

INVESTMENT OFFERING



POPEYES

US Highway 27 & N Park St.
Bremen (Outside Atlanta), GA 30110



REPRESENTATIVE PHOTO

TABLE OF CONTENTS



Financial Overview	3
Tenant Overview	4
Executive Summary	5
Property Photos	6-9
Location Map	10
Area Map	11
Market Overview	12
Demographic Report	13

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

John R. Wertz
Tel: (619) 218-6427
jwertz@wertzrealestate.com
CA Lic No. 01448585

Listed with Georgia broker
DZ Net Lease Realty, LLC
Lic. No. h-63528

WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,267,757
DOWN PAYMENT	100% / \$2,267,757
RENTABLE SQUARE FEET	2,695 SF
CAP RATE	5.75%
AVG. CAP RATE (INITIAL TERM)	6.34%
YEAR BUILT	2019
LOT SIZE	1.08 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Popeyes
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	06/01/2019
LEASE EXPIRATION DATE	05/31/2034
TERM REMAINING ON LEASE	Fifteen (15) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$130,396.00	\$10,866.33
Years 6-10	\$143,435.00	\$11,952.97
Years 11-15	\$157,779.16	\$13,148.26
Years 16-20 (Option 1)	\$173,557.08	\$14,463.09
Years 21-25 (Option 2)	\$190,912.78	\$15,909.40
Years 26-30 (Option 3)	\$210,004.06	\$17,500.34
Years 31-35 (Option 4)	\$231,004.47	\$19,250.37
BASE RENT		\$130,396.00
NET OPERATING INCOME		\$130,396.00
TOTAL RETURN YR-1	5.75%	\$130,396.00

TENANT OVERVIEW



POPEYES LOUISIANA KITCHEN, INC.

Founded in New Orleans in 1972, Popeyes Louisiana Kitchen, Inc., (Nasdaq: PLKI), is one of the largest quick service restaurant chains in the world; with more than 2,600 restaurants in the U.S. and around the world. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp, and other regional items. The chain's parent company, Restaurant Brands International Inc. ("RBI") (NYSE: QSR), operates over 24,000 restaurants in more than 100 countries with more than \$30 billion in system-wide sales. RBI owns three of the world's most prominent and iconic quick service restaurants brands - Tim Hortons, Burger King, and Popeyes.

ABOUT THE TENANT

Funky Chicken, LLC, the tenant, is a rapidly growing Popeyes franchisee operated by Purple Square Management. The guarantor, Purple Square Management, a very experienced and successful growing franchisee of Popeyes and Dunkin' Donuts, currently has over 75 locations and expects to have more than 100 by the end of 2019. One of the largest and fastest growing operators in the country, Purple Square Management has earned Dunkin' Brands' "National Rising Star Award" (2008), "Franchisee of the Year Award" (2014), and "Philanthropist of the Year Award" (2015).

PROPERTY NAME	Popeyes
PROPERTY ADDRESS	US Highway 27 & N Park St. Bremen (Outside Atlanta), GA 30110
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Restaurant Brands International, Inc.
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	PLKI
BOARD	NASDAQ
TERM REMAINING ON LEASE	Fifteen (15) Years
OPTIONS TO RENEW	(4) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$130,396
NO. OF LOCATIONS	2,600+
HEADQUARTERED	Atlanta, GA
WEBSITE	www.popeyes.com
YEARS IN THE BUSINESS	Since 1972

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Popeyes drive-thru located in a growing suburb just outside Atlanta - Bremen, Georgia. Bremen is located in Haralson County in the Atlanta Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.5 million people making this the third largest metropolitan region after Greater Washington and South Florida.

The brand new 15-year absolute NNN lease includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. The property is located at the signalized intersection of US-Highway 27 and Alabama Ave. The site benefits from its excellent visibility and frontage along one of the most heavily trafficked north/south thoroughfares in Bremen (US-Highway 27), which boasts over 22,800 vehicles per day.

