

INVESTMENT OFFERING

HWY 55

HWY 55 DRIVE-THRU

1586 Boone Street

Kingsland (Outside Jacksonville FL), GA 31548



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,806,956
DOWN PAYMENT	100% / \$2,806,956
RENTABLE SQUARE FEET	2,501 SF
CAP RATE	5.75%
YEAR BUILT	2023
LOT SIZE	0.91 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	Hwy 55 Burgers, Shakes & Fries
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	05/01/2023
LEASE EXPIRATION DATE	04/30/2043
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No



REPRESENTATIVE PHOTO

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$161,400.00	\$13,450.00
Years 6-10	\$177,540.00	\$14,795.00
Years 11-15	\$195,294.00	\$16,274.50
Years 16-20	\$214,823.40	\$17,901.95
Years 21-25 (Option 1)	\$236,305.74	\$19,692.15
Years 26-30 (Option 2)	\$259,936.31	\$21,661.36
Years 31-35 (Option 3)	\$285,929.95	\$23,827.50
BASE RENT		\$161,400.00
NET OPERATING INCOME		\$161,400.00
TOTAL RETURN YR-1	5.75%	\$161,400.00

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TENANT OVERVIEW



HWY 55 BURGERS, SHAKES & FRIES

Founded in North Carolina in 1991, Hwy 55 has grown from a local American diner serving Burgers, Cheesesteaks and in-house made Frozen Custard, to a community staple in 13 States. With over 130 locations and more on the way, Hwy 55 has transformed from a humble, single location, to one of the largest restaurant chains in the United States. Not forgetting its formidable days, Hwy 55 has maintained its homely, humble feeling by delivering authentic hospitality while providing guests with visibility into the kitchen to see their orders being made.

Like many successful restaurant chains, Hwy 55 has always adapted and catered to its customers while staying true to its mission. With the addition of a drive-thru lane, Hwy 55 is once again raising the bar to best serve their customers. It is actions such as this that has helped Hwy 55 and its founder, Kenney Moore, receive accolades like the Best Burger in 2012 nationwide via BurgerBusiness.com, named a top 500 franchise in the United States by Entrepreneur magazine, and a Next 20 restaurant brand by Nation's Restaurant News.



PROPERTY NAME	Hwy 55 Burgers, Shakes & Fries
PROPERTY ADDRESS	1586 Boone Street Kingsland (Outside Jacksonville FL), GA 31548
PROPERTY TYPE	Net Lease Quick Service Restaurant
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
TERM REMAINING ON LEASE	Twenty (20) Years
OPTIONS TO RENEW	(3) 5-Year Options
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITY	None
INCREASES	10% Every 5-Years
YEAR 1 NET OPERATING INCOME	\$161,400
NO. OF LOCATIONS	130+
HEADQUARTERED	Mount Olive, NC
WEBSITE	www.hwy55.com
YEARS IN THE BUSINESS	Since 1991

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Hwy 55 Burgers, Shakes & Fries drive-thru located in Kingsland, GA (outside Jacksonville, FL). The brand new 20-year absolute NNN lease is corporately guaranteed by Hwy 55 and includes 10% rental increases every 5-years in the primary term and in the (3) five-year option periods.

This brand new Hwy 55 is strategically located in a dense retail trade area directly across from a new Publix anchored shopping center (relocation site). The property benefits from its excellent visibility and access along East King Avenue, which boasts over 24,500 vehicles per day. The Kingsland population has been rapidly growing and is expected to grow another 5.0% over the next 5-years. National retailers in the immediate vicinity include Wal-Mart, Circle K, Wendy's, Dunkin' Donuts, Chick-Fil-A, Taco Bell, Sherwin Williams, Planet Fitness, Publix, Marshalls, Harbor Freight, Walgreens, GameStop, IHOP, Denny's, Burger King, McDonald's, KFC, Panera Bread, Longhorn Steakhouse, Starbucks, Dollar Tree, CVS, Lowe's, Tractor Supply Company, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



