

Church's Chicken

LUCEDALE, MS



BERKELEY
CAPITAL ADVISORS

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1309 West Main St.
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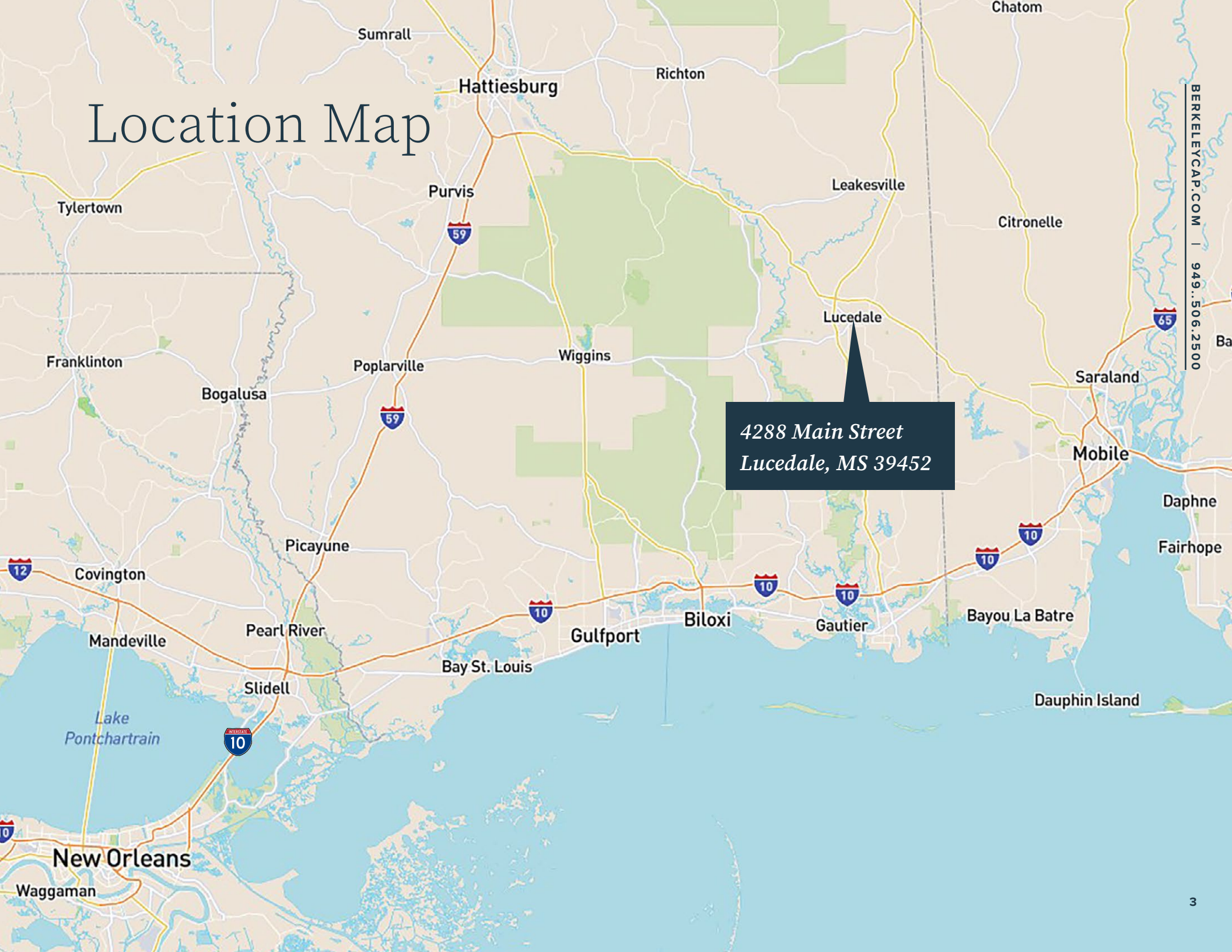
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1049 Morrison Dr., Suite 201
Charleston, SC 29412
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BCA FIRM MISSISSIPPI

REAL ESTATE LICENSE NO.: 22672

Location Map



*4288 Main Street
Lucedale, MS 39452*

Investment Overview

PROPERTY

Church's Chicken

ADDRESS

*4288 Main Street
Lucedale, MS 39452*

TENANT LEASE ENTITY

Church's Chicken

LEASE ENTITY

Cajun Realty, LLC (Church's Corporate)