National retailers in the immediate vicinity include Dollar Tree, O'Reilly Auto Parts, Captain D's, Waffle House, Jack's, Zaxby's, Wendy's, Arby's, McDonald's, Ingles, Advance Auto Parts, Taco Bell, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- Brand New 2019 Construction
- 15-Year Absolute NNN Lease (Zero Landlord Responsibilities)
- 10% Rental Increases Every 5 Years (6.34% Average Cap over Initial 15-Year Term)
- Located on US-Highway 27 with High Traffic Counts Exceeding 22,800 Vehicles Per Day
- Great Frontage and Visibility at the Signalized Intersection of US-Highway 27 & Alabama Ave S
- National Tenants in the immediate vicinity include Wal-Mart, Chick-Fil-A, Dollar Tree, Wendy's, AutoZone, Arby's, McDonald's, Advance Auto Parts, Taco Bell, KFC, Pizza Hut, & Rite Aid



AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

SUBJECT PROPERTY



POPEYES
LOUISIANA KITCHEN, INC.

**Waffle
HOUSE**

Jack's

M
MARATHON

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SUBJECT PROPERTY



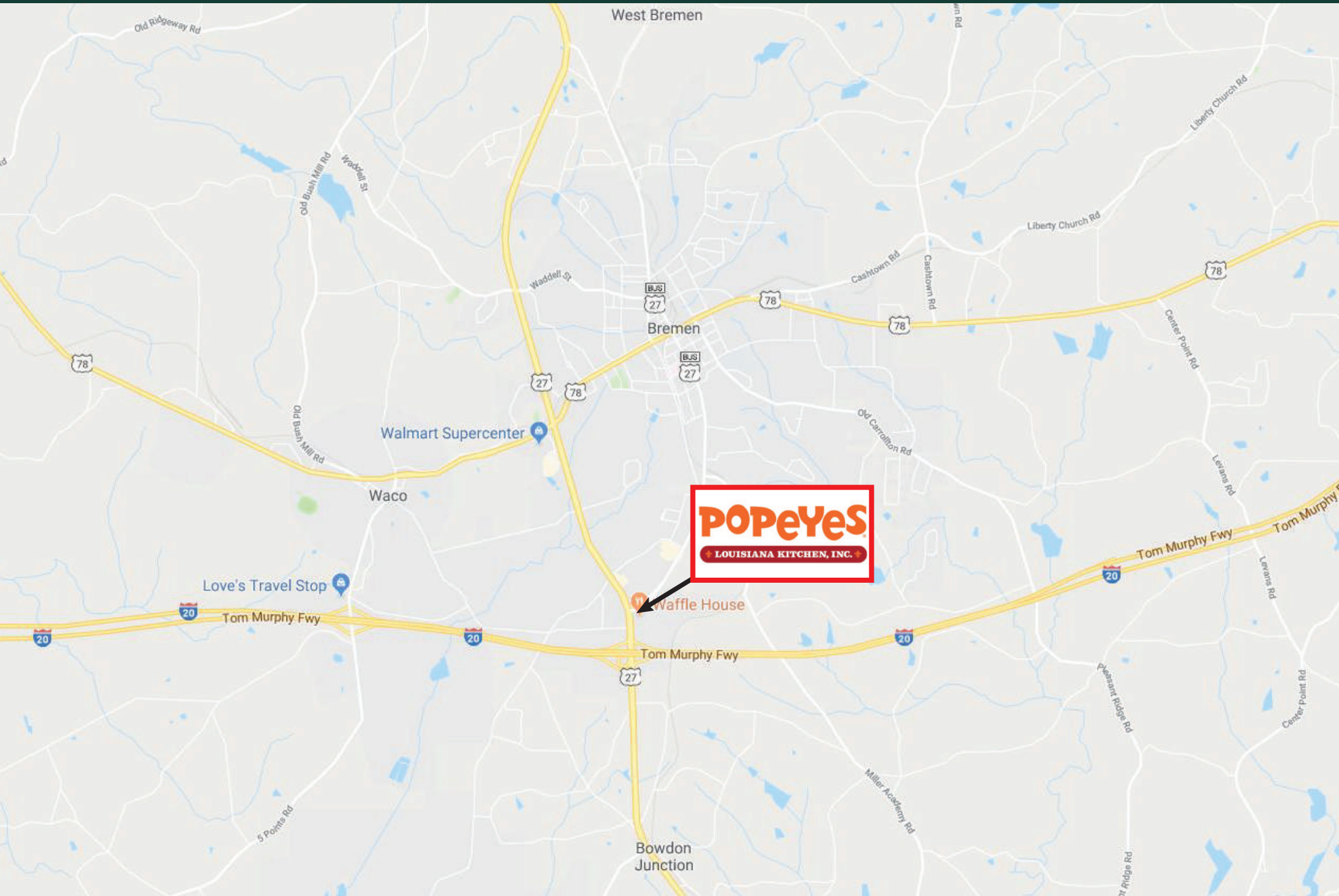
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SUBJECT PROPERTY



