

ABSOLUTE NNN LEASE



RED LOBSTER
FRESH FISH • LIVE LOBSTER

CORPORATE LOCATION
IN ALABAMA

NET LEASE INVESTMENTS



ACTUAL PROPERTY

EXCLUSIVELY OFFERED BY:

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**CUSHMAN &
WAKEFIELD**

Private Capital Group

TENANT:	Red Lobster
GUARANTY:	Corporate Guaranty (Red Lobster Intermediate Holdings LLC)
LOCATION:	515 Quintard Dr Oxford, AL 36203
LEASE TYPE:	Absolute NNN Lease
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	±8,717 Square Feet
LAND SIZE:	±1.89 Acres (±82,315 SF)
YEAR BUILT:	1991
LEASE EXPIRATION:	July 31, 2039
LEASE TERM:	±16 years remaining
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	2% annual increases
APN:	21-04-20-3-001-051.001

OFFERING TERMS

CURRENT NOI:	\$178,000
PRICE:	\$2,637,037
CAP:	6.75%

RENT SCHEDULE:

LEASE DATE	MONTHLY RENT	ANNUAL RENT	INCREASE	CAP RATE
11/1/2022-10/31/2023	\$14,833.33	\$178,000.00	N/A	6.75%
11/1/2023-10/31/2024	\$15,130.00	\$181,560.00	2.00%	6.89%
11/1/2024-10/31/2025	\$15,432.60	\$185,191.20	2.00%	7.02%
11/1/2025-10/31/2026	\$15,741.25	\$188,895.02	2.00%	7.16%
11/1/2026-10/31/2027	\$16,056.08	\$192,672.92	2.00%	7.31%
11/1/2027-10/31/2028	\$16,377.20	\$196,526.38	2.00%	7.45%
11/1/2028-10/31/2029	\$16,704.74	\$200,456.91	2.00%	7.60%
11/1/2029-10/31/2030	\$17,038.84	\$204,466.05	2.00%	7.75%
11/1/2030-10/31/2031	\$17,379.61	\$208,555.37	2.00%	7.91%
11/1/2031-10/31/2032	\$17,727.21	\$212,726.48	2.00%	8.07%
11/1/2032-10/31/2033	\$18,081.75	\$216,981.01	2.00%	8.23%
11/1/2033-10/31/2034	\$18,443.39	\$221,320.63	2.00%	8.39%
11/1/2034-10/31/2035	\$18,812.25	\$225,747.04	2.00%	8.56%
11/1/2035-10/31/2036	\$19,188.50	\$230,261.98	2.00%	8.73%
11/1/2036-10/31/2037	\$19,572.27	\$234,867.22	2.00%	8.91%
11/1/2037-10/31/2038	\$19,963.71	\$239,564.56	2.00%	9.08%
11/1/2038-7/31/2039	\$20,362.99	\$244,355.86	2.00%	9.27%

