

INVESTMENT OFFERING

HWY 55

HWY 55 DRIVE-THRU
5131 Franklin Rd
Murfreesboro (Nashville), TN 37128



REPRESENTATIVE PHOTO

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$3,250,000
DOWN PAYMENT	100% / \$3,250,000
RENTABLE SQUARE FEET	2,400 SF
CAP RATE	6.00%
YEAR BUILT	2023
LOT SIZE	0.94 +/- 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	11/15/2023
LEASE EXPIRATION DATE	11/14/2043
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	\$195,000.00	\$16,250.00
Years 6-10	\$214,500.00	\$17,875.00
Years 11-15	\$235,950.00	\$19,662.50
Years 16-20	\$259,545.00	\$21,628.75
Years 21-25 (Option 1)	\$285,499.50	\$23,791.63
Years 26-30 (Option 2)	\$314,049.45	\$26,170.79
Years 31-35 (Option 3)	\$345,454.40	\$28,787.87
BASE RENT		\$195,000.00
NET OPERATING INCOME		\$195,000.00
TOTAL RETURN YR-1	6.00%	\$195,000.00

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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 an iconic brand and 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.

Hwy 55 has received multiple accolades like the Best Burger nationwide in 2012 via BurgerBusiness.com, was recently named a top 500 franchise in the United States by Entrepreneur magazine, and a Next 20 restaurant brand by Nation's Restaurant News. Hwy 55 Burgers, Shakes & Fries serves as an homage to North Carolina Highway 55, which runs across the state. The company's decor, always influenced by 1950s-era diners, also features a pink-and-teal color scheme.



PROPERTY NAME	Hwy 55 Burgers, Shakes & Fries
PROPERTY ADDRESS	5131 Franklin Rd Murfreesboro (Nashville), TN 37128
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	\$195,000
NO. OF LOCATIONS	140+
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 Murfreesboro (Nashville), TN. 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 located adjacent to a newly constructed ALDI grocery store at a busy signalized intersection with shared access. The site enjoys excellent visibility at Franklin Road and Brinkley Road with traffic counts exceeding 32,500 vehicles per day. This Hwy 55 is located directly off Interstate-24, the major thoroughfare going from Murfreesboro to Nashville with traffic counts exceeding 127,000 vehicles per day. There are over 92,000 residents in the retail trade area with average household income exceeding \$102,000. The Murfreesboro population has been rapidly growing and is expected to grow another 17% over the next 5-years.

National retailers in the immediate vicinity include ALDI, Starbucks, Michaels, Petco, Best Buy, Burger King, CVS Pharmacy, 7-Eleven, Kroger, Publix, Goodwill, Firestone, Pep Boys, Kohl's, McDonald's, O'Reilly Auto Parts, Taco Bell, Sonic, Walgreens, Chick-Fil-A, Target, TJ Maxx, Lowe's, Wendy's, Home Depot, Dick's Sporting Goods, Walmart, Dunkin' Donuts, 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 High-Quality Construction in Tax-Free State
- 20-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Corporate Guarantee from Hwy 55 --- Hwy 55 Has Evolved into an Iconic Brand in the Southeast Now with Over 140 Locations
- Adjacent to Brand New ALDI Grocery Store with Shared Access
- Located in Rapidly Growing Retail Trade Area Immediately off Franklin Rd & Brinkley Rd w/ Traffic Counts Exceeding 32,500 VPD
- Directly off Interstate-24 (The Major Thoroughfare Going from Murfreesboro to Nashville w/ Traffic Counts Exceeding 127K VPD)
- 17% Expected Population Growth Over the Next 5-Years



REPRESENTATIVE PHOTO

[illegible]

Aerial Photo

Hwy 55

Interstate-24

127,000 VPD

25,000 VPD

Franklin Road

Brinkley Rd 7,500 VPD

Veterans Pkwy

Covenant Blvd

Businesses and Landmarks:

