



BOJANGLES'

FAYETTEVILLE (ATLANTA MSA), GA

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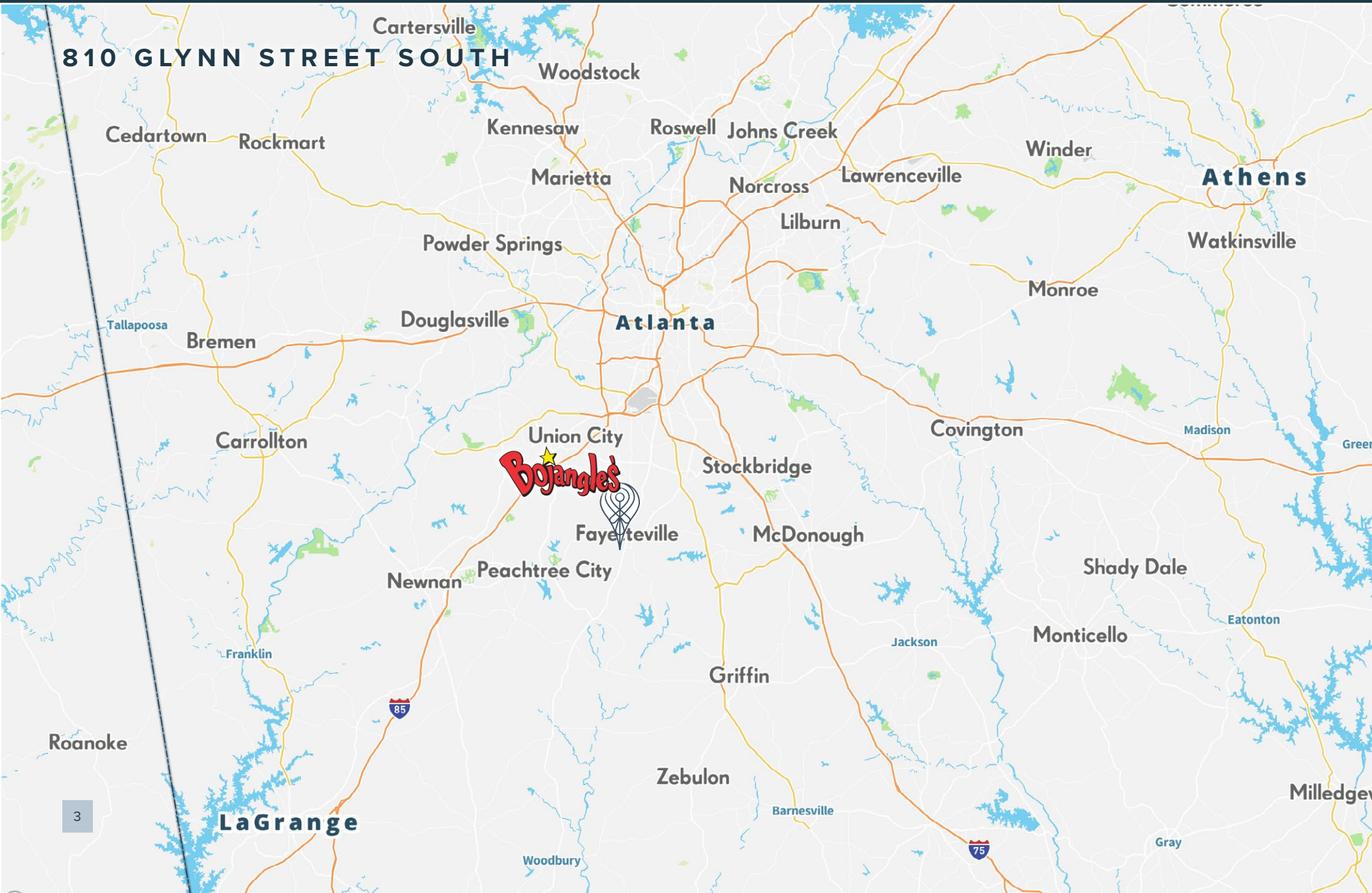