RENT COMMENCEMENT

February 1, 2007

LEASE EXPIRATION

December 27, 2024

ORIGINAL LEASE TERM

17 Years

LEASE TERM REMAINING

±1.5

OPTIONS REMAINING

Two, 10-Year

LEASE TYPE

NNN

LANDLORD RESPONSIBILITIES

None

NOI

*\$46,442.10

RENT INCREASES

1.5% Annual Increases

RIGHT OF FIRST REFUSAL

None

PROPERTY DETAILS

2,580
Square Feet

1.00
Acres

1978
Year Built

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$430,000

Asking Price (10.80% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	RENT PSF	CAP RATE
*Current - 12/27/2024	\$3,870.17	\$46,442	1.5%	\$18.00	10.80%
Option 1 (Avg)	\$4,204.27	\$50,451	1.5% Annually	\$19.55	11.73%
Option 2 (Avg)	\$4,879.23	\$58,551	1.5% Annually	\$22.69	13.62%

**Pricing is based off rent increase set to occur on 12/28/23.
Seller to credit Buyer difference in rent, at Closing.*



Property Highlights

PROPERTY HIGHLIGHTS

- Rare, low price point QSR with existing drive-thru | Low rents and low replacement cost
- Location is subleased to QSR Southern Group, LLC and corporately signed for the remaining term & options
- Signalized hard corner location on Main St., Hwy 198
- No competition for chicken fast food in the immediate area
- One of the primary lunch & dinner destination options for city/county employees & visitors of Lucedale Town Center (Lucedale City Hall, Lucedale City Police Department, Lucedale County Library, & George County Tax Assessor)
- Walking distance from George Regional Hospital | 50 Beds & ±500 employees that serve George County, Greene County, Stone County & North Jackson County
- .5 Miles from George County Middle School | ±600 students
- Directly adjacent to Family Dollar-anchored shopping center
- Less than 2 miles from the neighboring Dollar General & Walmart Supercenter





LC Hatcher
Elementary School
224 students

LT Taylor
Intermediate School
263 students

George County
Middle School
600 students

George
Regional Hospital
50 beds

First Baptist Church

First United
Methodist Church

UNITED STATES
POSTAL SERVICE

DOLLAR
GENERAL

Auto
Zone

O'Reilly
AUTO PARTS

H&R BLOCK

MAIN ST - 6,650 VPD

WINTER ST - 10,000 VPD



CENTURY BANK
We Take Banking Personally

Century Insurance

Imagination Station
Toy Shoppe





Hickory Hog BBQ | Lucedale
Coffee House | Landmark
Cafe | Coffee Pot Cafe

Hoeflich Furniture



Relax Inn

J&B Feeds Store

Powerhouse Fitness



Police Dept

Public Library

Brothers Tire Shop



First Baptist Church



First United
Methodist Church



MAIN ST - 6,650 VPD

WINTER ST - 10,000 VPD



Imagination Station
Toy Shoppe



Tenant Overview



Church's Chicken was founded in 1952 by George W. Church in San Antonio, TX. They offer an array of menu options including small-batch, freshly prepared, Original and Spicy Chicken, freshly baked Honey-Butter Biscuits, and homestyle sides. In the 69 years since its inception, Church's Chicken, along with its international sister company, Texas Chicken, has grown to approximately 1,700 locations in 25 countries. The chain is currently owned by American private equity firm Friedman Fleischer & Lowe headquartered in Atlanta, GA.

