rick Husband Amarillo International Airport with 3,457 acres and over 68,367 airport operations each year and over 187 per day. Also a few minutes from the property is The Amarillo Botanical Gardens with the newly constructed Mary E. Bivins Conservatory Building.

Amarillo College is just minutes from the property and has a current enrollment of over 10,000 Students. Many Motels and Hotels surround this Popeye's including Super 8 by Wyndham, Atrea Inn Hotel, Extend-A-Suites, and Motel 6.

Numerous new home communities are also in close proximity including Betenbrough Homes, Tradewinds Devy Homes by Lyons, Omega Homes and New Life Homes.

Many National retailers are also a few minutes from the property including Walmart Supercenter, Burlington Coat Factory, Walgreens and Hobby Lobby.

Popeye's Louisiana Kitchen, Inc., also known as Popeye's, is a famous American multinational chain of fried chicken fast food restaurants that was founded in 1972 in New Orleans and is today headquartered in Miami, Florida. As of 2020, Popeye's had 3,451 restaurants located in 36 states, The District of Columbia, Puerto Rico and 30 countries worldwide. Annual income for Popeye's Inc. exceeds 268.9 Million Dollars annually.

INVESTMENT HIGHLIGHTS

- 20 Year Absolute NNN Sale Leaseback
- Strong 140+ Unit Franchisee Guarantee
- 7.55% Rent Increases every 5 Years during the Base Term and Options
- Popeye's Louisiana Kitchen Located in Amarillo, Texas Population 199,371 Largest City in Texas Panhandle
- Amarillo College Just Minutes to this Popeye's With 10,000 Enrolled Students
- Amarillo International Airport 13 Minutes From the Property With 3,457 Acres & 187 Flights Per Day & 68,367 Airport Operations each Year
- Numerous New Home Communities Surround This Popeye's including Betenbrough Homes, Tradewinds Devy Homes by Lyons, Omega Homes & New Life Homes
- National Retailers in the Immediate Area Include Walmart Supercenter, Burlington Coat Factory, Walgreens and Hobby Lobby
- Numerous Hotels & Motels in Close Vicinity Super 8 By Wyndham, Atrea Inn Hotel, Motel 6 & Extend-a-Suite
- Popeye's has 3,451 restaurants in 36 States, District of Columbia, Puerto Rico and 30 Countries Worldwide

THE OFFERING



PROPERTY DETAILS

Lot Size	30,056 SF (0.69 Acres)
Rentable Square Feet	2,431 SF
Price/SF	\$1,394.46
Year Built	1978