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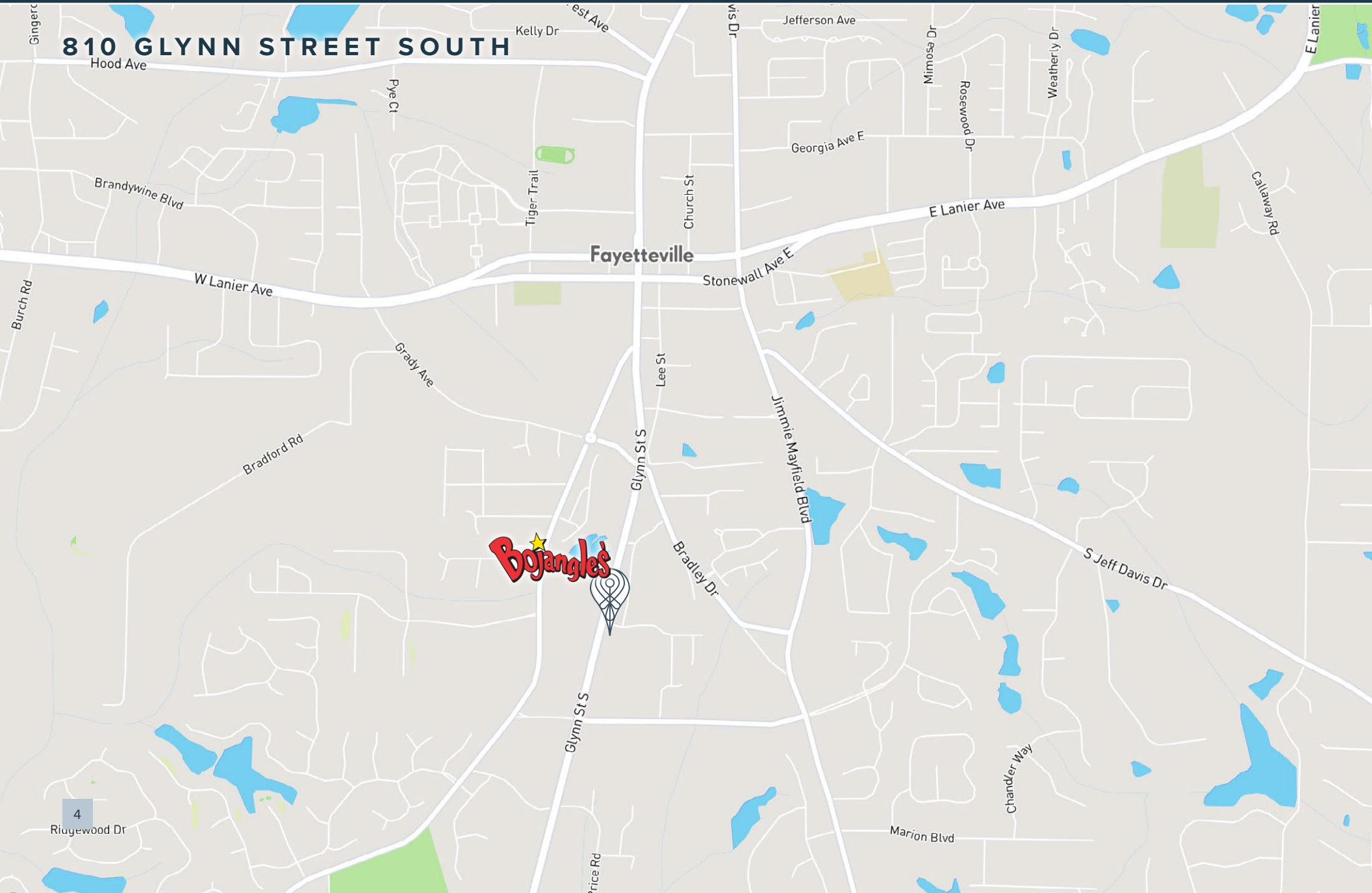
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RELATION MAP



