



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- **Brand New 2020 Construction:** Property to be delivered in turn-key condition with all applicable warranties (Est. Q3 Delivery)
- **Long-Term Lease with Favorable Rent Growth:** Brand new 15 Year Lease with 10% rent increases every five years
- **Absolute NNN Lease:** Zero landlord responsibilities generating true “mailbox money” making it an ideal management-free investment
- **Excellent Location in Dense Retail Corridor:** Located in the heart of the city’s most trafficked retail corridor with 3.8M SF of national and regional credit tenants
- **Seasoned and Successful Operator:** PSP Holdings is a multi-brand operator with 11+ Popeye’s locations and 10 Five Guys locations throughout the Carolinas
- **Strong Parent Company:** Restaurant Brands International, Inc. operates more than 24,000 restaurants worldwide in more than 100 countries and has more than \$30 billion in system-wide sales
- **“Hot” QSR Concept:** Popeyes U.S. same store sales up more than 40% as of May 2020, even amid COVID-19 limitations

INVESTMENT SUMMARY

List Price:	\$2,091,000
NOI:	\$115,000
Cap Rate:	5.50%
Lease Type:	Absolute Net
Remaining Term:	15 Years
Rent Increase:	10% Every 5 Years
Options:	(4) 5-Year



INVESTMENT TEAM

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