FINANCIAL OVERVIEW

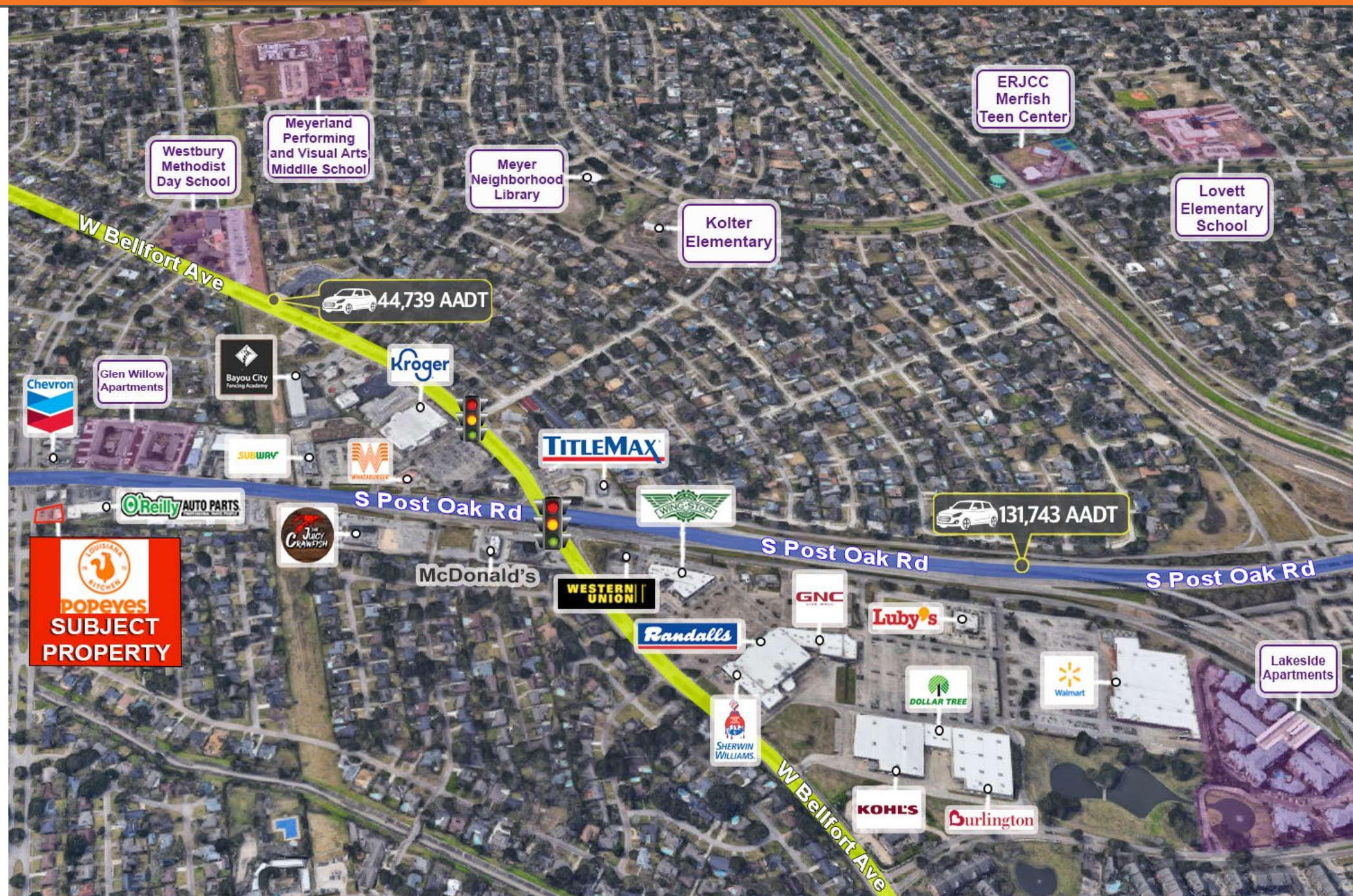
List Price	\$3,389,932
Down Payment	100% / \$3,389,932
Cap Rate	3.90%
Type of Ownership	Fee Simple

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Year 1 - 5 (Current)	\$11,017	\$132,207
Year 6 - 10	\$11,849	\$142,189
Year 11 - 15	\$12,744	\$152,924
Year 16 - 20	\$13,706	\$164,470
Year 21 - 25 (Option 1)	\$14,741	\$176,887
Year 26 - 30 (Option 2)	\$15,854	\$190,242
Year 31 - 35 (Option 3)	\$17,050	\$204,605
Year 36 - 40 (Option 4)	\$18,338	\$220,053
Year 41 - 45 (Option 5)	\$19,722	\$236,667
Base Rent (\$54.38 / SF)		\$132,207
Net Operating Income		\$132,207.00
TOTAL ANNUAL RETURN	CAP 3.90%	\$132,207

LEASE ABSTRACT

Tenant Trade Name	Popeyes
Tenant	Franchisee
Ownership	Private
Guarantor	Franchisee Guarantee (140+ Units)
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	COE
Rent Commencement Date	COE
Expiration Date of Base Term	COE
Increases	7.55% every Five Years on Base Term and on Option Periods
Options	Five 5-Year Options
Term Remaining on Lease	N/A
Property Type	Net Leased Restaurant
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A







NAME	Popeyes
HQ	Miami, Florida
FOUNDED	1972
NUMBER OF LOCATIONS	3,451+ (2020)
NUMBER OF EMPLOYEES	2,130+ (2021)
WEBSITE	www.popeyes.com



QSR Franchise Brands

Starting in the gas and convenience store business in 1976, the Dhanani Group became a Burger King franchisee in 1994 with BK's first co-branded restaurant in Houston, Texas. Today, our Sugar Land, Texas-based company is now ranked one of the county's top QSR franchise owners for Burger King Corporation and Popeyes with a growing presence in casual and fine dining starting with La Madeleine franchise restaurants.