INVESTMENT HIGHLIGHTS

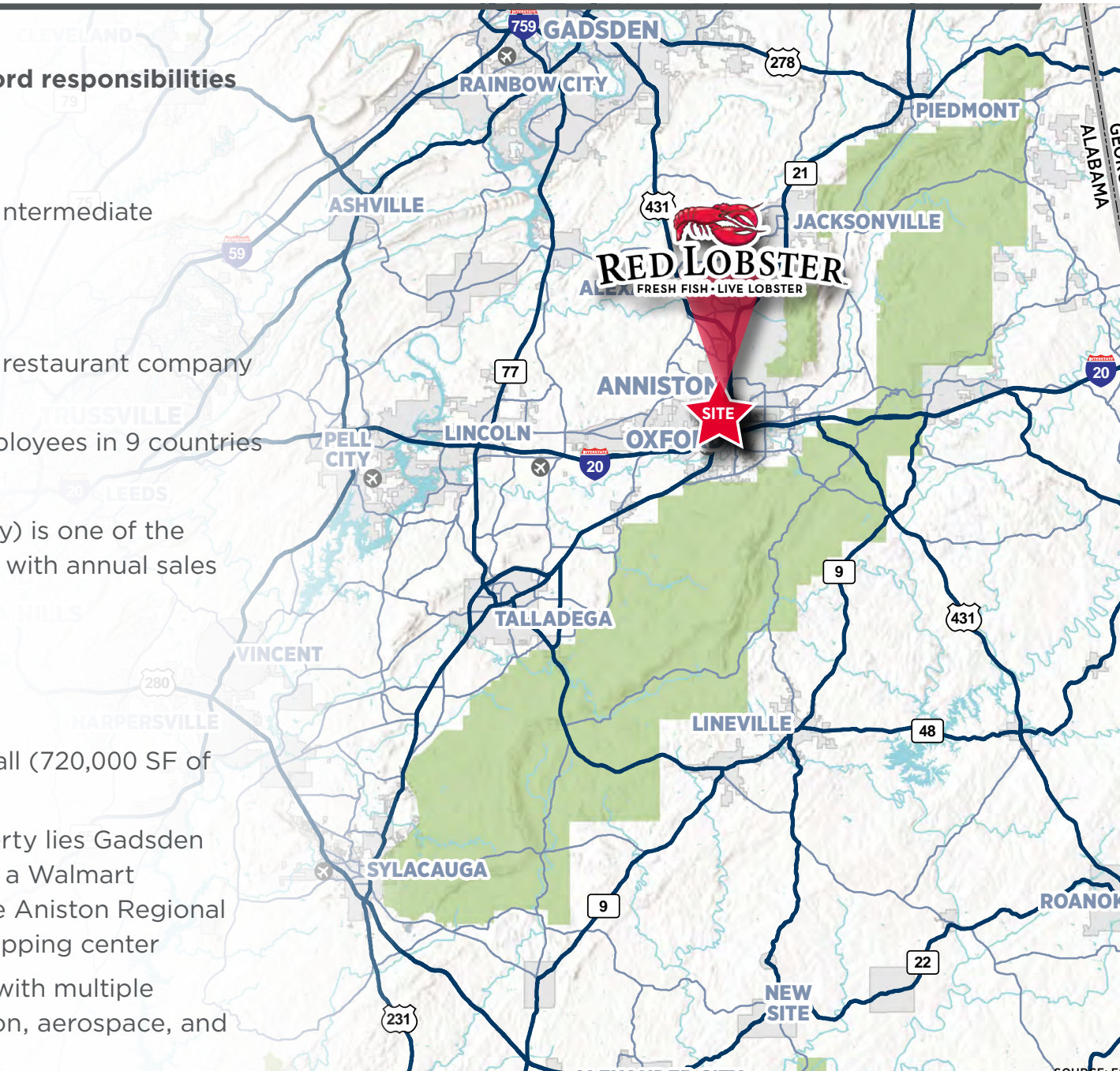
- **Absolute NNN Lease – zero landlord responsibilities**
- Over 16 years remaining on lease
- Attractive 2% annual increases
- Corporate Guaranty (Red Lobster Intermediate Holdings LLC)

TENANT HIGHLIGHTS

- Red Lobster is the largest seafood restaurant company in the world
- Over 700 locations and 58,000 employees in 9 countries
- Annual 2021 revenue was \$2.6B
- Thai Union Group (Parent Company) is one of the world's leading seafood producers with annual sales exceeding US\$ 4.1 billion
- www.redlobster.com

