

BRAND NEW QSR WITH DRIVE-THRU

Single Tenant Absolute NNN Investment Opportunity

POPEYES
LOUISIANA KITCHEN

Brand New Construction | Latest Popeyes Prototype | Opening Sept. 2022



2408 E. Main Street

FARMINGTON NEW MEXICO

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETED BY



ERIK VOGELZANG

First Vice President

SRS National Net Lease Group

erik.vogelzang@srsre.com

D: 949.270.8216 | M: 562.279.4886

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01995114

DALE ROBBINS

First Vice President

SRS National Net Lease Group

dale.robbs@srsre.com

D: 949.270.8200 | M: 213.905.0843

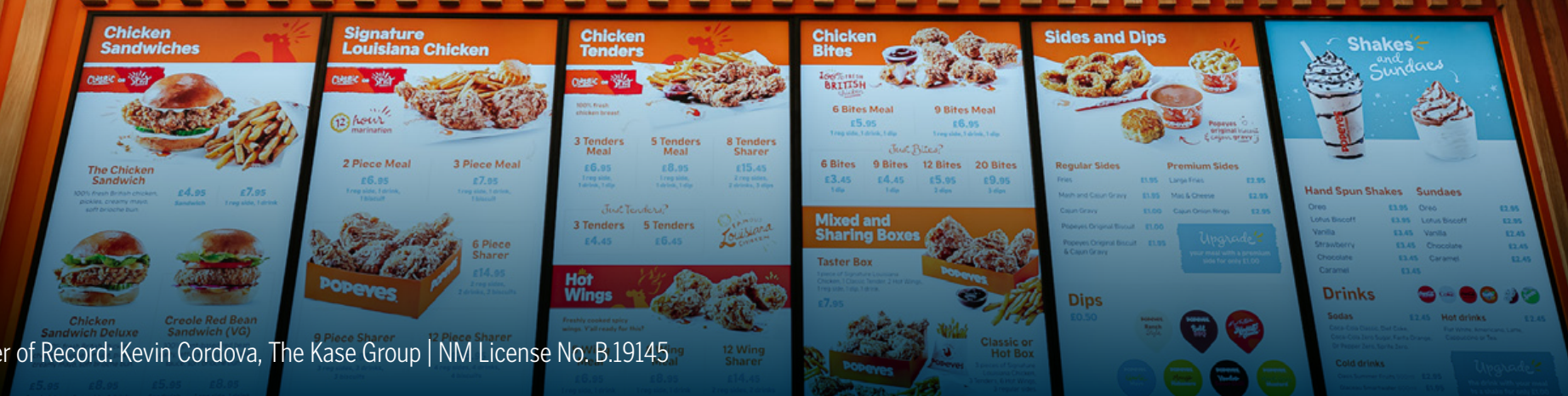
8144 Walnut Hill Lane, Suite 1200

Dallas, TX 75231

CA License No. 01956197

POPEYES

Broker of Record: Kevin Cordova, The Kase Group | NM License No. B.19145





OFFERING

| | |
|----------------------------------|---------------------------------|
| Pricing | \$3,187,000 |
| Net Operating Income | \$167,313 |
| Cap Rate | 5.25% |
| Guaranty | Franchisee - 21-Unit Operator |
| Tenant | Legacy Chicken, LLC |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |
| Sales Reporting | Yes - Contact Agent for Details |

PROPERTY SPECIFICATIONS

| | |
|-------------------------|---|
| Rentable Area | 3,341 SF |
| Land Area | 1.23 Acres |
| Property Address | 2408 E. Main Street Farmington, New Mexico 87401 |
| Year Built | Under Construction (Opening Sept. 2022) |
| Parcel Number | 2.07E+12 |
| Ownership | Fee Simple (Land & Building) |
| Zoning | C-2 |
| Parking Spaces | 28 |

Brand New 20-Year Lease | Franchisee Guaranteed | Rental Increases | Growing Operator | Strong Market