Values and Vision

To create a QSR franchise dynasty that is capable of producing year-after-year sales and profit growth. This is accomplished by operating great restaurants as an employer of choice within an environment that provides career opportunities.

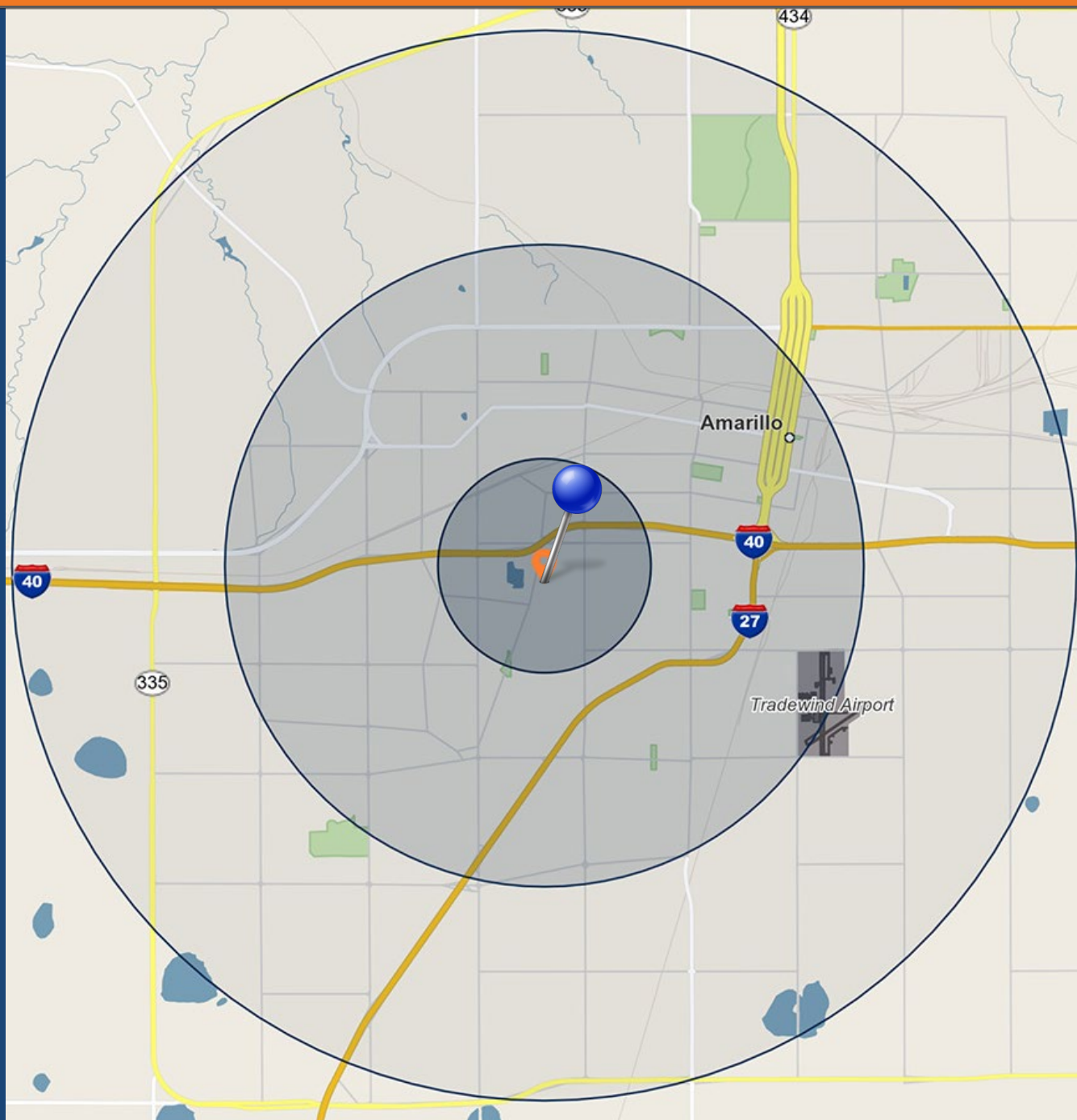


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on a solid
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POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	10,476	92,769	172,309
2021 Estimate			
Total Population	10,623	92,089	168,100
2010 Census			
Total Population	11,266	92,036	162,945
2000 Census			
Total Population	11,265	91,829	149,798
Daytime Population			
2021 Estimate	17,580	120,177	191,853
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	4,707	39,679	69,575
2021 Estimate			
Total Households	4,759	39,214	67,591
Average (Mean) Household Size	2.2	2.3	2.5
2010 Census			
Total Households	5,002	38,891	64,907
2000 Census			
Total Households	5,200	39,018	59,929
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	5,421	44,703	77,139
2021 Estimate	5,448	43,969	74,716

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	4.4%	3.7%	4.5%
\$150,000-\$199,999	2.9%	3.3%	4.6%
\$100,000-\$149,999	12.4%	11.9%	14.9%
\$75,000-\$99,999	10.4%	12.0%	12.9%
\$50,000-\$74,999	18.9%	18.9%	18.1%
\$35,000-\$49,999	14.2%	13.8%	12.8%
\$25,000-\$34,999	13.1%	11.9%	10.8%
\$15,000-\$24,999	11.9%	12.3%	10.7%
Under \$15,000	11.8%	12.1%	10.6%
Average Household Income	\$72,594	\$70,904	\$78,908
Median Household Income	\$48,448	\$49,856	\$56,075
Per Capita Income	\$32,522	\$30,370	\$31,840



GEOGRAPHY: 5 MILE



POPULATION

In 2021, the population in your selected geography is 168,100. The population has changed by 12.2 percent since 2000. It is estimated that the population in your area will be 172,309 five years from now, which represents a change of 2.5 percent from the current year. The current population is 48.7 percent male and 51.3 percent female. The median age of the population in your area is 35.1, compared with the U.S. average, which is 38.4. The population density in your area is 2,139 people per square mile.



HOUSEHOLDS