LOCATION HIGHLIGHTS

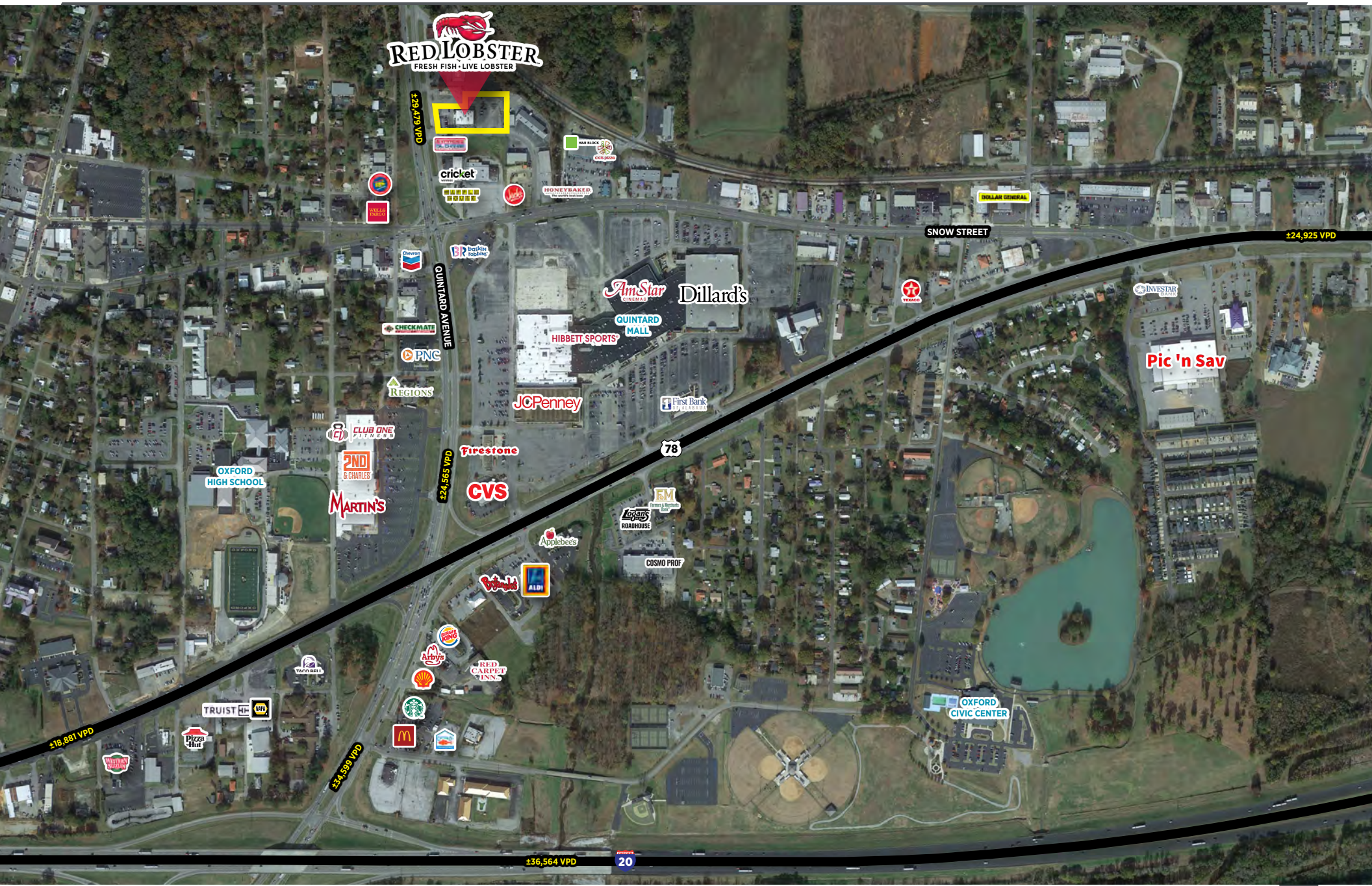
- Across from Quintard Shopping Mall (720,000 SF of retail)
- Within a 3-mile radius of the property lies Gadsden State University ($\pm 3,993$ Students), a Walmart Supercenter, Lowes center, and the Aniston Regional Airport, and Oxford Commons shopping center
- Adjacent to an industrial complex with multiple manufactures, suppliers, distribution, aerospace, and logistics companies





