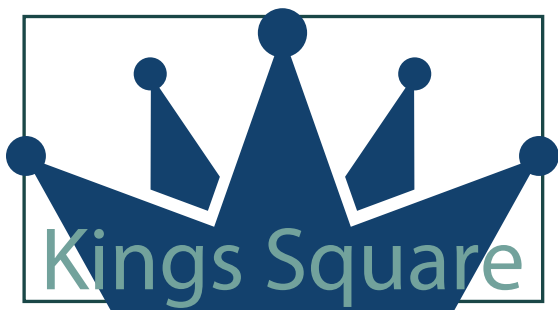




RARE TROPHY INFILL MULTI-TENANT RETAIL IN MIDTOWN CHARLOTTE

345 SOUTH KINGS DRIVE



CHARLOTTE, NC



1-MILE RADIUS AVERAGE HOUSEHOLD INCOME +\$115,475

Uptown Charlotte

Bank of America
Headquarters

Bank of America Stadium
CAROLINA PANTHERS

Crescent Stonewall Station
WHOLE FOODS MARKET
47,000 SF Retail
400 Hotel Rooms
& 460 New
Apartment Units

**Northwood Ravin
Development**



Brooklyn Village Redevelopment
252,100 SF Retail, 680,700 SF Office, 280 Hotel Rooms
& 1,244 New Apartment Units

Spectrum Center
HORNETS

SUNTRUST



**CENTRAL PIEDMONT
COMMUNITY COLLEGE**

The Metropolitan
BEST BUY
STAPLES
Marshalls
TRADER JOE'S
west elm

Wendy's

TARGET
petco
where the healthy pets go

**CHIPOTLE
MEXICAN GRILL**

**Marq
Midtown
205
261 New
Apartment Units**

K

Bojangles
Famous Chicken 'n Biscuits

BURGER KING

WELLS FARGO

Bank of America

Arby's

Walgreens

Domino's

**Levine
Metropolitan
S Kings Drive ± 17,500 ADT**

at&t

**Baxter Place
200,000 SF Class A
Mixed-Use Office & Retail**

**Housing
Development
40 New
Apartment Units**

Subject Property: Kings Square



**Lincoln at
Dilworth
25,000 SF Retail
& 380 New
Apartment Units**

**Harding Place
67,000 SF Office &
220 New Apartment
Units**

**DUNKIN'
DONUTS**

**Berkshire Dilworth
296 New Apartment Units**

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ADJACENT TO BRAND NEW HOUSING DEVELOPMENT

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EXECUTIVE SUMMARY



FINANCIAL HIGHLIGHTS

Price	\$5,525,000
Cap Rate	6.00%
Net Operating Income	\$331,413



OFFERING SUMMARY

Pegasus Investments Real Estate Advisory Inc., as exclusive investment sale advisor to seller, is pleased to offer Kings Square: a rare opportunity to acquire a multi-tenant net leased retail center located in the heart of Charlotte's highly sought-after Midtown. Kings Square is 100% leased on a triple net basis to a fantastic mix of lifestyle and service oriented tenants catering to the discerning tastes of the surrounding, rapidly gentrifying Midtown Charlotte market, and more specifically the Cherry neighborhood which boasts average household incomes of \$115,475 per year. Kings Square also benefits from the unprecedented growth in the Charlotte metro, one of the fastest growing large cities in the U.S.

Major developments within walking distance of Kings Square include The Metropolitan ("The Met"), a 412,000 SF transformative urban mixed use-lifestyle center featuring a 172,000 SF of high end dining and shopping including a Trader Joe's, West Elm and Best Buy. The Met also features 110 luxury residential units and a 10-story 17,000 SF LEED certified Class A office tower. Marq Midtown 205, a recently completed 260-unit luxury residential building, is located a block from the property. Finally, Baxter Place, a planned 200,000 SF luxury office and service retail building is pre-leasing and proposed immediately adjacent to Kings Square.

PLANNED & CURRENT DEVELOPMENT WITHIN 1-MILE

+1.6 MILLION SF
OFFICE SPACE

378,100 SF
RETAIL SPACE

1,025
HOTEL ROOMS

3,596
APARTMENT UNITS



Kings Square was recently acquired by a prominent Charlotte based real estate development firm and completely renovated to make way for its new tenancy which include CycleBar, Uncle Maddio's and T-Mobile. The two legacy tenants, Subway and iColor Nail Bar, are still paying significantly below market rent due to their old lease structure. This dynamic offers a new investor the opportunity to raise rents significantly in years 4 and 8 of the hold period. Kings Square offers investors one of the truly rare opportunities to acquire a stabilized, ease of management investment property while land banking generational quality real estate which has seen major vertical development surrounding the property.

INVESTMENT HIGHLIGHTS

CHARLOTTE IS ONE OF THE UNITED STATES' FASTEST GROWING LARGE CITIES

The city of Charlotte has grown over 15% since 2010, more than double North Carolina's growth rate. Charlotte is ranked 17th largest city in the country, ahead of Seattle, and has a higher population than several states, including Vermont, Alaska, Wyoming and North Dakota. Charlotte added more population than all but 10 other cities in the country, and is by far the largest city between Washington D.C. and Atlanta. Known as the largest banking center in the United States outside of Manhattan, Charlotte serves as the global headquarters for Wells Fargo and Bank of America.