LOCATION MAP



810 GLYNN STREET SOUTH

Fayetteville



4

Riugewood Dr

OFFERING OVERVIEW

PROPERTY DETAILS

NAME	BOJANGLES' CORPORATE	NET OPERATING INCOME	\$149,663
ADDRESS	810 GLYNN STREET SOUTH	RENT INCREASES	1.25% ANNUALLY
MARKET	FAYETTEVILLE (ATLANTA MSA), GA 30214	RENT COMMENCEMENT	JUNE 7, 2017
BUILDING SIZE	3,195 SF	RENT EXPIRATION	JUNE 6, 2032
LAND SIZE	1.12 AC	LEASE TYPE	ABSOLUTE NET
PARKING	42 SPACES	ORIGINAL LEASE TERM	15 YEARS
TENANT	BOJANGLES., INC. (NASDAQ: BOJA)	LEASE TERM REMAINING	15 YEARS
YEAR BUILT	2017	OPTIONS	THREE, 5-YEAR
RIGHT OF FIRST REFUSAL	NO	ASKING PRICE	\$2,850,000 (5.25% CAP RATE)

DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILE	5-MILE
2022 POP. PROJECTION	3,338	27,297	52,520
2017 POP. ESTIMATE	3,198	26,553	49,607
POP. GROWTH 2000-2017	23.80%	28.69%	37.98%
HH GROWTH 2000-2017	31.62%	33.64%	41.86%
2017 EST. AVG. HH INCOME	\$104,297	\$89,908	\$94,813

for detailed demographics, please click [HERE](#)

TRAFFIC COUNTS

	AADT
GLYNN STREET SOUTH	20,000

INVESTMENT HIGHLIGHTS

PUBLICLY TRADED TENANT

Bojangles' (NASDAQ: BOJA) is a fast-casual restaurant operator and franchisor serving high quality southern recipes centered on famous chicken n' biscuits. The company was founded in 1977 in Charlotte, NC and has been expanding over the years throughout the Southeast and Mid- Atlantic. As of Q3 2016, Bojangles' operates approximately 700 restaurants (43% corporate/57% franchised). The company has reported 26 consecutive quarters of positive comparable restaurant sales through Q3 2016. Rapidly expanding, Bojangles' has laid out plans to grow to 1,400+ stores in the current corporate footprint with a vision of having 3,500+ nationwide.

NEW 15 YEAR CORPORATE LEASE

An investor will assume a brand new 15 year absolute net lease with zero landlord responsibilities. The restaurant opened for business just recently in late June 2017.

1.25% ANNUAL RENT INCREASES

Bojangles' rent will increase each year by 1.25% throughout the initial term and each of the 3, 5-year options. This benefits the investor as a hedge against inflation and as a more liquid asset given the owner does not have to wait every five years for a rent increase like most single tenant retail investments.

\$100K HOUSEHOLD INCOME AVERAGE

The average income per household in a one-mile radius exceeds \$104,000 per year. Income averages inside of five-miles are still very strong as each household averages approximately \$95,000.

BEST IN CLASS TENANTS NEARBY

Some of the best retail tenants in the industry neighbor Bojangles' and line each side of Glynn Street. Those nearby tenants include: Publix, Kroger, McDonald's, Starbucks, Chick-fil-A, Chase Bank, Wells Fargo, Walgreens, Wendy's and many others.

SIGNALIZED CORNER INTERSECTION

Bojangles' has excellent frontage and visibility at a signalized intersection. Roughly 20,000 vehicles pass Bojangles' each day.

15 MILES SOUTH OF ATLANTA AIRPORT

The subject Bojangles' is located 15 miles south of Atlanta's main airport, Hartsfield-Jackson Atlanta International. The airport is located seven miles south of Atlanta's central business district and has been the world's busiest airport by passenger traffic since 1998.