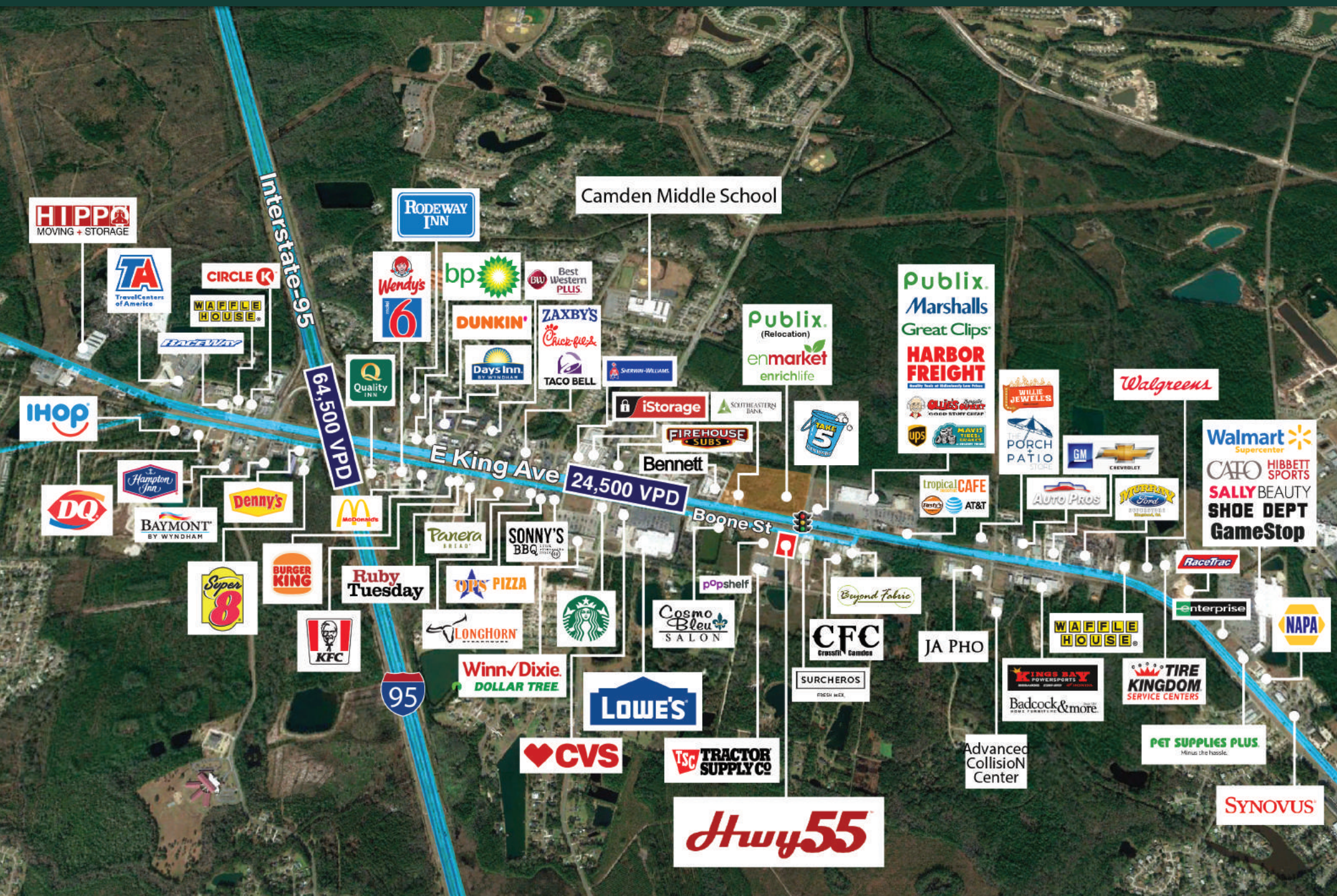
INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction (New Prototype)
- 20-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Located in Dense Retail Trade Area Directly Across from New Publix Anchored Shopping Center (Relocation Site)
- Traffic Counts Exceed 24,500 Vehicles Per Day
- Average Household Income Exceeds \$84,000 in 5-Miles
- 5.0% Expected Population Growth Over Next 5-Years