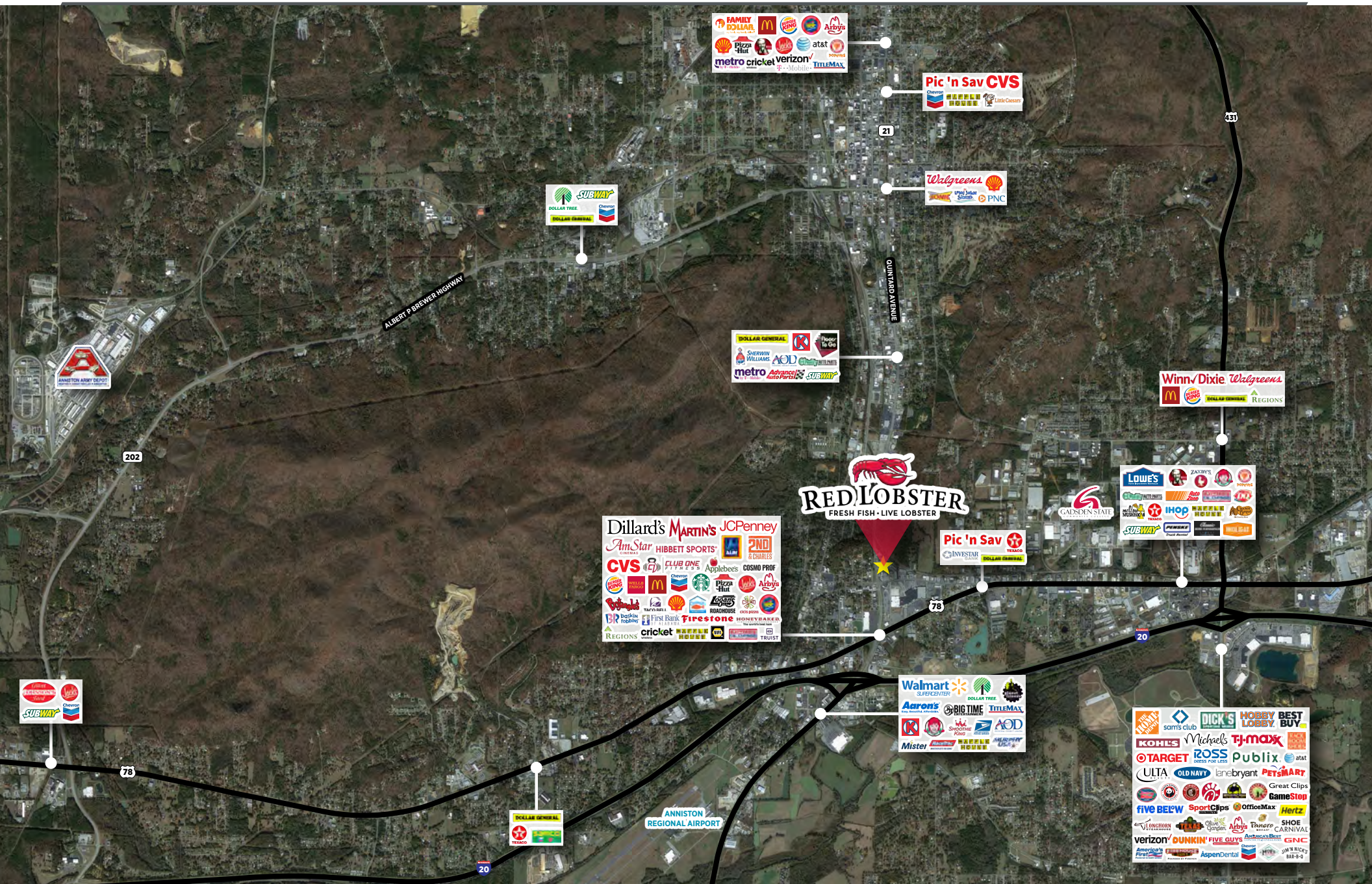
SURROUNDING RETAIL MAP

PROPERTY OVERVIEW



SURROUNDING RETAIL MAP

PROPERTY OVERVIEW





TENANT PROFILE - RED LOBSTER

PROPERTY OVERVIEW

In 1968, Bill Darden opened the first Red Lobster in Lakeland, Florida. Originally a single-family owned restaurant, Red Lobster now has over 700 locations and 58,000 employees around the world. They are the leading seafood restaurant chain in the United States and the largest seafood restaurant company in the world. Despite being the largest they are continuously expanding even more determined to carry out their vision of being 'where the world goes for seafood now and for generations'. Red Lobsters annual revenue for 2021 was \$2.6B. Thai Union Group (TUG) recently acquired Red Lobster from Golden Gate Capital. Thai Union is a global investment group of restaurateurs and hospitality executives. The company's global brand portfolio includes market-leading international brands such as Chicken of the Sea, John West, Petit Navire, Parmentier,