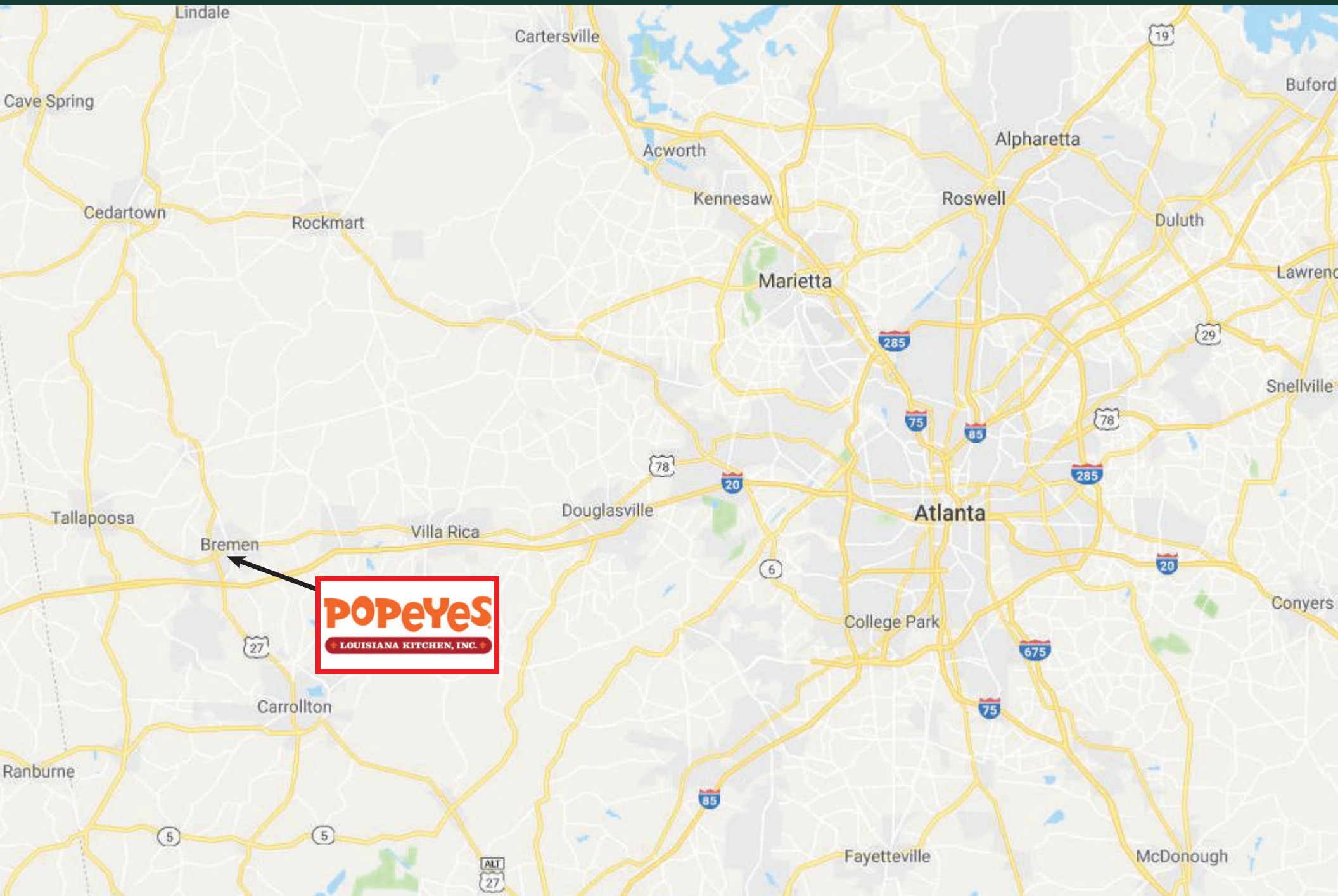
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