- Tenant has recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 7% rental increases every 5 years throughout the initial term and at the beginning of each option, growing NOI and hedging against inflation
- The lease is guaranteed by a 21-unit entity. Guarantee is projected to grow into a 30-unit operator
- Tenant has signed an agreement with Popeyes corporate to develop 30 new stores in NM over the next four years. All 30 stores will be under the "Legacy Chicken, LLC" entity
- Exceptional sales performance for new builds in this market

Located Along E. Main Street | Centralized Location | Dense Retail Corridor | Drive-Thru Equipped | Brand New Construction

- The site is strategically located along E. Main Street with clear visibility and access to an average of 38,300 vehicles passing by daily
- The asset benefits from direct access onto State Highway 516 (20,600 VPD), providing easy commutes for both employees and customers
- The surrounding national/credit tenants include The Home Depot, Petco, T.J. Maxx, Big Lots, Family Dollar, Hobby Lobby, Buffalo Wild Wings, and others
- The site is complete with a drive-thru to maximize both sales and convenience to the customer base immediately surrounding the site
- Set to open in September 2022, the building will feature state-of-the-art, brand-new, high-quality construction with modern amenities and design

Direct Residential Consumer Base | Demographics in 5-Mile Trade Area

- The asset is near several single-family communities and multi-family complexes, providing a direct residential consumer base for the site
- The surrounding multi-family complexes include Conquistador (72 units), San Juan Apartments (80 units), Eaton Village (96 units), and others
- More than 47,300 residents and 36,700 employees support the trade area
- \$67,602 average household income

| Tenant Name | Square Feet | LEASE TERM | | | | RENTAL RATES | | | | | Options |
|-----------------------|-------------|-------------|-----------|--------|----------|--------------|--------|-----------|---------|---------------|------------|
| | | Lease Start | Lease End | Begin | Increase | Monthly | PSF | Annually | PSF | Recovery Type | |
| Legacy Chicken, LLC | 3,341 | TBD | 20 Years | Year 1 | - | \$13,943 | \$4.17 | \$167,313 | \$50.08 | Absolute NNN | 4 (5-Year) |
| (Franchisee Guaranty) | | | | Year 6 | 7% | \$14,919 | \$4.47 | \$179,025 | \$53.58 | | |

7% Rental Increases Every 5 Years Throughout the Initial Term & Option Periods

Note: Tenant has 10-Day Right of First Refusal to Purchase



POPEYES LOUISIANA KITCHEN

popeyes.com

Company Type: Subsidiary

Locations: 3,600+

Parent: Restaurant Brands International

2021 Employees: 5,700

2021 Revenue: \$4.50 Billion

2021 Net Income: \$657.25 Million

2021 Assets: \$18.23 Billion

2021 Equity: \$1.75 Billion

Credit Rating: S&P: BB

Popeyes Louisiana Kitchen, Inc. develops, operates, and franchises quick-service restaurants under the Popeyes Louisiana Kitchen and Popeyes Chicken & Biscuits trade names. The company operates in two segments, Franchise Operations and Company-Operated Restaurants. Its restaurants offer spicy chicken, chicken tenders, fried shrimp and other seafood, red beans and rice, and other regional items. There are over 3,600 Popeyes restaurants in the U.S. and around the world. The company was formerly known as AFC Enterprises, Inc. and changed its name to Popeyes Louisiana Kitchen, Inc. in January 2014. Popeyes Louisiana Kitchen, Inc. was founded in 1972 and is headquartered in Dunwoody, Georgia.

