



3501 W GATE CITY BLVD, GREENSBORO, NC 27407





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IN CONJUNCTION WITH

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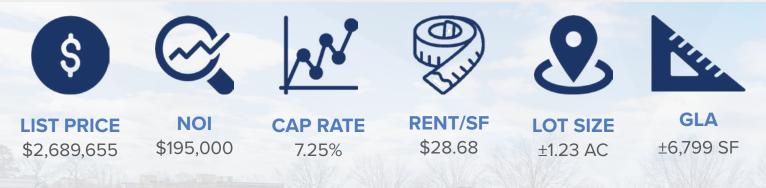
FINANCIAL **SUMMARY**

BASE TERM - ANNUALIZED OPERATING DATA					
TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE	
2024 (Current)	\$16,250.00	\$195,000.00	\$28.68	7.25%	
2025	\$16,575.00	\$198,900.00	\$29.25	7.40%	
2026	\$16,906.50	\$202,878.00	\$29.84	7.54%	
2027	\$17,244.63	\$206,935.56	\$30.44	7.69%	
2028	\$17,589.52	\$211,074.27	\$31.04	7.85%	
2029	\$17,941.31	\$215,295.76	\$31.67	8.00%	
2030	\$18,300.14	\$219,601.67	\$32.30	8.16%	
2031	\$18,666.14	\$223,993.71	\$32.95	8.33%	
2032	\$19,039.46	\$228,473.58	\$33.60	8.49%	
2033	\$19,420.25	\$233,043.05	\$34.28	8.66%	
2034	\$19,808.66	\$237,703.91	\$34.96	8.84%	
2035	\$20,204.83	\$242,457.99	\$35.66	9.01%	
2036	\$20,608.93	\$247,307.15	\$36.37	9.19%	

TENANT SU	IMMARY
Tenant Name	Zaxby's
Type of Ownership	Fee Simple
Lease Type	Absolute NNN
Tenant	BCD Restaurants, LLC
(Roof/Structure)	Tenant Responsible
Original Lease Term	10 Years
Lease Commencement	March 31, 2015
Lease Expiration Date	March 31, 2036
Term Remaining	±12.5 Years
Increases	Lesser of Annual 2% or Annual CPI
Options Remaining	Two, 5-Year Options

*Rent Increases are lesser of annual CPI or annual 2%

INVESTMENT HIGHLIGHTS



- et• Absolute NNN Zero Landlord Responsibilities Ideal for Passive Investor
 - Over 12 years remaining This asset serves as a passive long-term investment.
 - **Recent Lease Extension** The tenant recently signed a 10-year extension, which includes two 5-year options to renew, showing their long-term commitment to the location.
 - Strong Store Rankings Per Alpha maps, The store ranks in the top 71st percentile for local Zaxby's restaurants with over 32,000 monthly visits on average.
 - Nationally Recognized Expanding Concept Zaxby's has over 940 locations nationwide and is rapidly expanding its footprint, fueled by an equity investment of \$2 Billion from Goldman Sachs in 2021.
 - Hedge Against Inflation Annual Increases provide a strong hedge against of Inflation.

 High Growth College Market – The city of Greensboro, NC is strategically positioned within proximity of three major Universities – Wake Forest University, University of North Carolina at Chapel Hill, and Duke University.

YEAR BUILT/RENOVATED

1996/2015

- Strong Frontage and Traffic Counts Over 33,000 VPD pass the site.
- Pandemic Proof Investment Quick Service Restaurants performed well throughout the pandemic, specifically, no concessions were necessary for the subject property during COVID-19.
- Great Visibility & Access This restaurant is strategically located in the core retail corridor of Greensboro and has multiple points of ingress and egress off the primary artery of the city.
- **Excellent Retail Synergy** The subject property is surrounding by many national, name brand retailers such as Walgreens, Denny's, Krispy Kreme, KFC, Cookout, McDonald's, Wells Fargo and Chick-Fil-A.
- Proximity to Piedmont Triad International Airport The Site is within a 15-minute drive of the only International Airport in the Greensboro, Winston Salem & High Point area.





TENANT **PROFILE**



Zaxby's is a popular fast-food restaurant chain known for its delicious and unique take on chicken. Founded in 1990 by childhood friends Zach McLeroy and Tony Townley, Zaxby's has grown to become a beloved Southern institution, with hundreds of locations across the United States. What sets Zaxby's apart is its commitment to serving hand-breaded, made-to-order chicken that's cooked to perfection. Their menu features a variety of chicken options, from wings and tenders to sandwiches and salads, all served with their signature Zax Sauce, which adds a flavorful and tangy kick to every bite.

HEADQUARTERS

Athens, GA

COMPANY NAME Zaxby's Franchising LLC YEAR FOUNDED

LOCATIONS 900+



GREENSBORO, NC

With a population of over 291,000 residents, Greensboro is North Carolina's third-largest metro area. It is the county seat of Guilford County. Greensboro is the largest city in the Piedmont Triad (which also includes Winston-Salem and High Point) and is nicknamed the "Gate City" for good reason: It is a short jaunt to and from all the major cities in North Carolina. Spend a day in the Blue Ridge Mountains to the west or head east for a beach weekend.

