

INVESTMENT OFFERING

HWY 55[™]

HWY 55 BURGERS, SHAKES & FRIES

2391 North Main Street

Crossville (Outside Nashville), TN 38555



NEW PROTOTYPE LOCATION

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

DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

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.

For more information contact:

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

Greg LaBarre
Tel: (619) 997-1242
glabarre@wertzrealestate.com
CA Lic. No. 02069301

Listed with Tennessee broker
DZ Net Lease Realty, LLC
Lic. No. 262628

WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$2,633,333
DOWN PAYMENT	100% / \$2,633,333
RENTABLE SQUARE FEET	2,949 SF
CAP RATE	6.00%
YEAR BUILT	2021
LOT SIZE	1.03 +/- 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	05/01/2021
LEASE EXPIRATION DATE	04/30/2041
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	\$158,000.00	\$13,166.67
Years 6-10	\$173,800.00	\$14,483.33
Years 11-15	\$191,180.00	\$15,931.67
Years 16-20	\$210,298.00	\$17,524.83
Years 21-25 (Option 1)	\$231,327.80	\$19,277.32
Years 26-30 (Option 2)	\$254,460.58	\$21,205.05
Years 31-35 (Option 3)	\$279,906.64	\$23,325.55
BASE RENT		\$158,000.00
NET OPERATING INCOME		\$158,000.00
TOTAL RETURN YR-1	6.00%	\$158,000.00

TENANT OVERVIEW

The logo for Hwy 55, featuring the word "Hwy" in a cursive script and "55" in a bold, sans-serif font, both in red.The logo for Hwy 55, featuring the word "Hwy" in a cursive script and "55" in a bold, sans-serif font, both in red.

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	2391 North Main Street Crossville (Outside Nashville), TN 38555
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	\$158,000
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 Crossville (Outside 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 strategically located in front of a busy Lowe's Home Improvement Center directly off Interstate-40 (42,000 VPD). The site benefits from its excellent visibility and frontage along one of the most heavily trafficked thoroughfares in Crossville (North Main Street), which boasts over 30,000 vehicles per day.

National retailers in the immediate vicinity include Arby's, Bojangles, Dollar Tree, Wal-Mart, Zaxby's, Murphy USA, Burkes Outlet, Verizon, Dollar General, Sonic Drive-In, Taco Bell, US Bank, McDonald's, Walgreens, Dairy Queen, Pizza Hut, Wendy's, AutoZone, CVS, Starbucks, Burger King, KFC, Hardee's, Tractor Supply, Kroger, 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 text "Hwy 55" in a stylized, red, cursive font with a trademark symbol.

INVESTMENT HIGHLIGHTS

- Brand New 2021 Construction (New Prototype)
- 20-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- 6.96% Average Cap over Initial Lease Term
- Corporate Guarantee from Hwy 55 (130+ Locations)
- Traffic Counts Exceed 30,000 Vehicles Per Day on North Main Street & 42,000 Vehicles Per Day on the I-40
- Outparcel to Lowe's Home Improvement Center



