



INTERACTIVE
OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



POPEYES

❖ LOUISIANA KITCHEN ❖

2104 S MAIN ST | STUTTGART, AR 72160

OFFERING MEMORANDUM

POPEYES

LOUISIANA KITCHEN

EXCLUSIVELY LISTED BY

BROKER OF RECORD

Kyle Matthews

License No. PB00084217 (AR)

MATTHEWS
REAL ESTATE INVESTMENT SERVICES



POPEYES

LOUISIANA KITCHEN

Homestyle
Mac & Cheese

Representative Photo

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OFFERING MEMORANDUM

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** – There are zero landlord responsibilities or expenses, providing 100% passive income to the landlord.
- **Long Term Lease** – There will be a brand new 15-year lease executed at the close of escrow.
- **Strong Rent to Sales Ratio** – The site is a strong performer with sales above the national average for Popeyes restaurants.
- **Attractive Rental Increases** – There are 10% rental increases every five years, providing a strong hedge against inflation for investors.
- **National Brand** – Popeyes is a national QSR brand with over ±3,500 locations across the country.



FINANCIAL OVERVIEW



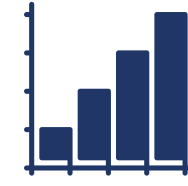
\$1,669,565

LIST PRICE



\$96,000

NOI



5.75%

CAP RATE

TENANT SUMMARY

Tenant	Popeyes
Address	2104 S Main St, Stuttgart, AR
Lease Guarantor	QASSAS HOLDING LLC and Personal
Rent Commencement Date	Upon Closing
Lease Expiration Date	Fifteen (15) years from COE
Original Lease Term	15 Years
Rent Increases	10% Every 5 Years
Option Periods	Three (3), Five (5) Year Options
Lease Type	Absolute NNN
Type of Ownership	Fee-Simple
GLA	±2,971 SF
Lot Size	±0.56 AC

**Buyer to verify GLA and Lot Size with a new survey*

ANNUALIZED OPERATING DATA

RENT SCHEDULE	MONTHLY RENT	ANNUAL RENT
Years 1 - 5	\$8,000.00	\$96,000.00
Years 6 - 10	\$8,800.00	\$105,600.00
Years 11 - 15	\$9,680.00	\$116,160.00
Option 1	\$10,648.00	\$127,776.00
Option 2	\$11,712.80	\$140,553.60
Option 3	\$12,884.08	\$154,608.96

TENANT OVERVIEW



» COMPANY NAME	» YEAR FOUNDED	» HEADQUARTERS
Popeyes	1992	Miami, FL
» OWNERSHIP	» INDUSTRY	» WEBSITE
Public	QSR	www.popeyes.com

Popeyes distinguishes itself with a unique “New Orleans” style menu that features spicy chicken, chicken tenders, fried shrimp and other seafood, as well as jambalaya, Red Beans and Rice and other regional items. Popeyes is a highly differentiated QSR brand with a passion for its Louisiana heritage and flavorful authentic food.

STRATEGY

The Company’s strategic plan focuses on the five pillars which management believes are proven strategies for growing a high performance restaurant chain. Create a Culture of Servant Leaders - creating a culture so engaging that you can’t wait to come work at Popeyes. Build Distinct Brand - offering a distinctive brand and menu with superior food at affordable prices. Create Memorable Experiences - service experience so good you can’t wait to come back to Popeyes. Grow Restaurant Profits - reducing restaurant operating costs and increasing restaurant profitability while maintaining excellent food quality for our guests. Accelerate Quality Restaurants - building more restaurants across the U.S. and abroad with superior profits and investment returns.