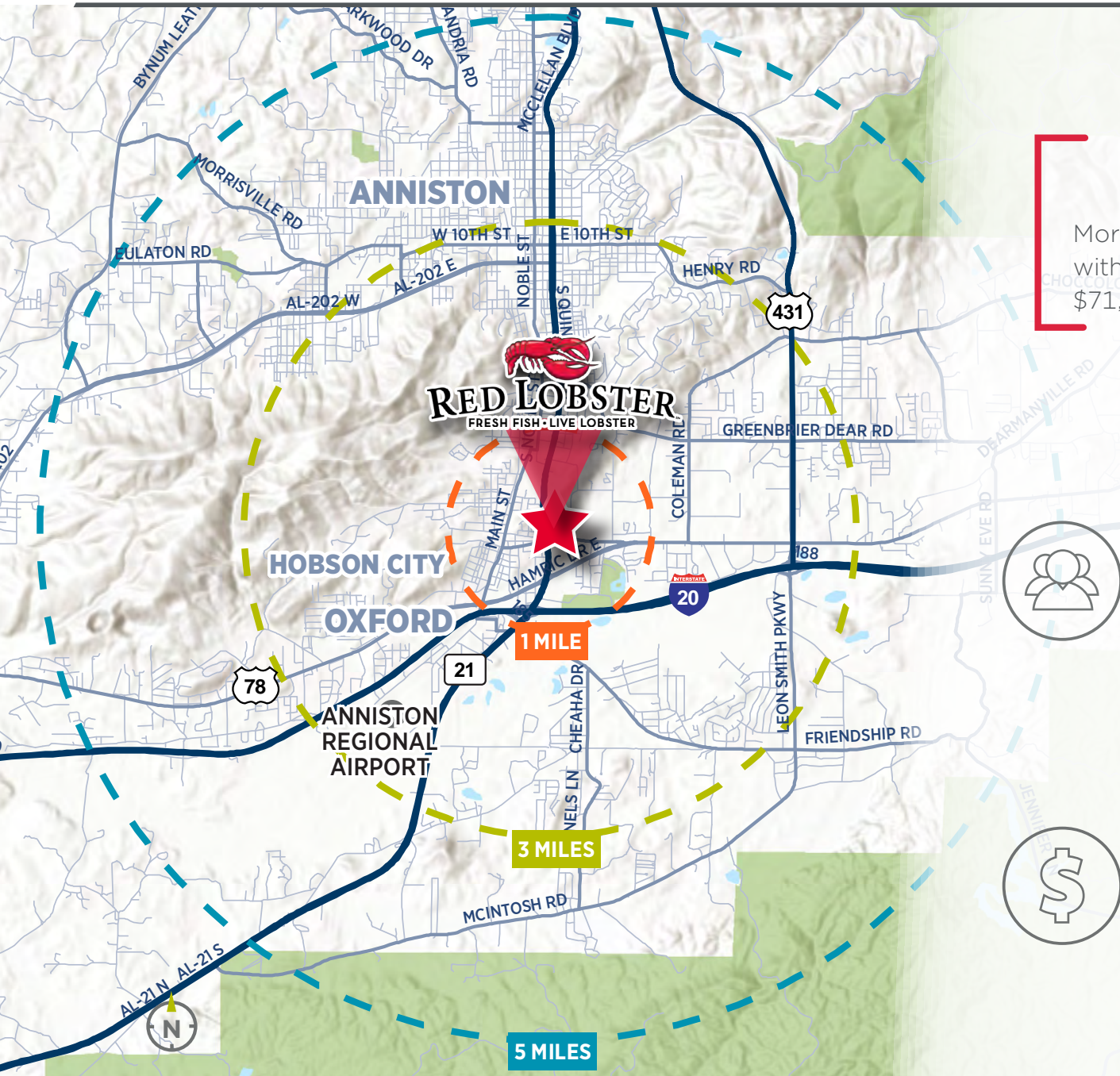
Mareblu, King Oscar, and Rügen Fisch and Thai-leading brands SEAELECT, Fisho, Qfresh, Monori, Bellotta and Marvo. Thai Union is one of the world's leading seafood producers with annual sales exceeding US\$ 4.1 billion.

For more information please visit: www.redlobster.com



NUMBER OF RED LOBSTER LOCATIONS (2022): ±700





STRONG INCOME AREA

More than 43,000 residents within 5 miles with an average household income of \$71,140

POPULATION GROWTH

	1 MILE	3 MILE	5 MILE
2022	3,864	20,993	43,964
2027	3,781	20,750	43,508

AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
2022	\$51,232	\$76,062	\$71,140
2027	\$59,169	\$87,73	\$81,429