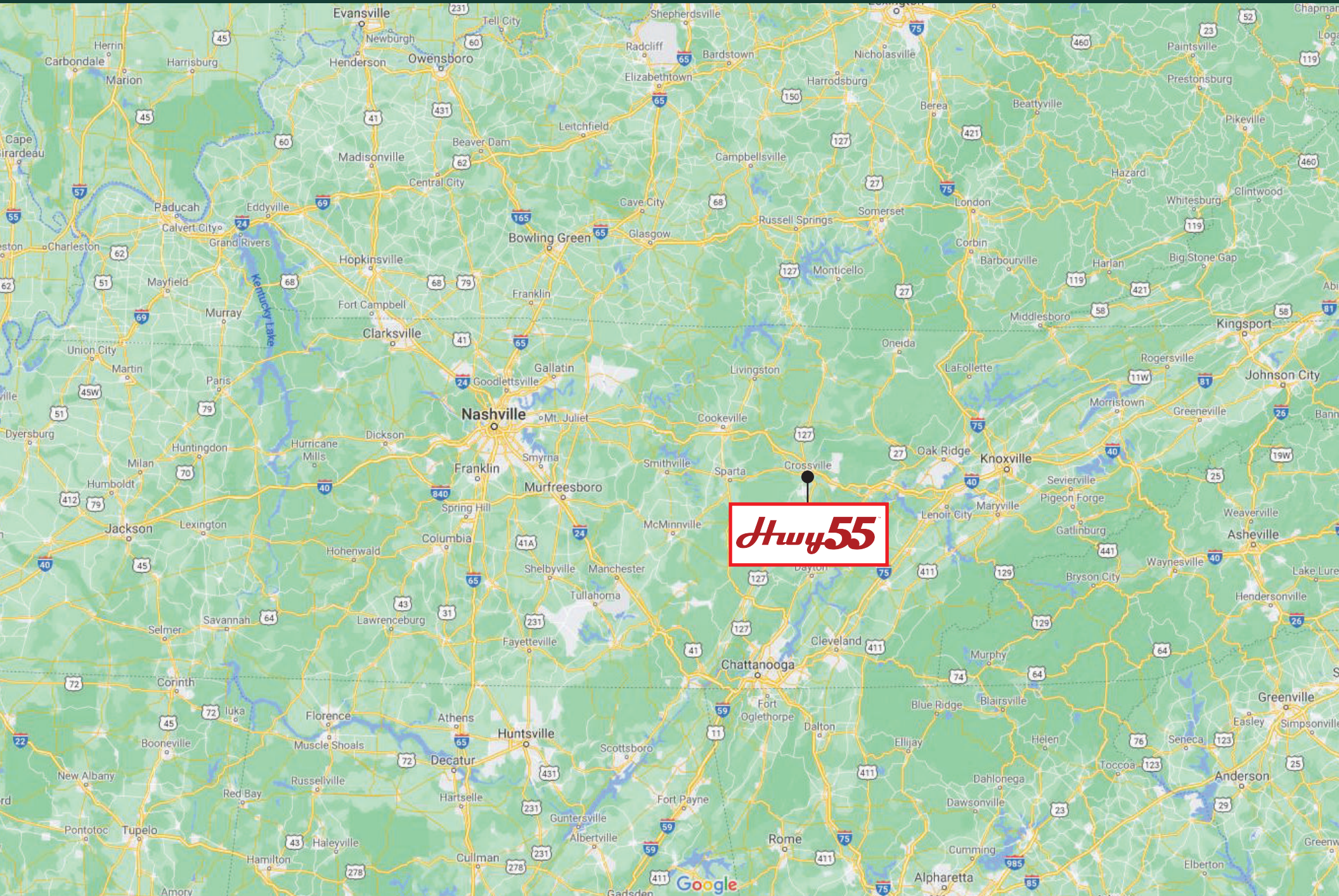
REPRESENTATIVE PHOTO

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.

AREA MAP



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.

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



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.

DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILE	5 MILES	10 MILES
2026 Projection	12,973	23,106	51,548
2021 Estimate	12,444	22,206	49,224
2010 Census	11,475	20,618	44,642
Percent Change 2010-2021	8.44%	7.70%	10.26%
Percent Change 2021-2026	4.25%	4.05%	4.72%
Median Age	41.85	44.22	52.05

HOUSEHOLDS	3 MILE	5 MILES	10 MILES
2021 Est. Avg. HH Income	\$54,776	\$58,608	\$63,471
2026 Projection	5,409	9,554	22,138
2021 Est. Households	5,170	9,174	21,102
2010 Census	4,708	8,488	19,000
Percent Change 2010-2021	9.81%	8.08%	11.06%
Percent Change 2021-2026	4.62%	4.14%	4.91%

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.

WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services
3138 Roosevelt Street, Suite L
Carlsbad, CA 92008
Tel: (619) 218-6427
Fax: (858) 408-1830
www.wertzrealestate.com

Listed with Tennessee broker
DZ Net Lease Realty, LLC license 262628