



POPEYES

**95 US HWY 27
BREMEN, GA 30110**

REPRESENTATIVE PHOTO

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POPEYES

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease** – This lease provides zero landlord responsibilities, providing an investor with 100% passive income.
- **Desirable Fixed Rental Increases** – The lease features 10% fixed rental increases every 5-years, providing an investor with a strong hedge against inflation, and future value generation.
- **Attractive Long Term Lease** – The current lease has over 10 years remaining in the base term, which benefits an investor by providing long-term passive income.
- **Freeway Adjacent** – The Popeyes is located just off Tom Murphy Freeway, which acts as a direct passageway into downtown ATL and runs East and West connecting many major Southeastern cities. The property benefits by seeing a considerable amount of cars passing by, which typically directly affects the revenue capabilities for a drive-thru restaurant.
- **Synergistic Retail** – The Popeyes is neighboring many national retailers, which draw more foot traffic to the immediate area. Some of those retailers include Chick-Fil-A, Jack's, Waffle House, Cracker Barrel, McDonald's, Arby's, Wendy's, Dairy Queen, Tractor Supply Co, and Walmart Supercenter.
- **Atlanta Economic Hub** – Bremen is well positioned just outside of Atlanta and benefits from the economic hub the major city has come to be. Atlanta is home to HQ's of several fortune 500 companies such as Coca-Cola, Delta Airlines, UPS, Home Depot and others. Atlanta has seen strong economic growth in other industries such as finance, technology, logistics, and media industries.
- **Dense Manufacturing Trade Center** – Bremen has a robust manufacturing industry, which includes many large to small size businesses. These businesses such as automotive, metal fabrication, plastics, rubber and wood products contribute to the local economy and help to drive foot traffic, via their employees, to the area as potential customers to local retail.



PROPERTY OVERVIEW

TENANT	Popeyes
ADDRESS	95 US HWY 27 Bremen, GA 30110
YEAR BUILT	2019
GLA*	±2,695 SF
LAND AREA*	±1.08 AC

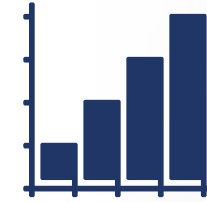
*Buyer to verify GLA and Lot Size with new survey



REPRESENTATIVE PHOTO



\$2,049,071
LIST PRICE



7.00%
CAP RATE



\$143,435
ANNUAL RENT

LEASE SUMMARY

TENANT TRADE NAME	Popeyes
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Purple Square Management Company, LLC (±245 Units)
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	7/8/2019
LEASE EXPIRATION DATE	7/31/2034
TERM REMAINING ON LEASE	±10 Years
RENT INCREASES	10% Every 5-Years
OPTIONS	Four (4), Five (5) Year Options
ROFR	No

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 7/31/2029	\$11,952.92	\$143,435.00	7.00%
8/1/2029 - 7/31/2034	\$13,148.21	\$157,778.50	7.70%
Option 1 (8/1/2034 - 7/31/2039)	\$14,463.03	\$173,556.35	8.47%
Option 2 (8/1/2039 - 7/31/2044)	\$15,909.33	\$190,911.99	9.32%
Option 3 (8/1/2044 - 7/31/2049)	\$17,500.27	\$210,003.18	10.25%
Option 4 (8/1/2049 - 7/31/2054)	\$19,250.29	\$231,003.50	11.27%



REPRESENTATIVE PHOTO



ALABAMA AVE ± 18,750 VPD

DOLLAR TREE

**O'Reilly
AUTO PARTS**

KFC

ingles

DOLLAR GENERAL

**FARMERS
home
FURNITURE**
for Your Life

Aaron's

Domino's

ZAXBY'S

**TSC TRACTOR
SUPPLY CO.**

**TANNER
HEALTH SYSTEM**

**QUALITY
INN & SUITES**

**H
Holiday Inn
Express**

27

Chevron

Little Caesars

Ford

**Hampton
by HILTON**

DQ

**Advance
Auto Parts**

**Jersey
Mikes
SUBS**

CAPTAIN D'S
SEAFOOD RESTAURANT

SUBJECT PROPERTY

Wendy's

6

Arby's

**WAFFLE
HOUSE**

Jack's

**Cracker
Barrel
Old Country Store**

SUBWAY

**MICROTEL
BY WYNDHAM**

McDonald's

Chick-fil-A

**INTERSTATE
20**

± 50,400 VPD

TENANT OVERVIEWS

POPEYES

Founded in 1972, the Popeyes® brand has more than 50 years of history and culinary tradition. Popeyes® owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans–style fried chicken that has now made the brand famous throughout the world. Their culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana.

They continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

This unique and flavorful food has allowed Popeyes to become one of the world's largest chicken quick service restaurants, with over 2,700 restaurants in the U.S. and around the world. Their history combined with great food, service and quality makes Popeyes restaurants genuine Louisiana Legends.

HEADQUARTERS

Miami, FL

WEBSITE

popeyes.com

OF LOCATIONS

±2,700

YEAR FOUNDED

1972



REPRESENTATIVE PHOTO

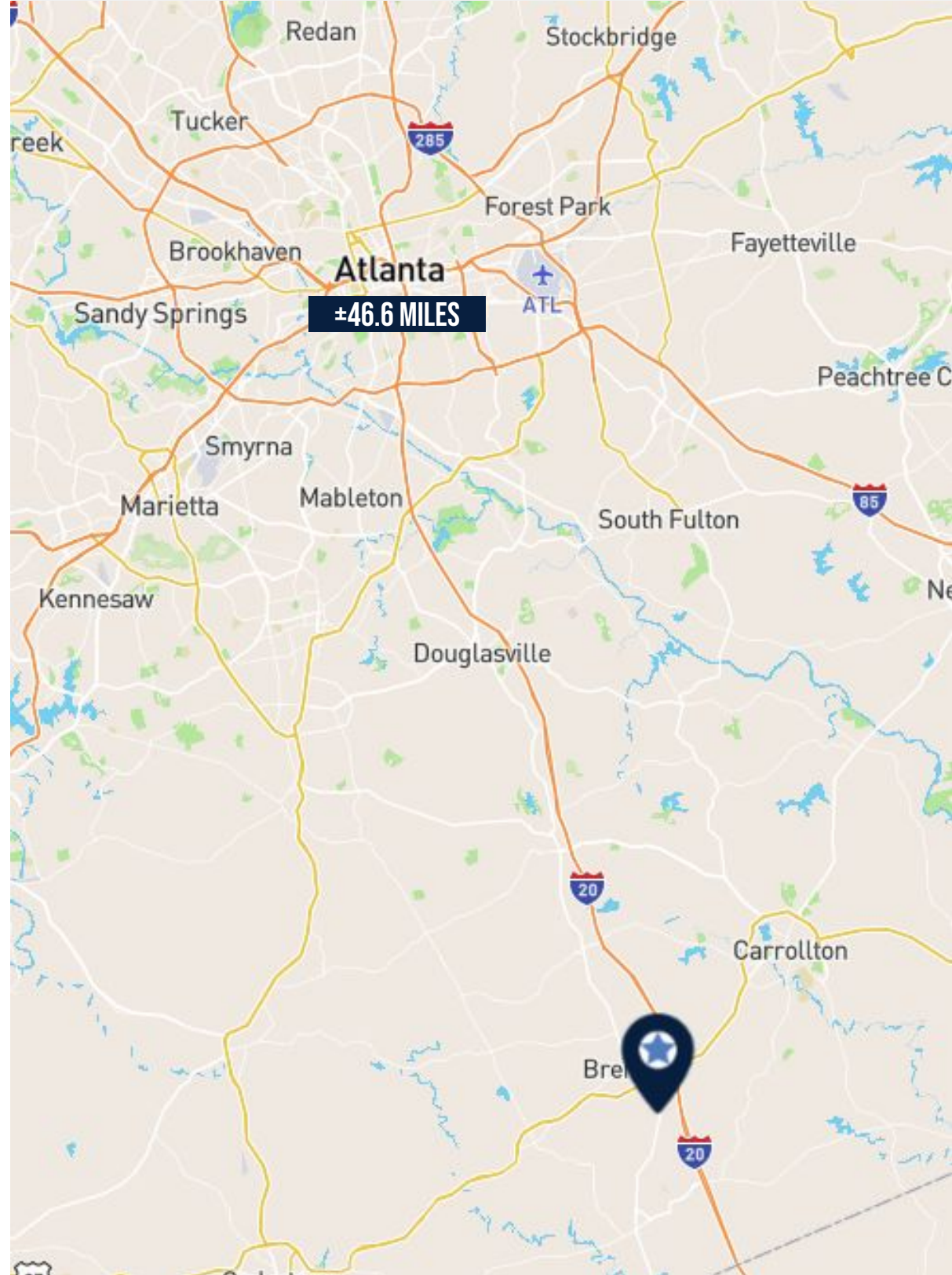
AREA OVERVIEW

BREMEN, GA

Bremen, Georgia, located conveniently at the intersection of I-20 and U.S. Highway 27, is a small city known for its quiet, family-friendly atmosphere and historical roots in the textile industry. The city offers a range of amenities and attractions, including the Southern Quilt Trail and the Textile Heritage Museum, reflecting its rich heritage. Bremen is also home to the popular Mill Town Music Hall, which hosts various music events and contributes to the local cultural scene. The city boasts a strong sense of community, with many families and married couples residing there.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	6,437	16,736	58,662
Current Year Estimate	5,859	15,171	52,817
2020 Census	5,522	13,991	48,886
Growth Current Year-Five-Year	9.87%	10.31%	11.07%
Growth 2020-Current Year	6.11%	8.44%	8.04%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	2,395	6,139	22,111