ROUTE 85 TRAVEL ROUTE

State Route 85 (or Glynn Street) is a 96.5 mile-long state highway in the west-central part of Georgia. The subject retail corridor is an excellent stopping point for these highway travelers.

CLOSEUP AERIAL



MID-RANGE AERIAL



RESIDENTIAL
\$200K - \$350K

Walmart
Target
Hobby Lobby
Kohl's
Bealls Outlet
Ulta
Bob's
Dick's
Big Lots
Marshalls
PetSmart

Fayetteville Rd
Mundy's Mill Rd

RESIDENTIAL
\$250K - \$400K

Kroger
Sears
O'Penney

RESIDENTIAL
\$250K - \$600K

Lowie's

Rite Aid
Staples
Tractor Supply
Ollie's

PIEDMONT
FAYETTE
HOSPITAL
221 BEDS

CVS

Walmart
Play It Again Sports

RESIDENTIAL
\$200K - \$350K

Bojangles'

Kroger
Ingles

RESIDENTIAL
\$250K - \$400K

RESIDENTIAL
\$275K - \$450K



OVERHEAD AERIAL

FAYETTEVILLE TO ATLANTA
23 MILES / 33 MINS

GEORGIA TECH
15,142 STUDENTS

GEORGIA STATE UNIVERSITY
25,160 STUDENTS

ATLANTA
\$150K - \$5MM

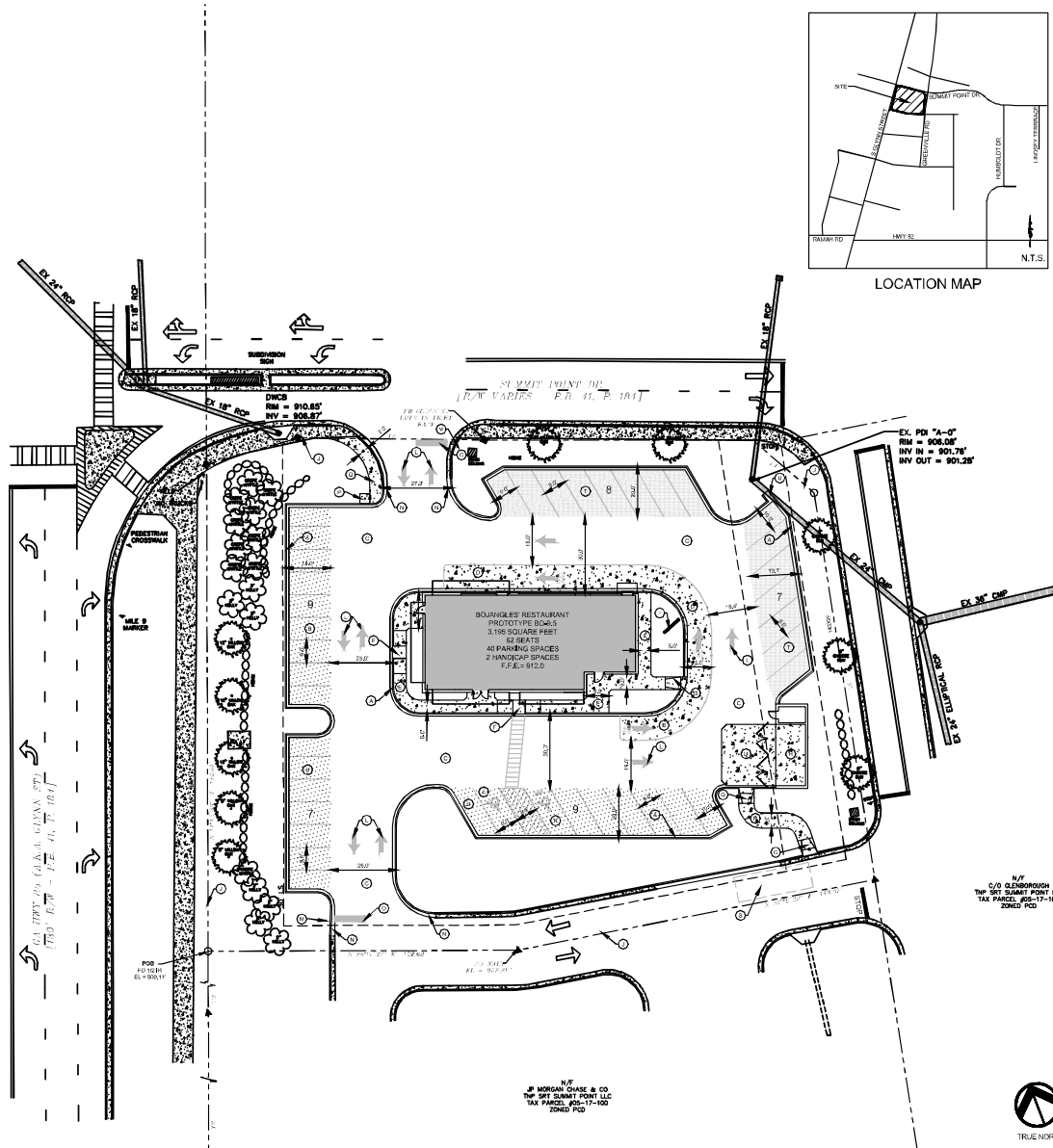
HARTSVILLE-JACKSON
ATLANTA INT'L AIRPORT
2,500 FLIGHTS/DAY



SITE PLAN

LEGEND OF PROPOSED IMPROVEMENTS	
	PROPOSED 14' CURB AND GUTTER
	PROPOSED 10' PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED OPEN SPACE
	PROPOSED STRUCTURE
	PROPOSED PERVIOUS CONCRETE

PROPOSED SITE PLAN LEGEND	