BREMEN, GEORGIA

Bremen is a city in Haralson County, Georgia, United States. The community is a rapidly growing suburb outside Atlanta and is located along Interstate-20. Bremen is located in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.5 million people making this the third largest metropolitan region after Greater Washington and South Florida.

Nestled in the gently rolling hills of West Georgia, Bremen is a place like no other. With a downtown marked by industrial heritage, a location that is convenient to southern backwoods charm as well as metropolitan culture, superior educational opportunities and first-rate churches and health services within minutes of home, Bremen is a traditional community that values long term progress. Bremen is a delightful place to live, learn, play, work, worship and conduct business.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



3rd Largest Metropolitan
Region After Greater Washington
and South Florida



Ranked # 10
in the Nation with a Gross Domestic
Product of \$320 Billion



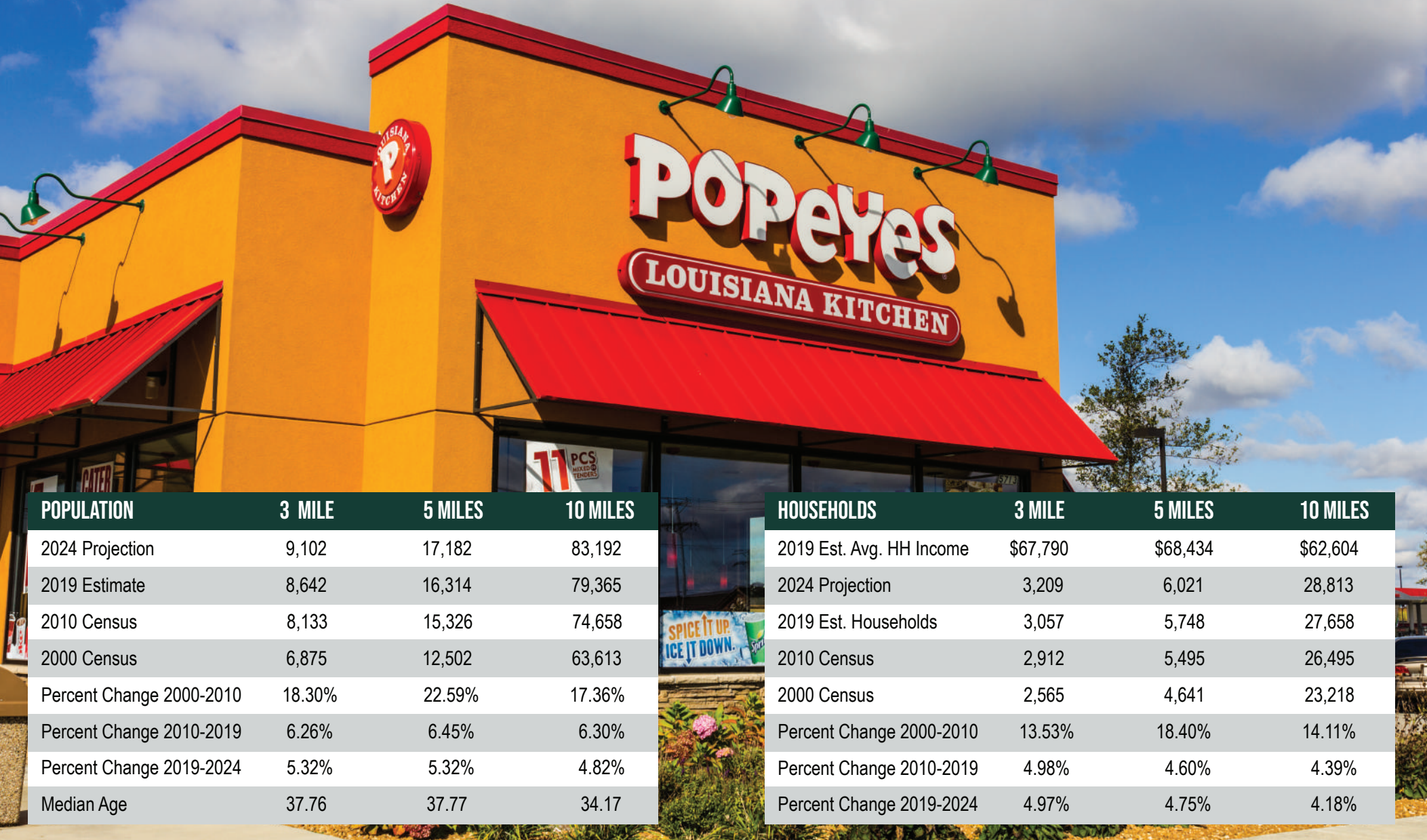
Home to the Largest
Concentration of Colleges and
Universities in the Southeastern U.S.