2021 Estimated Population

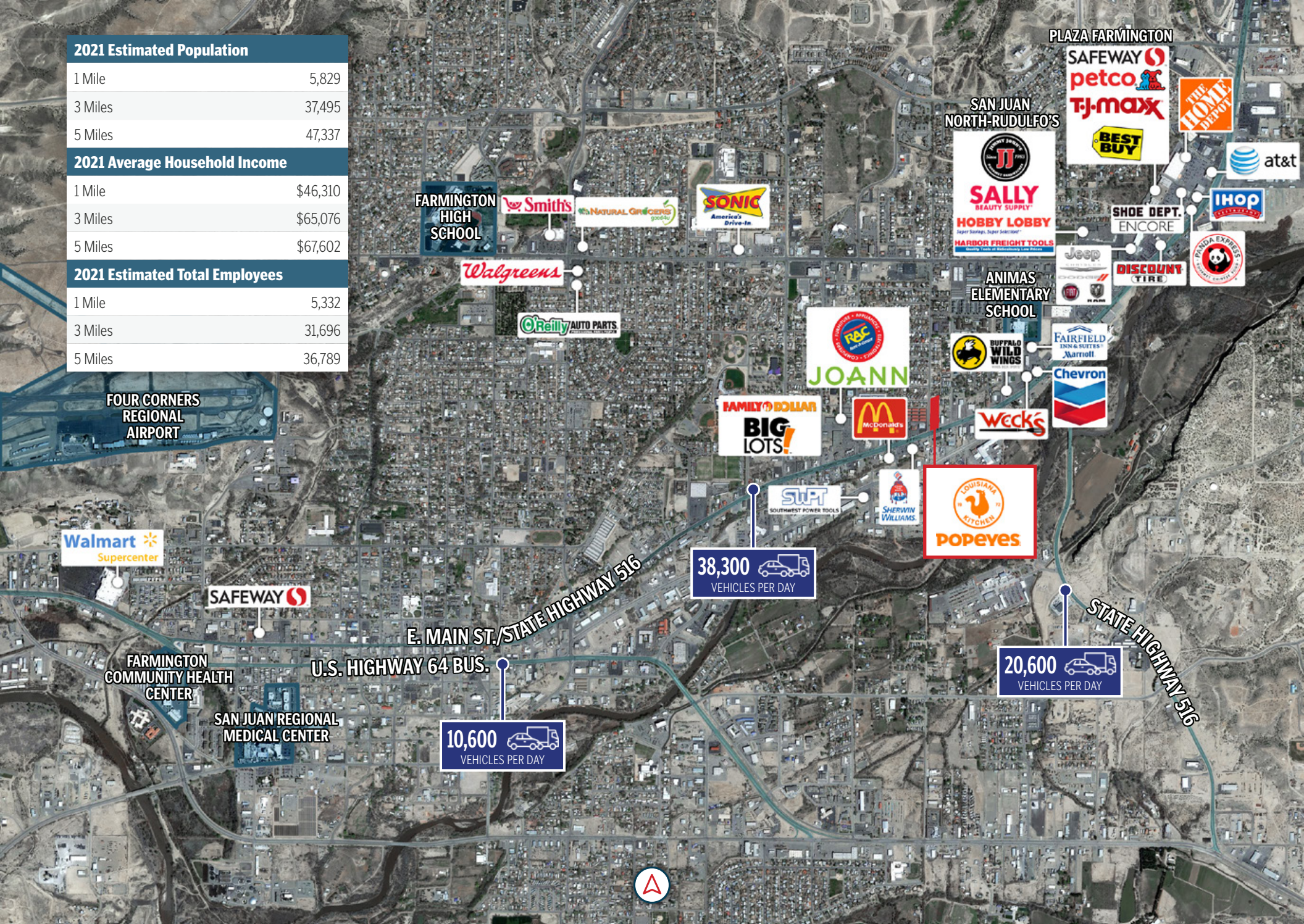
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| 1 Mile | 5,829 |
| 3 Miles | 37,495 |
| 5 Miles | 47,337 |