	STANDARD 14" CURB AND GUTTER TYPICAL (REFER TO DETAIL SHEET)
	STANDARD DUTY ASPHALT PAVEMENT TYPICAL (REFER TO DETAIL SHEET)
	HEAVY DUTY ASPHALT PAVEMENT TYPICAL (REFER TO DETAIL SHEET)
	HEAVY DUTY CONCRETE PAVEMENT TYPICAL (REFER TO DETAIL SHEET)
	STANDARD DUTY CONCRETE SIDEWALK TYPICAL - WIDTH SHOWN ON PLANS (REFER TO DETAIL SHEET)
	HANDICAP ACCESSIBLE RAMP TYPE I (REFER TO DETAIL SHEET) PAINT CURB YELLOW IN TRANSITION AREA
	HANDICAP ACCESSIBLE RAMP TYPE II (REFER TO DETAIL SHEET) PAINT CURB YELLOW IN TRANSITION AREA
	DUMPSTER AND RECYCLE AREA WITH OR WITHOUT EXCLUSION (REFER TO ARCHITECTURAL PLAN FOR DESIGN INFORMATION)
	PROPOSED MENU BOARD
	PROPERTY BOUNDARY
	HANDICAP ACCESSIBLE PARKING SPACE TYPICAL (REFER TO DETAIL SHEET FOR SPACE SIZE, SIGNAGE AND GRAYING)
	PARKING FUNCTIONAL ARROW TYPICAL (REFER TO DETAIL SHEET)
	8x4 STOP SIGN
	TRANSITION FROM 14" CURB & GUTTER TO 24" CURB & GUTTER (TO THE INTO EXISTING SIDE)
	24" PAINTED STOP BAR
	30" FLAG POLE WITH 6X6 CONCRETE PAD
	MONUMENT SUBWALK CONNECTING TO EXISTING SUBWALK
	LANDSCAPING/GRASSY RAMP PAINT CURB YELLOW IN TRANSITION AREA
	11" X 36" HANDICAP ACCESSIBLE SPACE
	PERVIOUS CONCRETE (24" X 8")
	32" WIDE CONCRETE FLUME



