

For Sale

7.5% Cap Rate

Rally's Hamburgers Drive-In
NNN Investment
Rare Corporate Lease

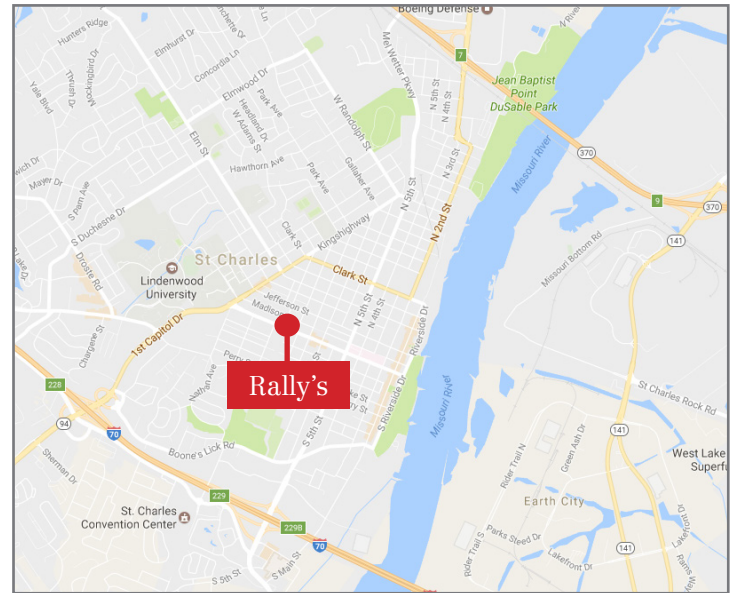


826 First Capitol Drive

St. Charles, MO 63301 (Suburb of St. Louis)

Investment Summary

- **7.5% CAP Rate**
- **Sale Price: \$999,000**
- Rare Corporate Lease with Checkers Drive-In Restaurants, Inc.
- Absolute NNN Lease - No Landlord Responsibilities
- Strong Store Sales
- 9-Years & 8-Months Remaining on Lease
- Four 5-Year Options
- 7.5% Rent Increase every Five Years
- Net Operating Income: \$75,116
- Average HH Income is \$76,149 within Five Miles
- Suburb of St. Louis, MO



Investment Summary

- Building Size: ±884 SF
- Land Area: ±18,759 SF
- Double Drive-In Restaurant

For more information

Chuck Weinberger, CCIM

Associate Vice President
cweinberger@naisandiego.com
d 619 241 2391 | c 619 368 9636
license # 00904377

Please Do Not Disturb Tenant

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

123 Camino de la Reina
Suite 200 South
San Diego, CA 92108
619 497 2255
naisandiego.com

For Sale
826 First Capitol Drive
St. Charles, MO 63301

Tenant Overview



TENANT:
**CHECKERS DRIVE-IN
RESTAURANTS, INC.**

PARENT COMPANY:
**CHECKERS DRIVE-IN
RESTAURANTS, INC.**

NUMBER OF LOCATIONS:
+840

PARENT COMPANY ANNUAL
REVENUE:
\$3.6 BILLION



Tenant Overview

CHECKERS DRIVE-IN RESTAURANTS, INC.

Checkers Drive-In Restaurants Inc. does business as both "Checkers" and "Rally's Hamburgers", and is one of the largest chains of double drive-thru restaurants in the United States. There are currently more than 840 locations located throughout 29 states. Approximately 40% of the locations are corporately operated.

In Q1 2017, Checkers Drive-In Restaurants Inc. was sold to the private-equity group Oak Hill Capital Partners, for \$525 million. Oak Hill purchased the property with plans to invest heavily into future growth and expansion. Same-store sales grew at 3% in 2016 with Q1 2017 same-store sales already up 3.5%. Over the past two years, the company has added 100 new operators and has 130 locations in the pipeline, plus commitments for another 120 units.

The company is known for value, and has worked to innovate on many of those offers, including a \$2 Box, which includes fries and a protein, such as the Cheddar Biscuit Shrimp. It also introduced a 4-for-\$3 value, giving customers an option of four different sandwiches, fries, a drink and an apple pie.

Restaurant design also helps profitability. The chain is drive-thru only, so it can go into smaller spaces and operate with fewer employees because restaurants don't have dining areas. Workers can focus on getting cars through.

Checkers and Rally's is headquartered in Tampa, Florida where approximately 100 corporate employees are dedicated to providing a wide-variety of support services. Checkers Drive-In was founded in 1986 in Mobile, AL while the first Rally's was founded in 1985 in Louisville, KY. In August of 1999, Checkers and Rally's merged businesses making them the largest double drive-thru restaurant chain in the country, which in turn helped bolster both the Checkers & Rally's brands on all fronts.

The company operates more than 840 Checkers and Rally's restaurants in 28 states and the District of Columbia.



For more
information

Chuck Weinberger, CCIM
Associate Vice President
cweinberger@naisandiego.com
d 619 241 2391 | c 619 368 9636
license # 00904377

For Sale
826 First Capitol Drive
St. Charles, MO 63301

Property Photos



For more
information

Chuck Weinberger, CCIM
Associate Vice President
cweinberger@naisandiego.com
d 619 241 2391 | c 619 368 9636
license # 00904377

NAI San Diego

123 Camino de la Reina
Suite 200 South
San Diego, CA 92108
619 497 2255
naisandiego.com

For Sale

826 First Capitol Drive
St. Charles, MO 63301

Location Overview



St. Charles is a city in, and the county seat of, St. Charles County, Missouri, United States. The population was 65,794 at the 2010 census, making St. Charles the ninth-largest city in Missouri. It lies to the northwest, and is a suburb of St. Louis, Missouri on the Missouri River.

Founded in about 1769 as Les Petites Côtes, or “The Little Hills” in French, by Louis Blanchette, a French-Canadian fur trader, when the area was nominally ruled by Spain following the Seven Years’ War, it is the third-oldest city in Missouri. For a time, it played a significant role in the United States’ westward expansion.

It was settled primarily by French-speaking colonists from Canada in its early days and was considered the last “civilized” stop by the Lewis and Clark Expedition in 1804, which was exploring the western territory after the United States made the Louisiana Purchase. The city served as the first Missouri capital from 1821 to 1826, and is the site of the Saint Rose Philippine Duchesne shrine.

For more
information

Chuck Weinberger, CCIM
Associate Vice President
cweinberger@naisandiego.com
d 619 241 2391 | c 619 368 9636
license # 00904377

NAI San Diego

123 Camino de la Reina
Suite 200 South
San Diego, CA 92108
619 497 2255
naisandiego.com