Current Year Estimate	2,165	5,510	19,594
2020 Census	2,047	5,128	17,890
Growth Current Year-Five-Year	10.63%	11.41%	12.85%
Growth 2020-Current Year	5.76%	7.45%	9.52%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$93,477	\$103,242	\$85,576



ATLANTA, GA

ATLANTA, GA

Atlanta, Georgia, often referred to as the "City in a Forest" due to its abundant tree coverage, is a vibrant metropolis known for its rich history, diverse culture, and dynamic attractions. The city serves as a central hub for the broader metropolitan area, which includes more than 6 million people. The city's neighborhoods each bring unique experiences and flavors. Midtown, known as the "heart of the arts," features the High Museum of Art and the Fox Theatre, while Buckhead is famed for its upscale shopping and dining options. The Atlanta BeltLine, a major redevelopment project, provides miles of trails for walking and biking, connecting various neighborhoods and offering public art displays and green spaces.

For visitors, Atlanta offers a plethora of attractions including the world-famous Georgia Aquarium, the Atlanta Botanical Garden, and the National Center for Civil and Human Rights. Sports fans can enjoy games from the city's major teams, including the Braves, Falcons, and Hawks. With its blend of history, culture, and modern attractions, Atlanta provides an engaging and enriching experience for residents and visitors.