There are currently 67,591 households in your selected geography. The number of households has changed by 12.8 percent since 2000. It is estimated that the number of households in your area will be 69,575 five years from now, which represents a change of 2.9 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2021, the median household income for your selected geography is \$56,075, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 59.9 percent since 2000. It is estimated that the median household income in your area will be \$56,749 five years from now, which represents a change of 1.2 percent from the current year.

The current year per capita income in your area is \$31,840, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$78,908, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 94,179 people in your selected area were employed. The 2000 Census revealed that 61.3 percent of employees are in white-collar occupations in this geography, and 38.7 percent are in blue-collar occupations. In 2021, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 15.4 minutes.



HOUSING

The median housing value in your area was \$150,719 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 37,730 owner-occupied housing units and 22,199 renter-occupied housing units in your area. The median rent at the time was \$413.



EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 8.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 17.4 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 8.5 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 25.4 percent vs. 27.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 26.2 percent in the selected area compared with the 20.5 percent in the U.S.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap Real Estate Investment Services. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with 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 Marketing Brochure 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.

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

NET LEASE 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.

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

SPECIAL 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.)

Marcus & Millichap



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The Retail Real Estate Investment Leader
Marcus & Millichap

EXCLUSIVELY LISTED

EXCLUSIVELY LISTED BY:

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