REPRESENTATIVE PHOTO

AERIAL PHOTO



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SUBJECT PROPERTY



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SUBJECT PROPERTY

Winn-Dixie
DOLLAR TREE

Starbucks

Days Inn
BY WINDHAM

RODEWAY INN

Chick-fil-A

iStorage

ZAXBY'S

TACO BELL

PEACHTREE IMMEDIATE CARE

Builders FirstSource

SOUTHEASTERN BANK

Publix
enmarket
enrichlife

New Publix Anchored Shopping Center (Relocation Site)

Hwy 55

E King Ave 24,500 VPD

Boone St

Surcheros
FRESH MEX.

Bowhead

Interstate-95

64,500 VPD

ANYTIME FITNESS

CVS

Kings Bay Truck Accessory Center
Indoor Lumber Yard

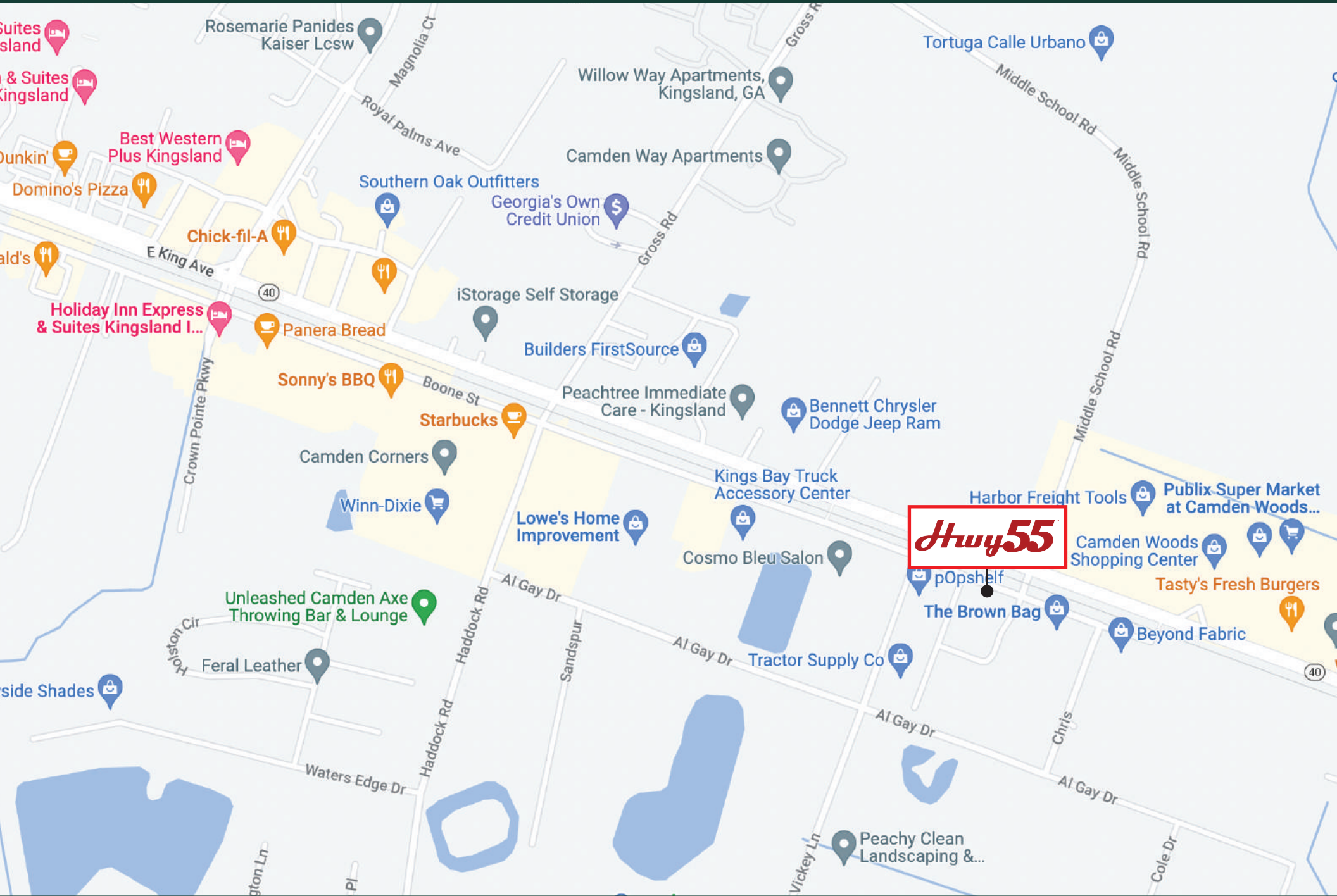
Cosmo Bleu SALON

popshelf

Lowe's

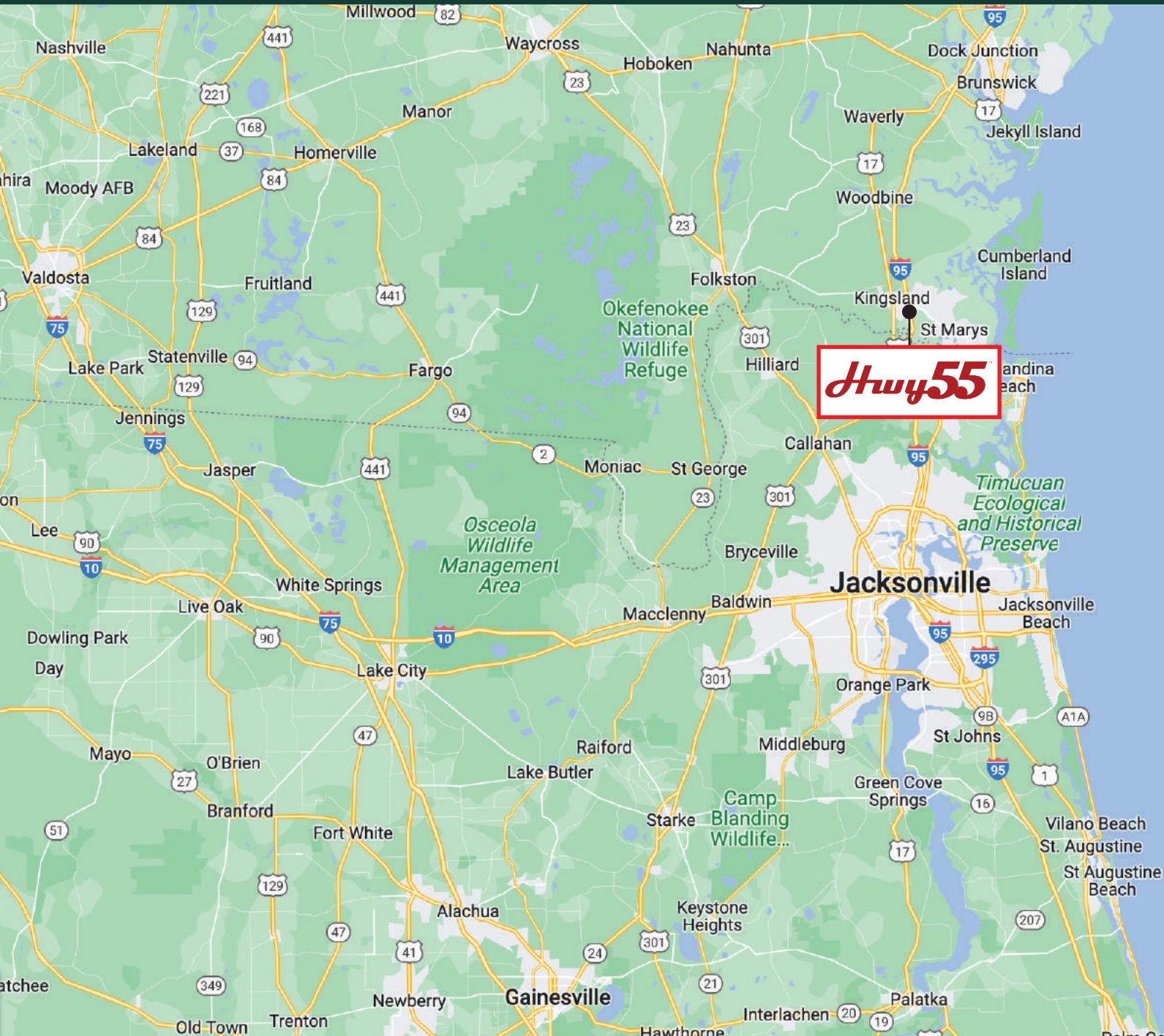
TSC TRACTOR SUPPLY CO.

LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

JACKSONVILLE, FL MSA

The Jacksonville Metropolitan Area, also called the First Coast, Metro Jacksonville, or Northeast Florida, is the metropolitan area centered on the principal city of Jacksonville, Florida and including the First Coast of North Florida. According to the 2020 United States Census, the total population was 1,605,848. The Jacksonville–St. Marys–Palatka, FL–GA Combined Statistical Area (CSA) had a population of 1,733,937 in 2020 and was the 34th largest CSA in the United States. The Jacksonville metropolitan area is the 40th largest in the country and the fourth largest in the State of Florida, behind the Miami, Tampa, and Orlando metropolitan areas.

Higher education in the Jacksonville area is offered at many institutions. There are three public institutions in the area. University of North Florida (UNF), founded in 1969, is a public university in southeastern Jacksonville. It has over 17,000 students and offers a variety of bachelor's, master's, and doctoral programs. Florida State College at Jacksonville (FSCJ), is a public state college located in downtown Jacksonville with satellite campuses around the city. St. Johns River State College is a state college with campuses in St. Augustine, Orange Park, and Palatka. Many private schools are also located in the area. Edward Waters College, founded in 1866, is Jacksonville's oldest institution of higher education, as well as Florida's oldest historically black college. Jacksonville University (JU), established in 1934, is a private, four-year institution located along the St. Johns River with over 3,500 students. Flagler College is a liberal arts college located in St. Augustine. Noted for its campus, which includes Henry Flagler's former Ponce de León Hotel, it is currently included in The Princeton Review's Best 366 Colleges Rankings.

The Port of Jacksonville is located in Duval County on the St. Johns River and is operated by Jacksonville Port Authority, branded as JAXPORT. Over 100 countries import and export goods through the port. JAXPORT owns three cargo facilities: the Blount Island Marine Terminal, the Talleyrand Marine Terminal and the Dames Point Marine Terminal. The Port of Jacksonville imports the second largest amount of automobiles on the east coast. The port authority also operates a cruise terminal. Opened in 2003 as a "temporary" terminal, cruise ships have set sail from the 63,000-square foot facility ever since. Current cruises from Jacksonville visit the Bahamas on four- or five-day voyages aboard the Carnival Elation. Greater Jacksonville is served by one major airport – Jacksonville International Airport, which handled approximately 7.2 million passengers in 2019.