OXFORD, ALABAMA

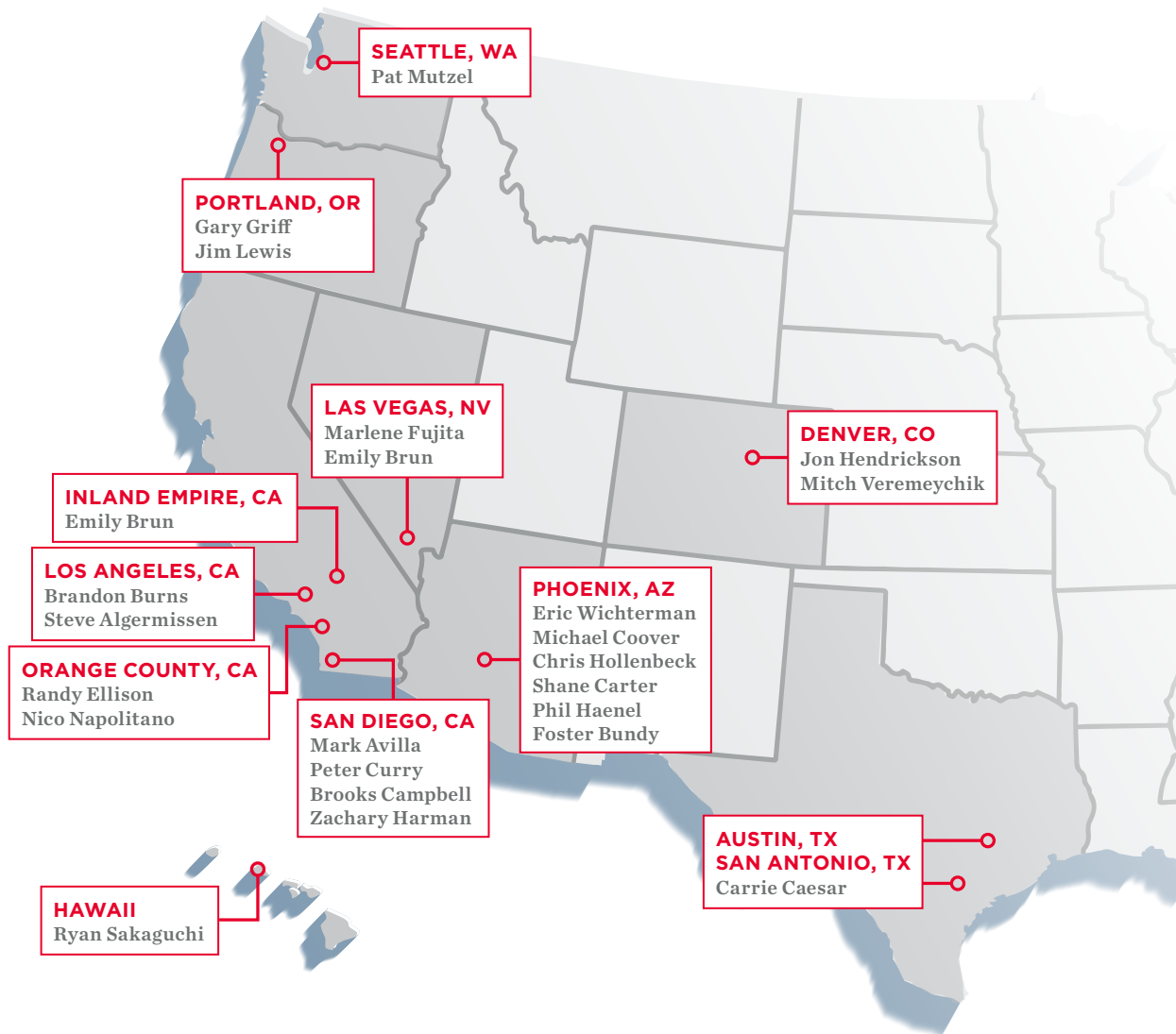
Founded in the 1850's, Oxford. Oxford is in the southern part of Calhoun County along the Interstate 20, which has attributed to the city's growth in the most recent years. Quintard Mall located in the heart of Oxford brings in many visitors as well the newly constructed shopping center, Oxford Commons. Oxford offers a suburban rural mix and many companies have made it home for their facilities. Historic Downtown Oxford is undergoing a \$3 million alteration to order to change its environment to a pedestrian-friendly hub. Main Street Oxford offers a variety of food, interior design, and specialty shops. Many industries are present such as distribution, aerospace, packaging, manufacturing, logistics and more. Some present employers with offices and facilities in Oxford are Coca-Cola Bottling Co, Lee Brass and Thompson Tractor.



CUSHMAN & WAKEFIELD - PRIVATE CAPITAL GROUP

PRIVATE CAPITAL GROUP, WESTERN REGION

ONE Team, TWELVE Markets



PRIVATE CAPITAL GROUP WESTERN REGION



\$8.18 BILLION
'16-YTD VOLUME



767 TRANSACTIONS
'16-YTD VOLUME



37 MILLION
'16-YTD SF SOLD

- **ONE** Team, **TWELVE** Markets
- **COHESIVE 23-BROKER TEAM**
Sourcing and sharing regional capital
- Each team is based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET**
(No outsiders or rookies handle marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**
Sharing market intel, listings and buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**

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