- Walmart Neighborhood Market
- Stonecrest Townhomes
- Blackman High School
- Public Storage
- Blackman Elementary School
- Blackman Middle School
- Integrity Eye Care
- Puckett Cemetery
- Andy's Frozen Custard
- Toot's Restaurants
- Arbor Brook Apartments
- WILSON Bank & Trust
- Publix
- PIZZA HUT
- POSTAL ANNEX
- Cinco de Mayo
- Ascend Federal Credit Union
- Pep Boys
- Firestone
- State Farm
- RaceTrac
- enterprise
- Regions
- Kohl's
- McDonald's
- Pizza Hut
- O'Reilly Auto Parts
- Wendy's
- Chick-fil-A
- Old Time Pottery
- Taco Bell
- Waffle House
- Walgreens
- Fifth Third Bank
- Jersey Mike's
- Burger King
- bp
- Kelton's True Value Hardware & Pet
- Mister
- CVS
- Auntie K's Childcare
- 7-Eleven
- Kroger
- Dental Care
- Starbucks
- Kroger
- Target
- Five Below
- Lowes
- Walmart Supercenter
- Ulta Beauty
- Lids
- Old Navy
- Carter's
- H&M
- Sephora
- Lane Bryant
- JCPenney
- Hibbett Sports
- Shoe Carnival
- CubeSmart self storage
- The Home Depot
- Barnes & Noble
- The Avenue Murfreesboro
- Dick's Sporting Goods
- Burlington Bed Bath & Beyond
- Pandora
- Embassy Suites by Hilton
- Residence Inn by Marriott
- Dunkin'
- LA Boy
- Subway
- Hyatt Regency
- Wendy's
- Chick-fil-A
- Old Time Pottery
- Taco Bell
- Waffle House
- Walgreens
- Fifth Third Bank
- Jersey Mike's
- Burger King
- bp
- Kelton's True Value Hardware & Pet
- Mister
- CVS
- Auntie K's Childcare
- 7-Eleven
- Kroger
- Dental Care
- Starbucks
- Kroger
- Target
- Five Below
- Lowes
- Walmart Supercenter
- Ulta Beauty
- Lids
- Old Navy
- Carter's
- H&M
- Sephora
- Lane Bryant
- JCPenney
- Hibbett Sports
- Shoe Carnival
- CubeSmart self storage
- The Home Depot
- Barnes & Noble
- The Avenue Murfreesboro
- Dick's Sporting Goods
- Burlington Bed Bath & Beyond
- Pandora
- Embassy Suites by Hilton
- Residence Inn by Marriott
- Dunkin'
- LA Boy
- Subway
- Hyatt Regency

