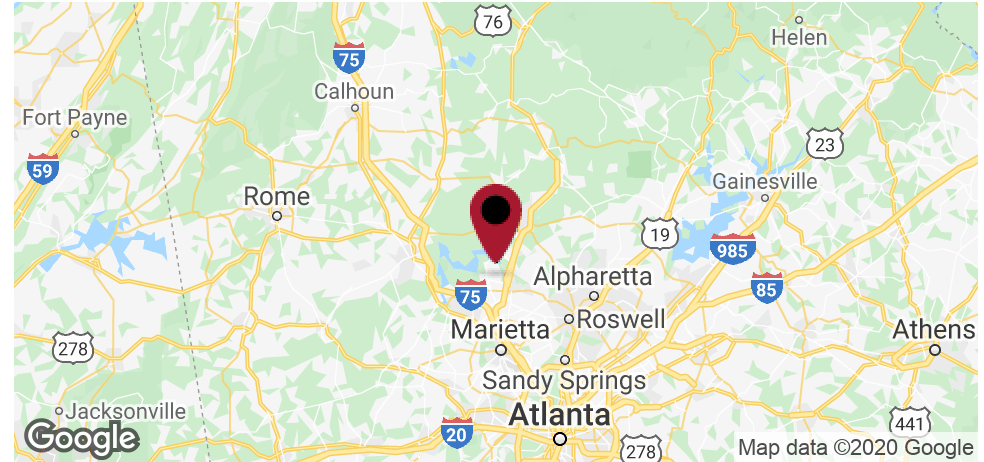


BOJANGLES' – ATLANTA MSA



2072 EAGLE DRIVE, WOODSTOCK, GA 30189



OFFERING SUMMARY

Purchase Price	\$2,961,000
Going-In Cap Rate	5.75%
Cap Rate On 8/1/27	6.96%
Annual Base Rent/NOI	\$170,247.48
Guarantor	Franchisee
Land Size	1.047 Acres
Building Size	3,841 Sq Ft
Building Age	Summer 2016
Parking	30 Spaces
Zoning	GC

INVESTMENT OVERVIEW

RealtyLink is proud to offer this absolute triple net leased quick-serve restaurant constructed in 2016 and operated by a successful multi-unit franchisee. The property is located in the affluent and high growth NW Atlanta suburb of Woodstock at a high profile signalized intersection on a heavily traveled corridor.

INVESTMENT HIGHLIGHTS

- 16 year absolute triple net lease commenced August 2016 with 3-5 year options
- 10% rent bumps every 5 years - Cap Rate increases to 6.32% on 8/1/22
- High profile signalized intersection across from a 2,500-student high school
- 41,900 cars per day on the primary corridor and 91,600 on the nearby interstate
- Average household income of \$119,700 within a 1-mile radius of Subject Property
- Population of 152,000 within a 5-mile radius - 9% projected growth by 2024
- Bojangles is a popular Southeastern brand with over 750 locations in 12 states and D.C.
- Woodstock is a desirable and high growth community in the northwest Atlanta suburbs

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