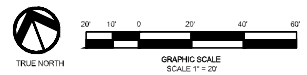
PROJECT NOTES:

OWNER: BOJANGLES RESTAURANT, LLC, 300 MAIN STREET, SUITE 200, LAWY, CA 94501
 ARCHITECT: MORGAN CHASE & CO., 2000 CALIFORNIA STREET, SUITE 100, SAN FRANCISCO, CA 94109
 ENGINEER: GLENDOROUGH, 1000 MARKET STREET, SUITE 100, SAN FRANCISCO, CA 94102
 DATE: 08/14/2017
 SHEET: 17-104
 PROJECT: BOJANGLES RESTAURANT, LLC, 300 MAIN STREET, SUITE 200, LAWY, CA 94501
 SCALE: AS SHOWN
 DRAWN BY: J. CHEN
 CHECKED BY: J. CHEN
 APPROVED BY: J. CHEN
 DATE: 08/14/2017
 PROJECT: BOJANGLES RESTAURANT, LLC, 300 MAIN STREET, SUITE 200, LAWY, CA 94501
 SCALE: AS SHOWN
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 DATE: 08/14/2017

UNDERGROUND UTILITIES SOLARIZER

THE UNDERGROUND UTILITIES SOLARIZER IS A DEVICE THAT CONVERTS SOLAR ENERGY INTO HEAT TO WARM WATER. IT IS USED TO HEAT WATER FOR INDUSTRIAL OR COMMERCIAL USES. THE SOLARIZER IS A RECTANGULAR BOX WITH A GLASS COVER ON TOP. IT IS FILLLED WITH WATER AND A HEAT EXCHANGER. THE SOLAR RADIATION HEATS THE WATER, WHICH IS THEN CIRCULATED TO THE POINT OF USE. THE SOLARIZER IS A GREEN TECHNOLOGY THAT REDUCES THE CARBON FOOTPRINT OF INDUSTRIAL OR COMMERCIAL FACILITIES. IT IS A SIMPLE AND EFFECTIVE WAY TO REDUCE ENERGY COSTS AND IMPROVE SUSTAINABILITY. THE SOLARIZER IS A RECTANGULAR BOX WITH A GLASS COVER ON TOP. IT IS FILLLED WITH WATER AND A HEAT EXCHANGER. THE SOLAR RADIATION HEATS THE WATER, WHICH IS THEN CIRCULATED TO THE POINT OF USE. THE SOLARIZER IS A GREEN TECHNOLOGY THAT REDUCES THE CARBON FOOTPRINT OF INDUSTRIAL OR COMMERCIAL FACILITIES. IT IS A SIMPLE AND EFFECTIVE WAY TO REDUCE ENERGY COSTS AND IMPROVE SUSTAINABILITY.

N/E
 MORGAN CHASE & CO.
 THE BOJANGLES RESTAURANT, LLC
 TAX PARCEL: 005-17-104
 2016D PCD



MARKET OVERVIEW

ATLANTA, GEORGIA



MARKET OVERVIEW

JOBS & INVESTMENT

Atlanta Top Employers by Employee Count

Delta Airlines: 

Emory Healthcare: 

Walmart: 

The Home Depot: 

AT&T: 

Kroger Co.: 

Wellstar Health Systems: 

Publix Supermarkets: 

USPS: 

Northside Hospital: 


15%

employment increases projected over next 5 years


40%

increase in annual rate of venture capital funding since 2010

\$\$\$

500

million dollars in venture capital funding was invested in 2015

INFRASTRUCTURE



#1

busiest airport in the nation, measured by takeoffs and landings



2,500

daily departures and landings out of Hartsfield-Jackson Atlanta International Airport