SUBJECT PROPERTY



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SUBJECT PROPERTY



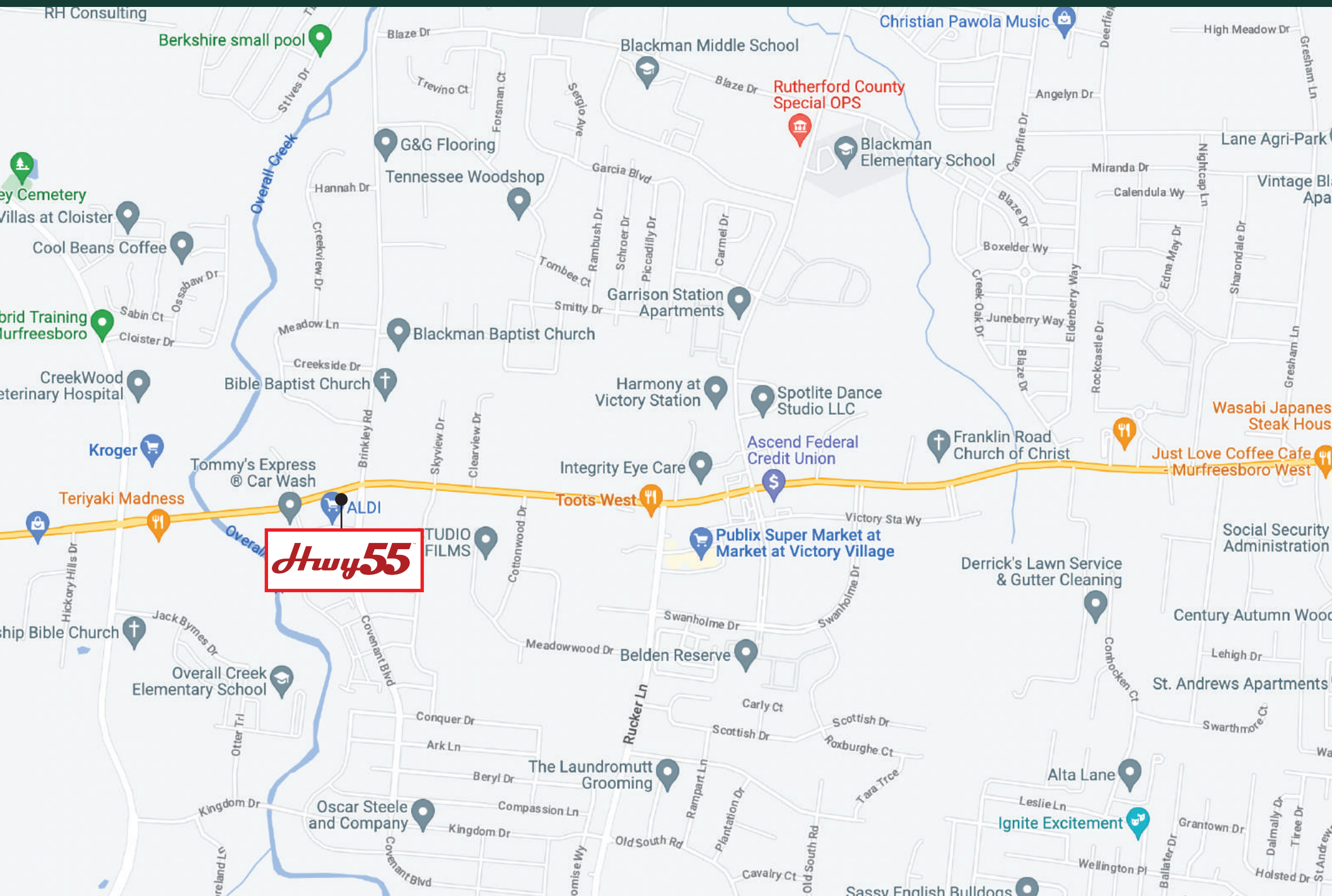
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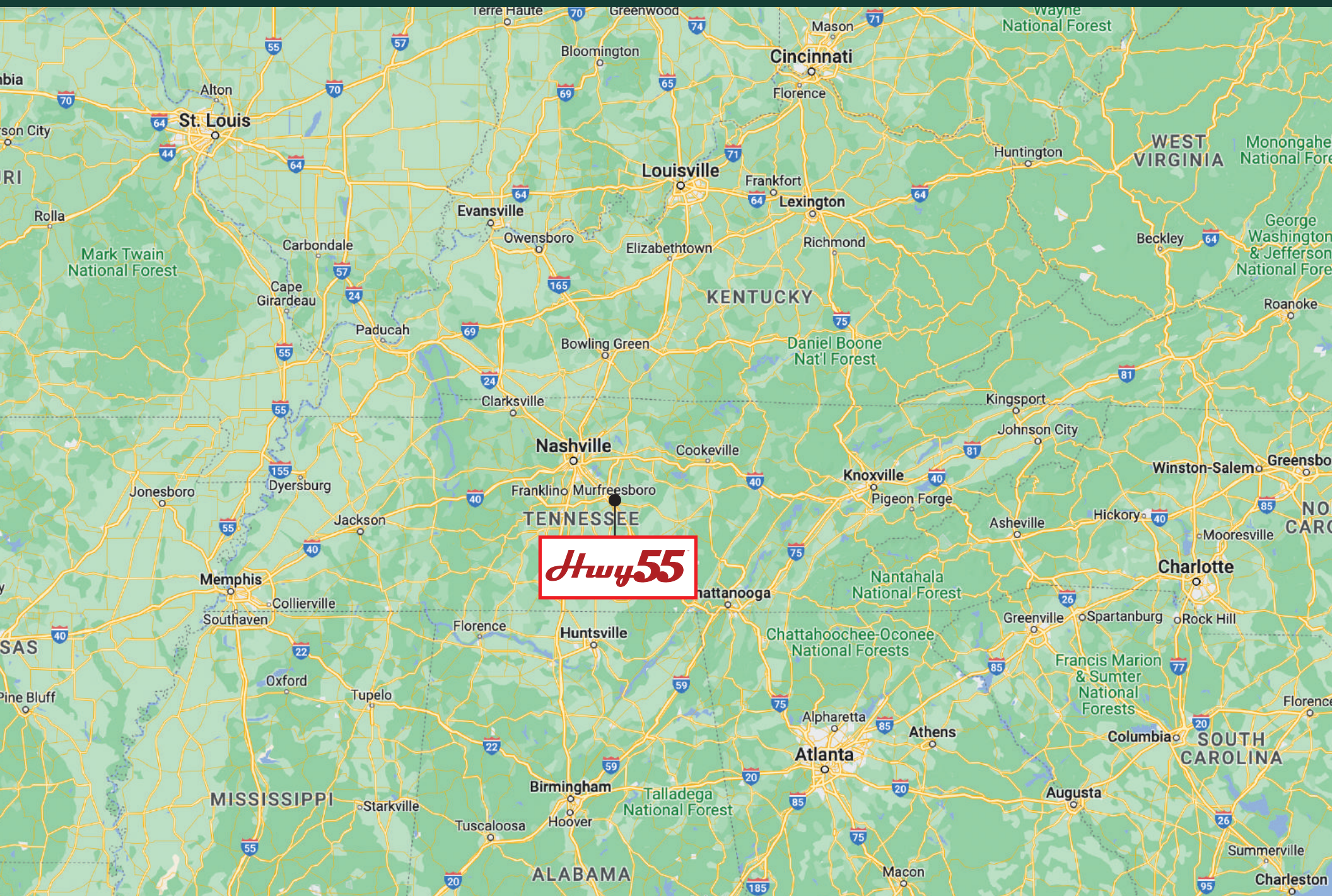
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