BUERKLEST

MAIN ST

PARK AVE

CARNAHAN ANIMAL HOSPITAL

STREAMLINES FITNESS AND TANNING

LOTUS BLOSSOM

STUTTGART MIDDLE
261 STUDENTS

CENTERSTAGE DANCE AND CHEER

SUBJECT PROPERTY

Sutherlands
Home Improvement • Building Material

RICELAND
FAMILY FARMER OWNED

Auto Zone
belk
SUBWAY
TACO BELL

DRUM-LINE
The Complete Source for Paper Products

Pizza Hut
tru
by HILTON

22ND ST

BR baskin robbins

REINSCH SPORTS COMPLEX

STUTTGART HIGH SCHOOL
556 STUDENTS

McDonald's

Walmart
Supercenter

Edwards FOOD GIANT
Edwards CASHSAVER
COST PLUS SUPERMARKET

SHOE DEPT.
Wendy's
Little Caesars
BURGER KING

PHILLIPS COMMUNITY COLLEGE
2,213 STUDENTS

SONIC

PARK AVENUE ELEMENTARY
642 STUDENTS

STUTTGART

FAMILY DOLLAR

Chevrolet **Buick** **GMC** **Cadillac**

LOUISIANA KITCHEN
POPEYES

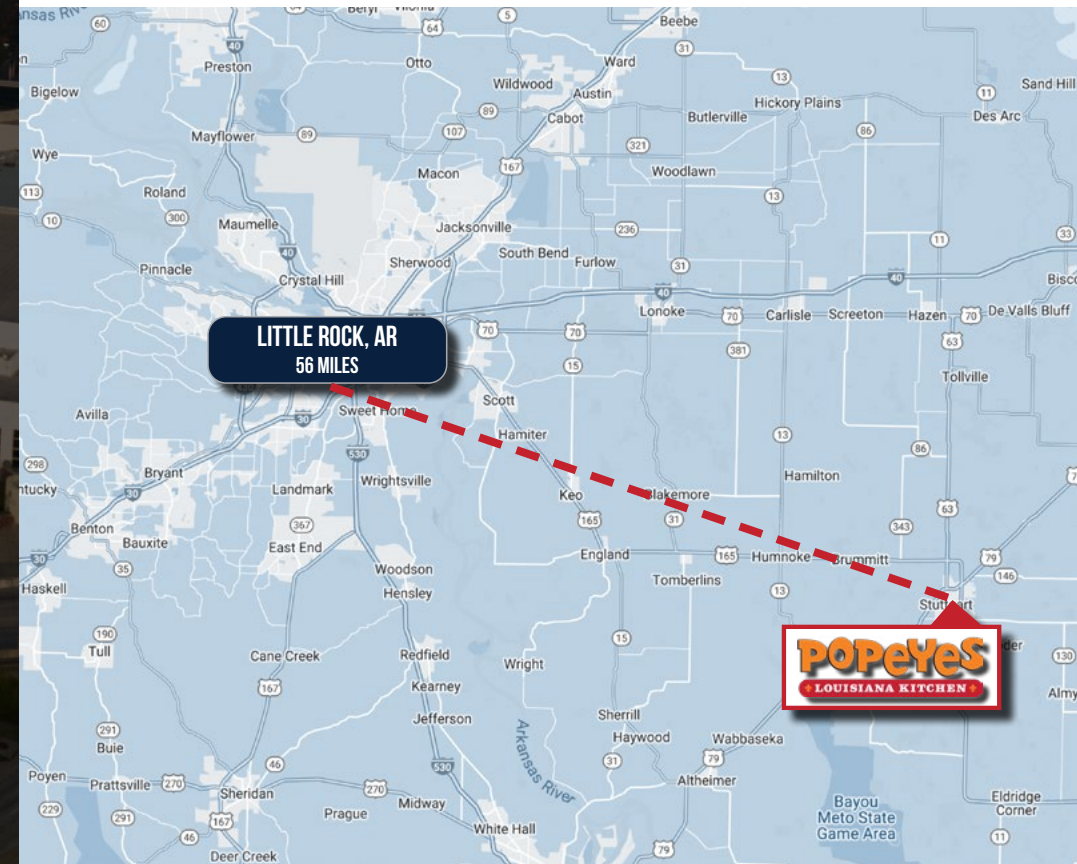
AREA OVERVIEW

STUTT GART, AR

The city of Stuttgart serves as the county seat for Arkansas County, Arkansas, in the country of the United States. It was called after the larger German equivalent after which it was founded by German immigrants. Along the Mississippi Flyway, the city is a popular waterfowl hunting destination known as the “Rice and Duck Capital of the World.” The most significant city in the Arkansas Grand Prairie, which is noted for its rice farming, is Stuttgart. Agriculture production, waterfowl tourism, and ancillary industries make up the bulk of the economy.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	3,689	8,214	8,571
2022 Estimate	3,972	8,607	8,943
2010 Census	4,310	9,682	9,928
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	1,846	4,026	4,202
2022 Estimate	1,701	3,621	3,762
2010 Census	1,810	4,009	4,110
Growth % 2022-2027	8.54 %	11.18 %	11.69 %
INCOME	1-MILE	3-MILE	5-MILE
2022 Avg HH Income	\$70,033	\$69,274	\$69,487



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Popeyes** located at **2104 S Main St, Stuttgart, AR 72160** ("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.

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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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