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILE	5 MILES	10 MILES
2024 Projection	9,102	17,182	83,192
2019 Estimate	8,642	16,314	79,365
2010 Census	8,133	15,326	74,658
2000 Census	6,875	12,502	63,613
Percent Change 2000-2010	18.30%	22.59%	17.36%
Percent Change 2010-2019	6.26%	6.45%	6.30%
Percent Change 2019-2024	5.32%	5.32%	4.82%
Median Age	37.76	37.77	34.17

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2019 Est. Avg. HH Income	\$67,790	\$68,434	\$62,604
2024 Projection	3,209	6,021	28,813
2019 Est. Households	3,057	5,748	27,658
2010 Census	2,912	5,495	26,495
2000 Census	2,565	4,641	23,218
Percent Change 2000-2010	13.53%	18.40%	14.11%
Percent Change 2010-2019	4.98%	4.60%	4.39%
Percent Change 2019-2024	4.97%	4.75%	4.18%

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WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services
690 Carlsbad Village Drive, Suite 201-B
Carlsbad, CA 92008
Tel: (619) 218-6427
Fax: (858) 408-1830
www.wertzrealestate.com

Listed with Georgia broker
DZ Net Lease Realty, LLC license h-63528

Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, listing agreements and offers revised 03.21.18

(Please put an X below in front of what is applicable)

The listing company DZ Net Lease Realty, LLC is:

There is no listing company.

An agent of the seller/landlord.

An agent of the buyer/tenant.

An agent of both the seller/landlord and buyer/tenant and is acting as a dual agent.

Circle one: Seller/landlord or buyer/tenant or seller/landlord and buyer/tenant are paying commission to the listing company

(Please put an X below in front of what is applicable)

The selling company _____ is:

There is no selling company.

An agent of the seller/landlord.

An agent of the buyer/tenant.

An agent of both the seller/landlord and buyer/tenant and is acting as a dual agent.

Circle one: Seller/landlord or buyer/tenant or seller/landlord and buyer/tenant are paying commission to the selling company



Seller Buyer Date