4th Largest Metro Area

in the U.S. State of Florida with
Over 1.7 Million Residents



Ranked # 45

in the Nation with a Gross Domestic
Product of \$83 Billion



Home to Florida State College

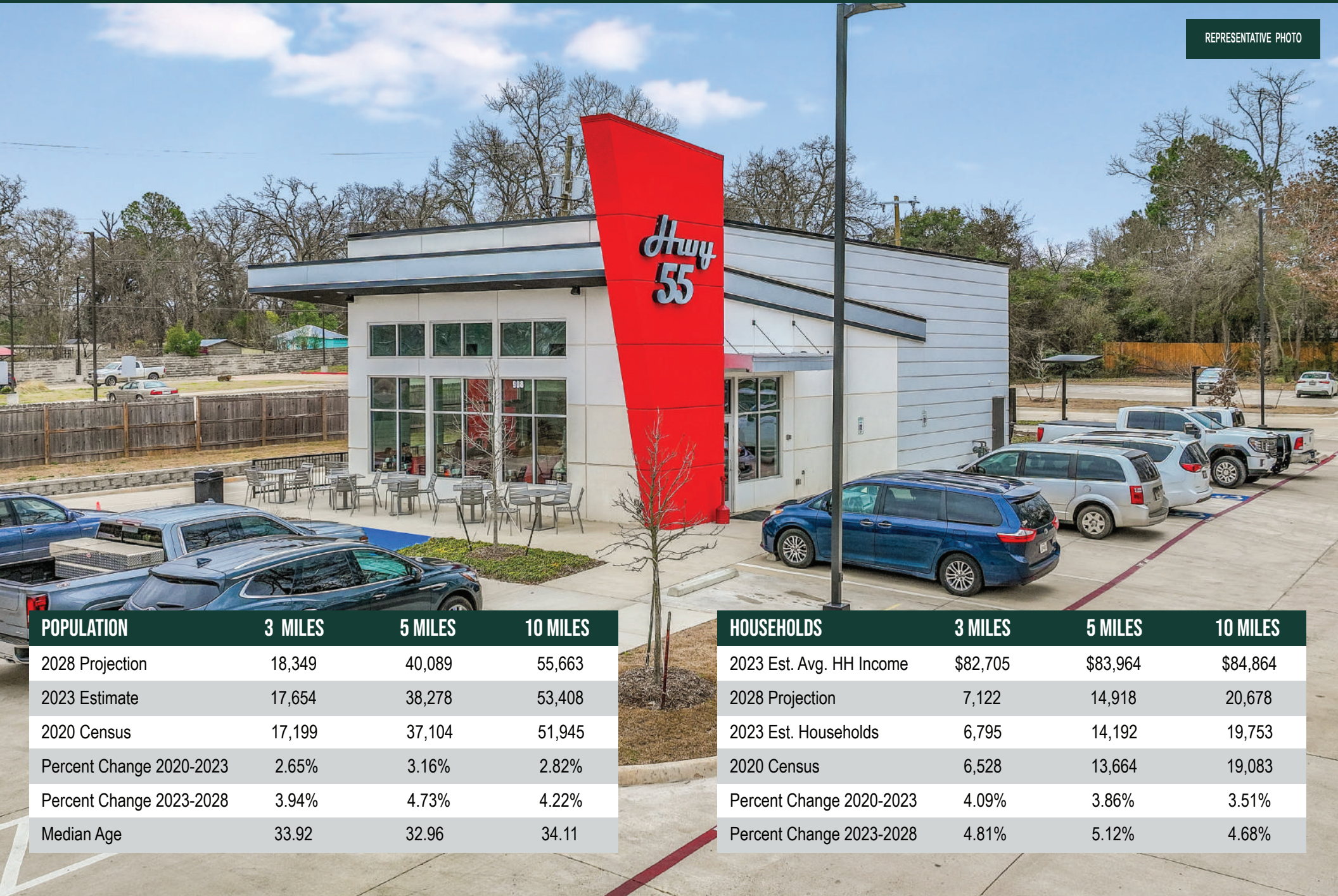
at Jacksonville (FSCJ) with a Student
Population Exceeding 50,000



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
2028 Projection	18,349	40,089	55,663
2023 Estimate	17,654	38,278	53,408
2020 Census	17,199	37,104	51,945
Percent Change 2020-2023	2.65%	3.16%	2.82%
Percent Change 2023-2028	3.94%	4.73%	4.22%
Median Age	33.92	32.96	34.11

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2023 Est. Avg. HH Income	\$82,705	\$83,964	\$84,864
2028 Projection	7,122	14,918	20,678
2023 Est. Households	6,795	14,192	19,753
2020 Census	6,528	13,664	19,083
Percent Change 2020-2023	4.09%	3.86%	3.51%
Percent Change 2023-2028	4.81%	5.12%	4.68%

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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, brokerage agreements and offers revised 12.13.19

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

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

X Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

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

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

X Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

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

_____ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

_____ shall be paid by:

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

Seller/landlord

Buyer/tenant

Not applicable

Acknowledged and Accepted:

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date