



INVESTMENT HIGHLIGHTS

- Red Lobster is the largest seafood restaurant concept in the world and generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America with ± 706 locations in the US and Canada and employees $\pm 58,000$ people.
- The Parent Company, Golden Gate Capital, holds investments in more than 40 companies.
- Excellent access to population density – 250K residents and 266K employees within 5-miles and 1-mile Avg HH Income of \$86K.
- Booming Greater Market – Most populous city in Virginia.
- Twenty internationally-based firms have their US or North American headquarters in Virginia Beach.
- Virginia Beach is also home to nine major military installations, including the world's largest Naval Base and home of the Atlantic Fleet with more than 86,000 active-duty military personnel.

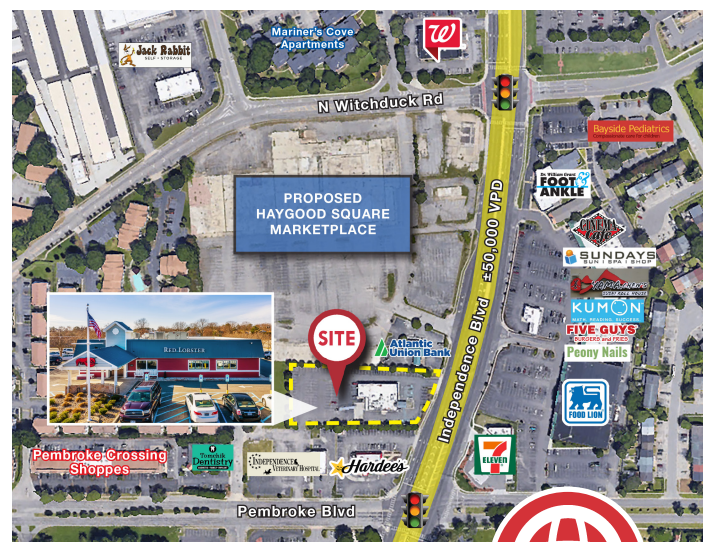
INVESTMENT TEAM

Peter Couchell, ccim
Managing Director/Shareholder
864 678 5923
couchell@furmancap.com

Rob Schmidt
Vice President
864 678 5995
rschmidt@furmancap.com

INVESTMENT SUMMARY

List Price:	\$5,638,139
Cap Rate:	5.75%
NOI:	\$324,193
Lease Term Remaining:	± 20 Years
Rent Bumps:	2% Annually
Lease Structure:	Absolute Net
Garantor:	Corporate



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

A division of **NAI** Earle Furman



**OFFERING
MEMORANDUM**