

INVESTMENT OFFERING

Hwy 55

HWY 55 BURGERS, SHAKES & FRIES

116 Browns Hill Rd

Locust (Outside Charlotte), NC 28097



REPRESENTATIVE PHOTO

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DISCLAIMER

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Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

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

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,905,000
DOWN PAYMENT	100% / \$2,905,000
RENTABLE SQUARE FEET	2,490 SF
CAP RATE	6.00%
YEAR BUILT	2023
LOT SIZE	1.29 +/- 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	04/01/2023
LEASE EXPIRATION DATE	03/31/2043
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(3) 5-Year Options
RIGHT OF FIRST REFUSAL	No

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$174,300.00	\$14,525.00
Years 6-10	\$191,730.00	\$15,977.50
Years 11-15	\$210,903.00	\$17,575.25
Years 16-20	\$231,993.30	\$19,332.78
Years 21-25 (Option 1)	\$255,192.63	\$21,266.05
Years 26-30 (Option 2)	\$280,711.89	\$23,392.66
Years 31-35 (Option 3)	\$308,783.08	\$25,731.92
BASE RENT		\$174,300.00
NET OPERATING INCOME		\$174,300.00
TOTAL RETURN YR-1	6.00%	\$174,300.00

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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	116 Browns Hill Rd Locust (Outside Charlotte), NC 28097
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	\$174,300
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 Locust (Outside Charlotte), NC. 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. The property is strategically located in a dense retail trade area across the street from a Wal-Mart Supercenter. The site benefits from its excellent access and visibility along the most heavily trafficked thoroughfare in Locust (W Main Street), which boasts over 23,000 vehicles per day. W Main Street is the major thoroughfare going from Locust to downtown Charlotte. The average household income exceeds \$93,000 in a 5-mile radius and \$100,000 in a 10-mile radius.

National retailers in the immediate vicinity include Verizon, Dollar Tree, McDonalds, Arby's, Great Clips, Bojangles, Taco Bell, Dunkin' Donuts, Food Lion, Dairy Queen, Dollar General, CVS Pharmacy, Wendy's, Burger King, KFC, Murphy Express, Family Dollar, Hardee's, O'Reilly Auto Parts, Wells Fargo, Pizza Hut, Advance Auto Parts, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.

The logo for Hwy 55, featuring the words "Hwy 55" in a stylized, red, cursive font. A small trademark symbol (TM) is located to the right of the "55".

INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction (New Prototype)
- 20-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Excellent Visibility & Frontage Along W Main Street - The Major Thoroughfare Going from Locust to Downtown Charlotte
- Traffic Counts Exceed 23,000 Vehicles Per Day
- Average Household Income Exceeds \$93,000 (5-Mile Radius)
- Huge Population Growth Over Next 5-Years (Charlotte is the Most Populated & Fastest Growing Metro in the State)