#1

**TOP STATE FOR DOING
BUSINESS**



#1

**BEST PLACE TO LIVE IN
THE U.S.**

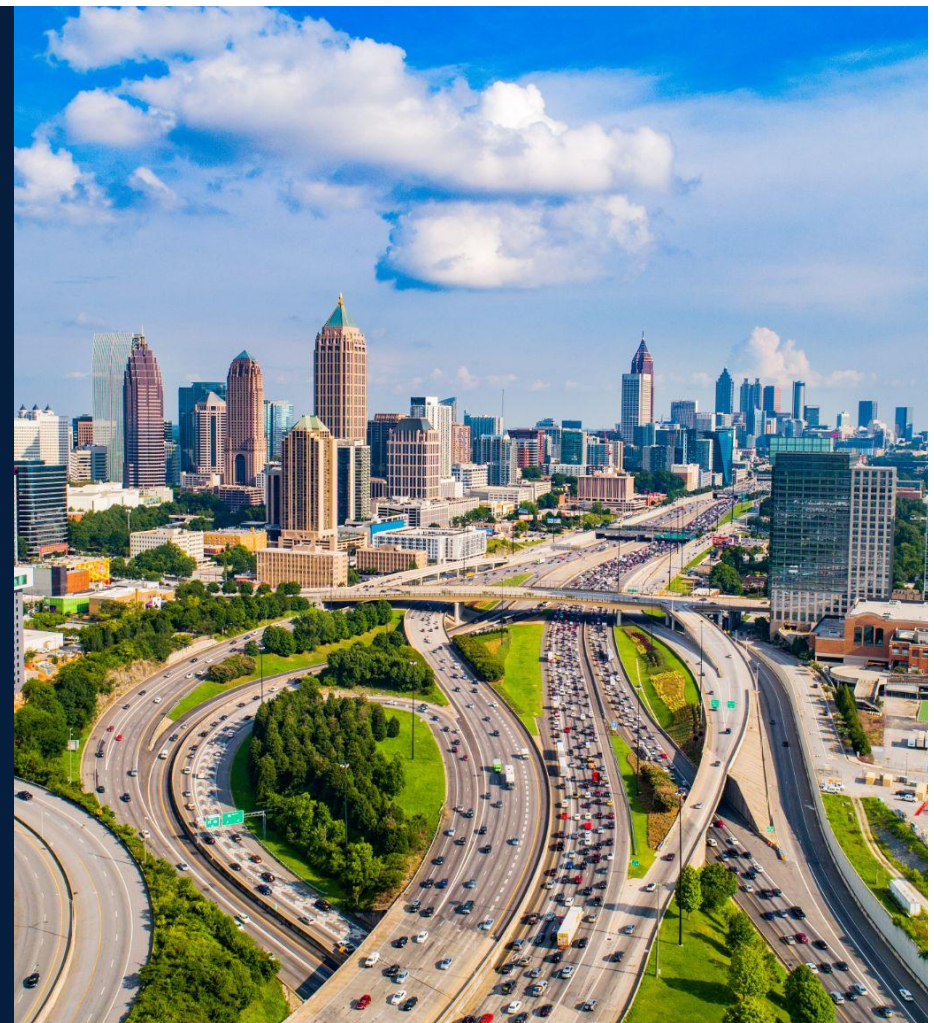


ECONOMY

The Atlanta metropolitan economy is the 10th largest in the country and has a GDP of \$385 billion. Home to major corporations like Coca-Cola, The Home Depot, Chick-Fil-A, and UPS, Atlanta has the 3rd largest concentration of Fortune 500 companies. Additionally, the Hartsfield-Jackson Atlanta International Airport serves as a major component to its economic growth and is one of the busiest airports in the world where Delta Air Lines is the city's largest employer.

Recently, it was announced that one of Tesla's rivals, Rivian Automotive, is launching the largest economic development project in Georgia's history with a \$5B electric vehicle assembly plant an hour east of Downtown Atlanta. Rivian expects to hire close to 7,500 people, a number that could grow to 10,000 employees over several years.

Being home to prestigious institutions, Georgia's technology base and talent pool are alluring factors for EV companies, which are in need of a more highly skilled worker base than traditional automakers.



TOURISM & ATTRACTIONS

Composed of a large and vibrant city, Atlanta offers Southern charm with a major multi-cultural aspect. Being that it is not a traditional Southern culture, Atlanta possesses one of the most multi-ethnic cities in the country displayed through a unique cultural combination. The art district midtown, quirky neighborhoods on the eastside, and culturally diverse district all portray Atlanta's mix of diversity.

Atlanta is best known for its Centennial Olympic Park, World of Coca-Cola, Georgia Aquarium, Stone Mountain Park, and Zoo Atlanta. The number one tourist attraction is Stone Mountain Park, which allows guests to enjoy theme-park thrills while bathing among natural beauty and experiencing local history. Atlanta is known for its NFL team the Falcons, its NBA team the Atlanta Hawks, and its baseball team the Atlanta Braves. Newly constructed, the Falcons play at the Mercedes Benz Stadium which is equipped with a retractable roof. The new stadium allowed for an increase in local GDP and created 4,560 additional jobs.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **95 US HWY 27, Bremen, GA, 30110** ("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. Neither 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

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