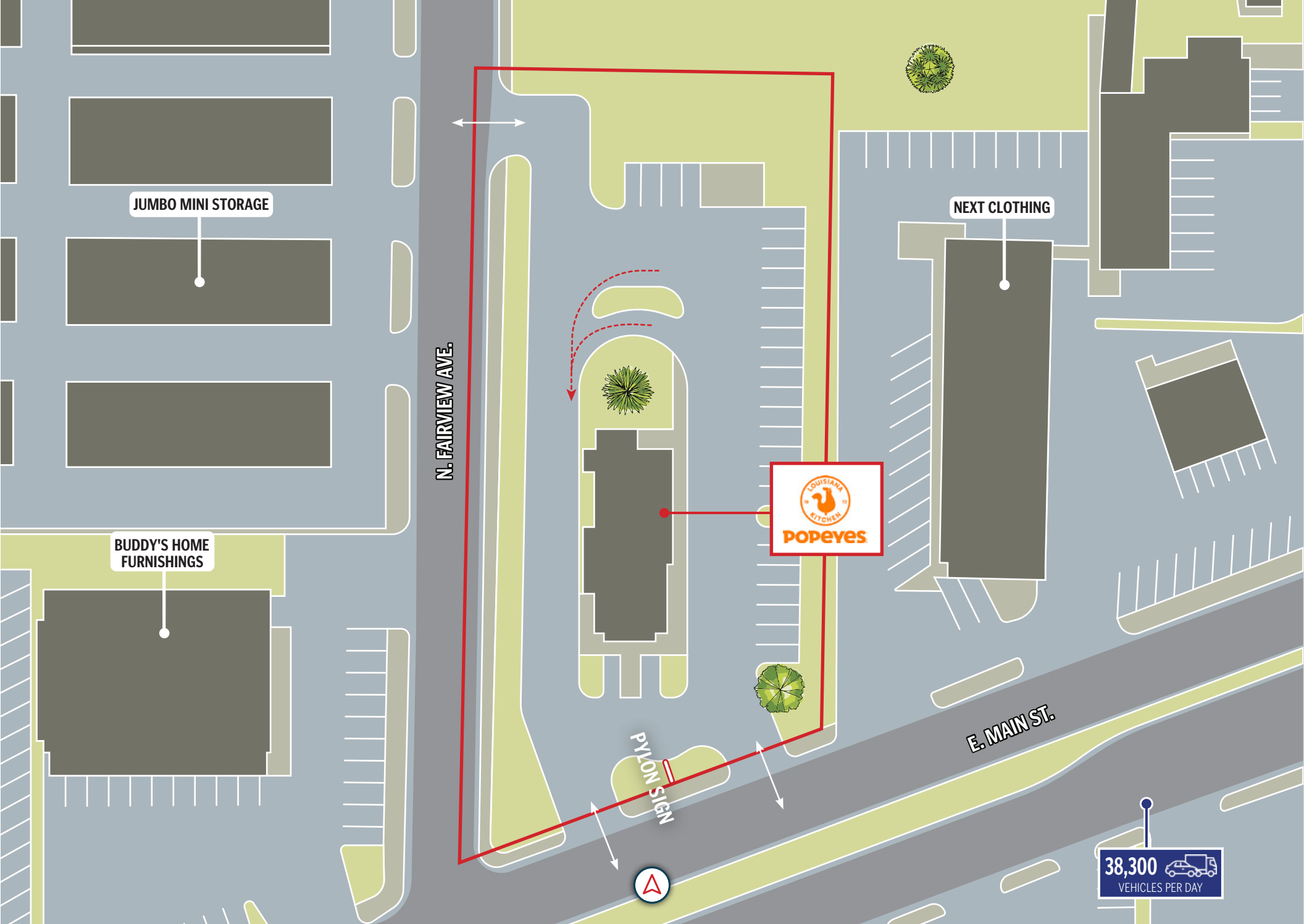
2021 Average Household Income

| | |
|---------|----------|
| 1 Mile | \$46,310 |
| 3 Miles | \$65,076 |
| 5 Miles | \$67,602 |

2021 Estimated Total Employees

| | |
|---------|--------|
| 1 Mile | 5,332 |
| 3 Miles | 31,696 |
| 5 Miles | 36,789 |







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SOLD
in 2021

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NET LEASE
TRANSACTION
VALUE
in 2021

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