GOOGLE FIBER

brought the fastest available internet to Atlanta

MARKET OVERVIEW

PEOPLE



220

new residents move to Atlanta every day



33

the median age of residents who live in Atlanta



4TH

largest population growth in the U.S. during 2016

REAL ESTATE



\$1,350

the average rent for an apartment in Atlanta

\$\$\$

3.7

billion dollars in real estate projects were under construction



430,000

square feet of retail space planned or under construction

 **50%**

increase in the amount of institutionally-owned office space in Downtown Atlanta



5.3

million square feet of office planned or under construction



9,725

housing units planned or under construction

DEMOGRAPHICS

POPULATION	1-MILE	%	3-MILE	%	5-MILE	%
2022 Projection	3,338		27,927		52,520	
2017 Estimate	3,198		26,553		49,607	
2010 Census	3,055		25,047		46,207	
2000 Census	2,583		20,652		35,950	
Growth 2017-2022		4.36%		5.18%		5.87%
Growth 2010-2017		4.67%		6.01%		7.36%
Growth 2000-2010		18.27%		21.28%		28.53%
2017 EST. HOUSEHOLDS BY HOUSEHOLD INCOME	1,132		9,954		17,984	
Income < \$15,000	43	3.83%	514	5.16%	873	4.85%
Income \$15,000 - \$24,999	61	5.37%	651	6.54%	1,109	6.17%
Income \$25,000 - \$34,999	63	5.59%	765	7.68%	1,360	7.56%
Income \$35,000 - \$49,999	138	12.23%	1,547	15.54%	2,594	14.43%
Income \$50,000 - \$74,999	162	14.36%	1,593	16.00%	2,909	16.18%
Income \$75,000 - \$99,999	188	16.66%	1,680	16.88%	2,912	16.19%
Income \$100,000 - \$124,999	145	12.77%	1,054	10.59%	1,907	10.60%
Income \$125,000 - \$149,999	102	9.00%	744	7.47%	1,471	8.18%
Income \$150,000 - \$199,999	138	12.16%	836	8.40%	1,609	8.95%
Income \$200,000 - \$249,999	44	3.93%	276	2.78%	578	3.22%
Income \$250,000 - \$499,999	40	3.49%	246	2.47%	522	2.90%
Income \$500,000+	7	0.61%	48	0.48%	139	0.78%
2017 EST. AVERAGE HOUSEHOLD INCOME	\$104,297		\$89,908		\$94,813	

CONFIDENTIALITY

Berkeley Capital Advisors, LLC (“BCA”) has been authorized by the owner of the subject property (the “Seller”) to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any en-

ty at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker’s involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or “broadcast facsimile” communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a “Seller’s Agent” during the course of this offering, and as such are solely representing the interests of the Seller.

DESCRIPTION OF AGENT DUTIES AND RELATIONSHIPS

Before you begin working with any real estate agent, you should know who the agent represents in the transaction. Every listing agreement, buyer agency agreement or other agreement for brokerage services in a real estate sales transaction in North Carolina must contain this “Description of Agent Duties and Relationships” [N.C. Real Estate Commission Rule 21 NCAC 58A.0104(c), eff. 7/1/95]. Real estate agents should carefully review this information with you prior to entering into any agency agreement.

AGENT’S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller.

The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all “material facts” which the agent knows or reasonably should know. A fact is “material” if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller’s agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer’s agent to disclose to the seller the maximum price the buyer will pay.

AGENTS WORKING WITH SELLERS

A seller can enter into a “listing agreement” with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the listing firm for its services, and it may require the seller to pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller’s property to other agents who are members of the service. Some of those agents may be working with buyers as buyers’ agents; others will be working with buyers but still representing the sellers’ interests as an agent or “subagent”. When the buyer’s agents and seller’s subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller’s permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer’s agent), or may work with an agent or firm that represents the seller (as a seller’s agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer’s agent to represent him in purchasing a property, the buyer should enter into a “buyer agency agreement” with the agent. The buyer agency agreement should state how the buyer’s agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer’s agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer’s agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller’s agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller’s behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

BERKELEY
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