REPRESENTATIVE PHOTO

SUBJECT PROPERTY



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SUBJECT PROPERTY



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SITE PLAN

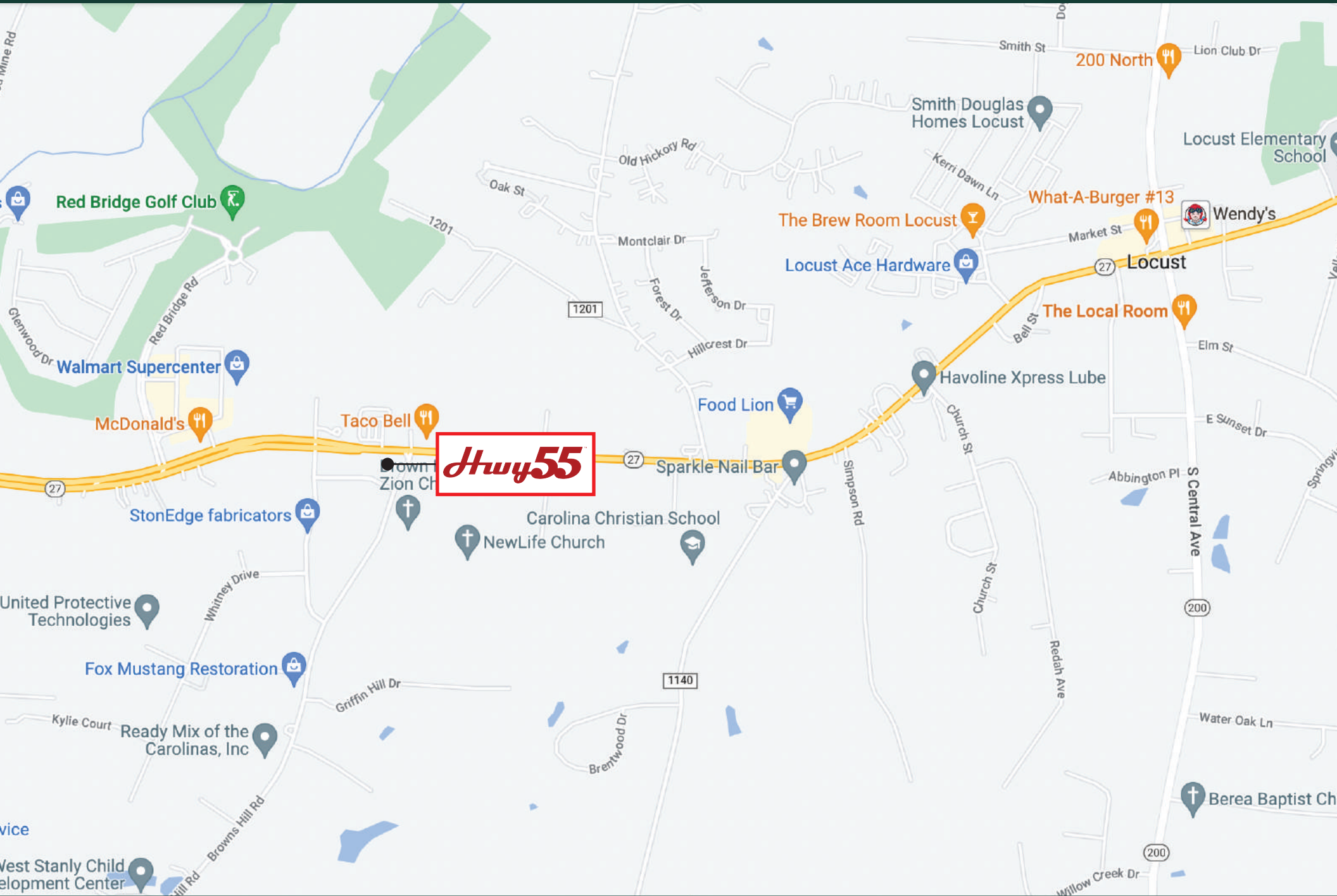
West Main Street

(23,000 VPD)