NASHVILLE, TENNESSEE

Nashville is the capital and most populous city in the state of Tennessee. Nashville is located in Davidson County and sits along on the Cumberland River. The Nashville MSA is the 36th largest in the United States with a population of over 2 million residents and is the largest metropolitan area in the state of Tennessee.

Nashville is a lively city. It is home to over 13 colleges and 30,000 students, including the prestigious Vanderbilt University. It is also home to the NFL team, Tennessee Titans, which drew in \$133 million in direct spending in 2019, according to the NFL and Nashville Convention & Visitors Corp. Nashville's vibrant music industry supports more than \$3.2 billion of labor income annually and contributes \$5.5 billion to the local economy, for a total output of \$9.7 billion within the Nashville MSA.

Nashville is known as a "southern boomtown." In 2017, Nashville was recognized by Forbes as having the third fastest growing economy in the United States. Forbes also recognized the Nashville region as the "Number 1 Metro Area" for Professional and Business Service jobs in America. The largest industry is health care. Nashville is home to more than 300 health care companies, including Hospital Corporation of America. Real estate is also fast becoming a driver in the area's economy. According to PricewaterhouseCoopers and the Urban Land Institute, Nashville ranked 7th in the nation in terms of attractiveness to real estate investors for 2016.



Nashville is the 36th Largest

Metro in the U.S. with a Population
Exceeding 2-Million Residents



Ranked # 34

in the Nation with a Gross Domestic
Product of \$132 Billion



Home to Over 13 Colleges

and 30,000 Students, Including the
Prestigious Vanderbilt University



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DEMOGRAPHIC REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	10,910	65,181	102,863
2023 Estimate	9,315	57,835	91,779
2020 Census	8,212	52,875	84,271
Percent Change 2020-2023	13.43%	9.38%	8.91%
Percent Change 2023-2028	17.12%	12.70%	12.08%
Median Age	37.26	34.58	34.94

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Est. Avg. HH Income	\$114,099	\$102,980	\$102,339
2028 Projection	3,705	24,112	37,796
2023 Est. Households	3,180	21,566	33,871
2020 Census	2,813	19,860	31,218
Percent Change 2020-2023	13.05%	8.59%	8.50%
Percent Change 2023-2028	16.51%	11.81%	11.59%

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