There is no shortage of arts, entertainment, recreation, shopping, and restaurants to keep locals busy. Greensboro is home to the region's largest hospital, and it boasts 170 well-kept public parks and gardens. A broad range of neighborhoods offers a diverse array of homes to satisfy different tastes. Despite being a major metropolitan area, Greensboro has a strong sense of community and displays southern hospitality.

ATTRACTIONS

Greensboro Coliseum Complex

The Greensboro Coliseum Complex is a multi-building facility that is designed to entertain Greensboro residents with over 1,100 events that occur annually. Events include concerts, sports tournaments, educational activities, and many more. With 8 venues and 22,000 seating, it is a major economic generator for the city of Greensboro. The facility also includes a Special Events Center with three exhibition halls, a 4,500-seat mini-arena, eight meeting rooms, the 300-seat Odeon Theatre, The Terrace, White Oak Amphitheatre, Greensboro Aquatic Center, ACC Hall of Champions, and The Fieldhouse.

Downtown Greensboro

Located at the heart of the city, Downtown Greensboro is a vibrant and historic attraction filled with local shops, impressive restaurants and breweries, affordable hotels, a variety of health and wellness services, museums, art galleries, and beautiful parks. There is something for everyone in this major entertainment hub.

Four Seasons Town Centre

Located off the I-40 and 2 miles from the Greensboro Coliseum Complex, Four Seasons Town Centre is a three-story shopping destination in Greensboro. With over 140 stores and restaurants, Four Seasons Town Centre is the best place to dine and shop all under one roof.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	9,632	162,256	378,654
2023 Population	10,632	176,714	416,591
2028 Population Projection	10,791	178,859	422,428
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,798	68,239	155,131
2023 Households	4,179	73,950	169,533
2028 Household Projection	4,243	74,895	171,942
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$46,794	\$68,660	\$74,894

ECONOMY

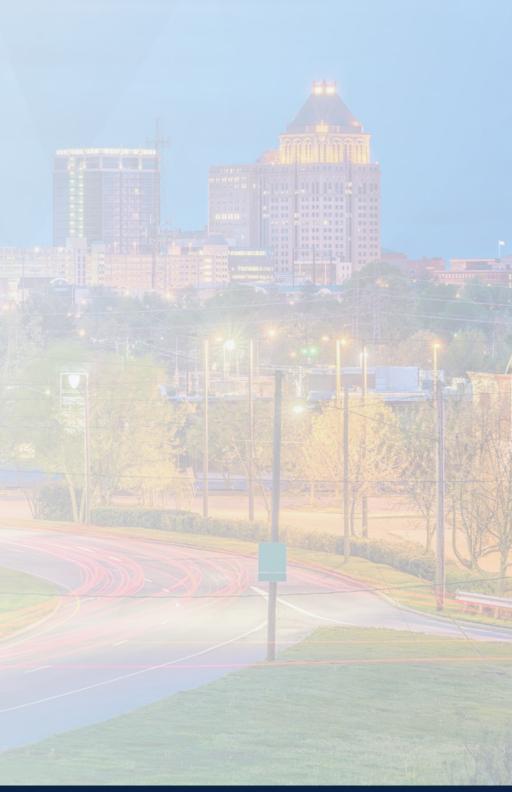
The Piedmont Triad is located in the southeastern US, in the central part of North Carolina. It is located halfway between New York and Florida and halfway between Washington DC and Atlanta GA. It serves over 1.6 million people. Twelve counties and 62 municipalities comprise the Piedmont Triad Regional Council.

The Piedmont is the area lying between the Atlantic Ocean and the Appalachian Mountains. The Triad is named for the three largest cities in the region: Greensboro, Winston-Salem, and High Point. The region boasts excellent transportation and educational facilities, making the region a hub for commerce along the mid-Atlantic region. There are approximately 900,000 jobs in the Piedmont Triad.

Among the 12,000 miles of roadways in the region are Interstates 40 and 85 which bisect the region east to west and Interstate 77 running north/south. Two new interstates, I-73 and I-74, are already completed in most areas and under construction in others. Piedmont Triad International Airport is located in the center of the region. The Piedmont Triad International Airport is served by 5 major airlines that fly non-stop to 14 domestic destinations. The airport has attracted many aerospace companies to the area such as Collins Aerospace, HondaAero, and Triumph Aerospace. There are 8 other airports that handle both commuter and corporate aircraft.

There are 13 colleges and universities in the region with a total enrollment exceeding 60,000. In addition, 9 technical and community colleges serve an additional 50,000 students. The region's economy has historically been tied to textiles, furniture, and tobacco, but new growth industries are emerging rapidly, including distribution, logistics, biotechnology, and aviation & aerospace.

Several companies are headquartered in Greensboro including Volvo Trucks of North America, Qorvo, NewBridge Bank, The Fresh Market, Fusion3, and many



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- 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.

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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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

REAL ESTATE INVESTMENT SERVICES

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