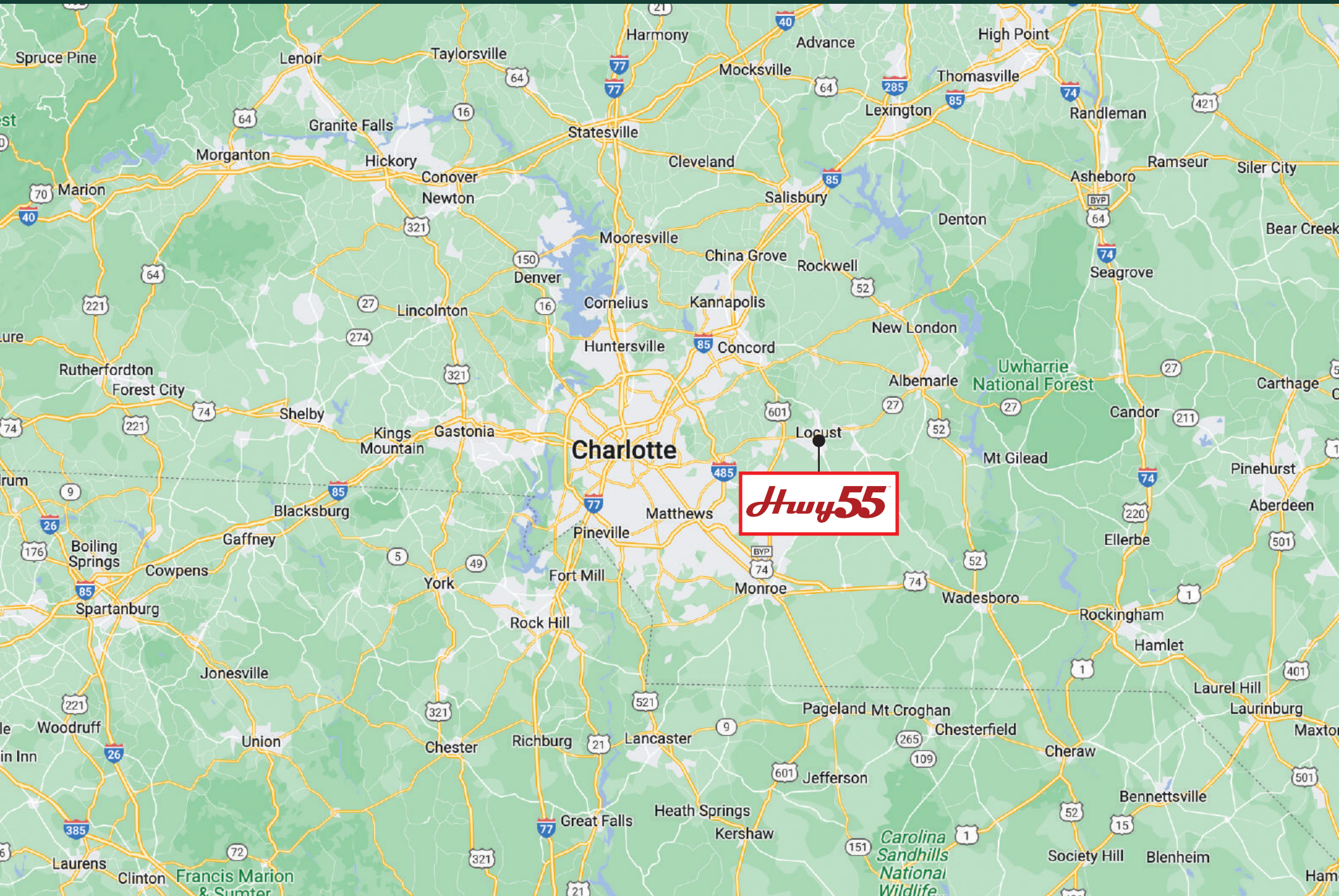
James Avenue

LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

CHARLOTTE, NORTH CAROLINA

Charlotte is the most populous city in the U.S. state of North Carolina. Between 2004 and 2014, Charlotte was ranked as the country's fastest-growing metro area, with 888,000 new residents. Based on U.S. Census data from 2005 to 2015, Charlotte tops the U.S. in millennial population growth. It is the third-fastest-growing major city in the United States and the second-largest city in the southeastern United States.

Charlotte is home to the corporate headquarters of Bank of America, Truist Financial Corp., and the east coast operations of Wells Fargo, which along with other financial institutions has made it the second-largest banking center in the United States behind New York City. As of 2019, Charlotte has seven Fortune 500 companies in its metropolitan area.

Among Charlotte's many notable attractions, some of the most popular include the Carolina Panthers (NFL), the Charlotte Hornets (NBA), and the NASCAR All-Star Race. Charlotte is home to the US's only Formula One team, Haas F1, multiple teams and offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord. Approximately 75% of the NASCAR industry's race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip, zMAX Dragway at Concord, are influencing other top professional drag racers to move their shops to Charlotte as well. In addition to the Charlotte MSA's fast growing population, the Charlotte Douglas International Airport is the sixth busiest airport in both the U.S. and the world overall.