\$1.7B

Year Founded

±1,700

Total Locations

1952

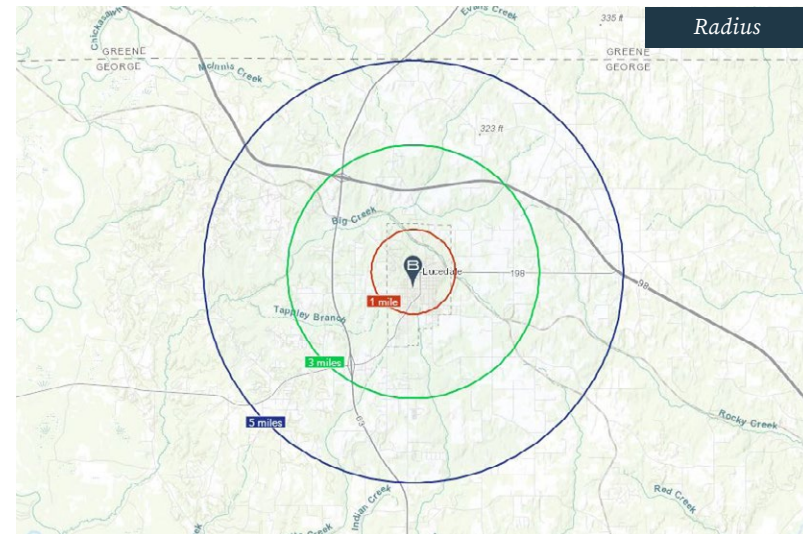
Year Founded



Demographics

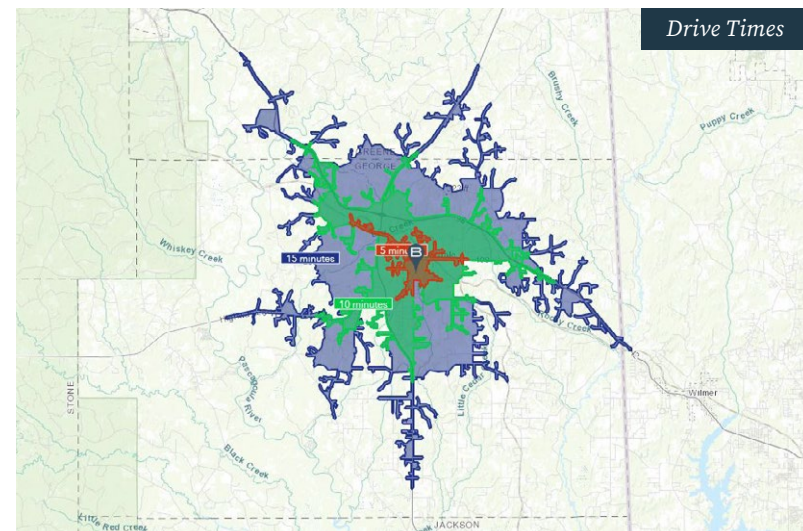
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	2,049	4,942	8,749
2022 Population	2,043	4,896	8,633
2020 Census	2,044	4,875	8,573
2010 Census	2,232	4,825	8,188
2022-2027 Annual Rate	0.06%	0.19%	0.27%
2020-2022 Annual Rate	-0.02%	0.19%	0.31%
2010-2020 Annual Rate	-0.88%	0.10%	0.46%
HOUSEHOLDS			
2027 Total Households	713	1,861	3,242
2022 Total Households	706	1,830	3,177
2020 Households	703	1,815	3,143
2010 Households	686	1,671	2,843
2022-2027 Annual Rate	0.20%	0.34%	0.41%
2020-2022 Annual Rate	0.19%	0.37%	0.48%
2010-2020 Annual Rate	0.25%	0.83%	1.01%
2022 AVG. HH INCOME	\$60,631	\$66,658	\$68,970



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	2,437	6,240	9,890
2022 Population	2,429	6,170	9,732
2020 Census	2,429	6,137	9,648
2010 Census	2,535	5,975	9,171
2022-2027 Annual Rate	0.07%	0.23%	0.32%
2020-2022 Annual Rate	0.00%	0.24%	0.39%
2010-2020 Annual Rate	-0.43%	0.27%	0.51%
HOUSEHOLDS			
2027 Total Households	841	2,325	3,710
2022 Total Households	833	2,282	3,624
2020 Households	830	2,261	3,579
2010 Households	776	2,052	3,239
2022-2027 Annual Rate	0.19%	0.37%	0.47%
2020-2022 Annual Rate	0.16%	0.41%	0.56%
2010-2020 Annual Rate	0.67%	0.97%	1.00%
2022 AVG. HH INCOME	\$63,070	\$67,702	\$68,766



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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

BCA FIRM MISSISSIPPI
REAL ESTATE LICENSE NO.: 22672

PLEASE CLICK HERE TO VIEW WORKING
WITH REAL ESTATE AGENTS BROCHURE

BERKELEY

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