***3rd Fastest Growing Major City
in the U.S. and 2nd Largest
City in the Southeastern U.S.***



***Ranked as the Country's Fastest
Growing Metro Area with 888K
New Residents (2004 to 2014)***



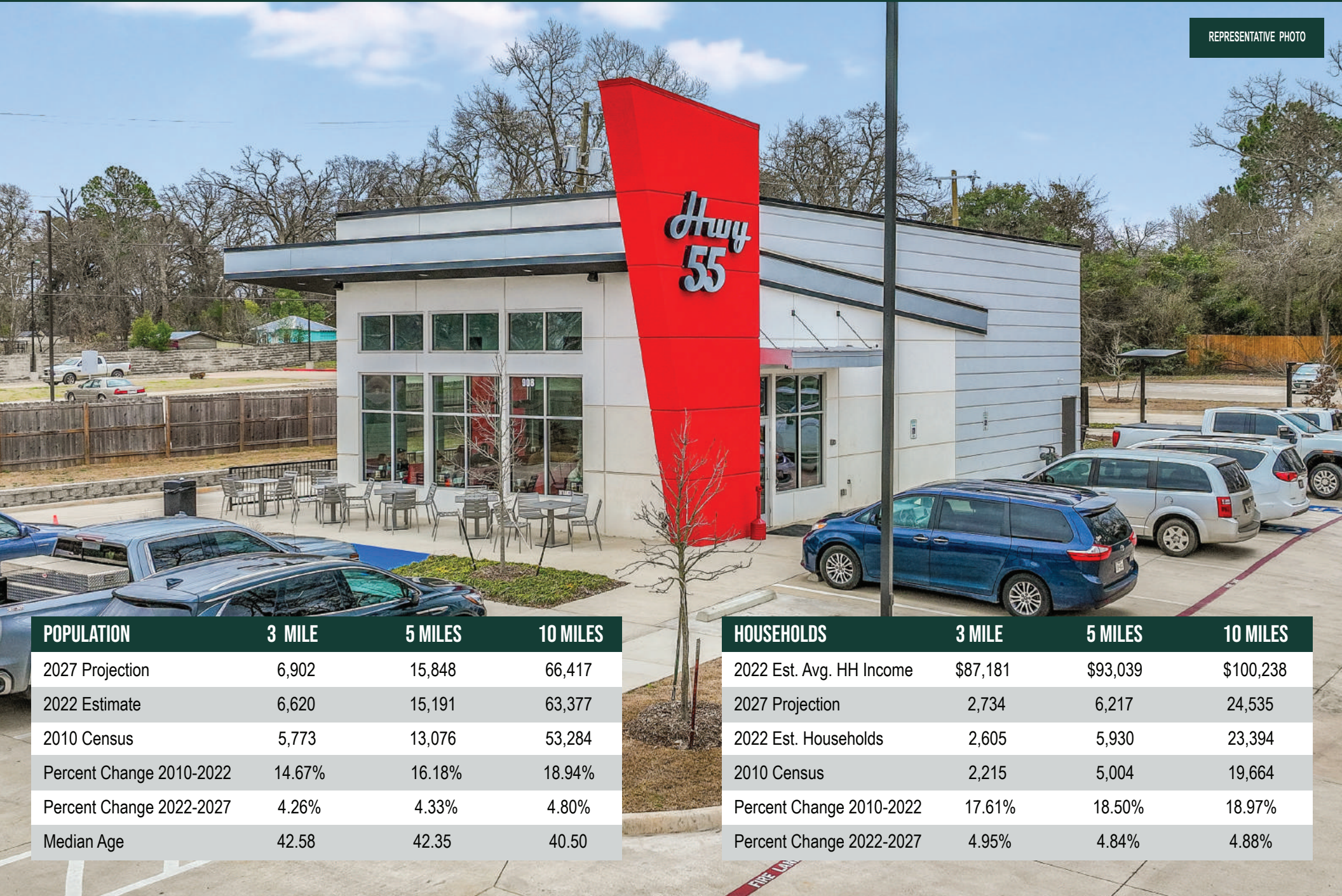
***2nd Largest Banking
Center in the United States
behind New York City***



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DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	6,902	15,848	66,417
2022 Estimate	6,620	15,191	63,377
2010 Census	5,773	13,076	53,284
Percent Change 2010-2022	14.67%	16.18%	18.94%
Percent Change 2022-2027	4.26%	4.33%	4.80%
Median Age	42.58	42.35	40.50

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2022 Est. Avg. HH Income	\$87,181	\$93,039	\$100,238
2027 Projection	2,734	6,217	24,535
2022 Est. Households	2,605	5,930	23,394
2010 Census	2,215	5,004	19,664
Percent Change 2010-2022	17.61%	18.50%	18.97%
Percent Change 2022-2027	4.95%	4.84%	4.88%

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Limited Nonresident Commercial Real Estate Broker

Listed with North Carolina broker
David B Zacharia license 299302

Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

**Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.*

_____ **Unrepresented Buyer** (Seller subagent): The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Print Name

Buyer's Signature

Print Name

Date

David B Zacharia

299302

David B Zacharia

Agent's Name

Agent's License No.

Firm Name