WITHIN THE TRENDY, AFFLUENT CHERRY NEIGHBORHOOD

Boasting an average household income within a 1-mile radius of Kings Square in excess of \$115,000 per year, the Cherry neighborhood was traditionally very different than what it looks like today. Older homes have been purchased and redeveloped, affordable housing has been torn down and replaced, and property values have been surging. The Cherry neighborhood zip code placed #2 in the Top 10 Charlotte Zip Codes to Invest In, posting a 28.5% increase in median house value from 2016 to 2017. As the neighborhood continues to gentrify the demand for new food and service retail will increase to service these new families with discretionary spending. Kings Square is perfectly situated to benefit tremendously from this gentrification.

SURROUNDED BY MAJOR MEDICAL HOSPITAL, HEALTHCARE & EDUCATION INFRASTRUCTURE

Central Piedmont Community College's main campus (5,000+ enrollment), Novant Health's Presbyterian Medical Center, Carolina Healthcare Systems' Carolinas Medical Center and CMC-Mercy Hospitals all serve as a major draw to the area. Carolina Medical Center and Novant Health's Presbyterian Medical Center are the top two regionally ranked hospitals in the Charlotte metro area. These major healthcare campuses employ thousands of doctors, nurses and healthcare professionals who patronize local restaurants and services.



LAND BANKING OPPORTUNITY WITH IN PLACE CASH FLOW

Given the high-density developments surrounding the property including The Metropolitan, Marq Midtown 205 and the proposed Baxter Place, it is likely that the land value of Kings Square will continue to rise as the availability of land has been diminished. Many investors in today's market are faced with taking low yield in exchange for land appreciation (or the opposite). Kings Square offers investors the rare mix of both: great in place yield and future land appreciation.

615 S. College Street
Crescent Stonewall Station

Northwood Ravin Development

The Montage
Brooklyn Village Redevelopment
252,100 SF Retail, 680,700 SF Office, 280 Hotel Rooms
& 1,244 New Apartment Units



The Metropolitan
BEST BUY **STAPLES**
Marshalls
TRADER JOE'S
west elm



Marq Midtown 205
260 New Apartment Units

Subject Property Kings Square

Pappas Midtown
20,000 SF Retail, 179,000 SF Office,
170 Hotel Rooms & 250 New
Apartment Units

Levine Metropolitan
175 Hotel Rooms & 155 New
Apartment Units

Baxter Place
200,000 SF Class A
Mixed-Use Office & Retail

Housing Development
40 New Apartment Units

Harding Place
67,000 SF Office &
220 New Apartment
Units

Lincoln at Dilworth
25,000 SF Retail &
380 New Apartment
Units

DEVELOPMENTS

615 S. College Street
345,000 SF Office

Crescent Stonewall Station
47,000 SF Retail, 400 Hotel Rooms
& 440 New Apartment Units

Northwood Ravin Development
8,000 SF Retail, 12,000 SF Office
& 421 New Apartment Units

Brooklyn Village Redevelopment
252,100 SF Retail, 680,700 SF
Office, 280 Hotel Rooms & 1,244
New Apartment Units

Pappas Midtown
20,000 SF Retail, 179,000 SF
Office, 170 Hotel Rooms & 250
New Apartment Units

Lincoln at Dilworth
25,000 SF Retail & 380 New
Apartment Units

Harding Place
67,000 SF Office & 220 New
Apartment Units

Levine Metropolitan
175 Hotel Rooms & 155 New
Apartment Units

Baxter Place
200,000 SF Class A Mixed-Use
Office & Retail

Marq Midtown 205
260 New Apartment Units

Carolinas Medical Center

Berkshire Dilworth
296 New Apartment Units

Lincoln at Dilworth
25,000 SF Retail & 380
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67,000 SF Office & 220
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Baxter Place
200,000 SF Class A Mixed-Use
Office & Retail

Housing Development
40 New
Apartment Units

Subject Property: Kings Square



The Metropolitan



S Kings Drive ± 17,500

ACROSS THE STREET FROM THE METROPOLITAN

Also referred to as The Met, The Metropolitan features a combination of retail, residential, office and recreation in one walkable space, creating Charlotte's finest urban mixed-use environment. The 412,204 SF center is comprised of nearly 172,000 SF of high-end dining and shopping, 110 luxury residential units, a 10-story 170,402 SF LEED-certified office building, and a six-level parking structure. A vibrant blend of national retailers and specialty stores amidst a robust variety of restaurants unique to the market add to the Metropolitan's appeal as not only a place to shop, but also a place to live and work. The Met is anchored by leading national retailers, most notably Trader Joe's, Best Buy, West Elm, Marshalls and Staples. Amidst and above the center's retail are luxury condominiums and a 10-floor class A office building, which employs 450+ employees. A hub of constant activity, the Metropolitan is shadow anchored by a top-performing, 136,000 SF Target and its adjacent six-level parking deck.

ADJACENT TO LARGE NEW DEVELOPMENTS

MARQ MIDTOWN 205: Nestled in the heart of one of Charlotte's most desirable neighborhoods, Marq Midtown 205 is a newly constructed 260-unit, luxury apartment community offering handpicked amenities and modern conveniences to suit the demanding lifestyles of the local residents. Situated alongside Metropolitan, the neighborhoods premier shopping plaza, and just minutes from uptown Charlotte, Marq Midtown 205's pedestrian-friendly location offers residents the finest shopping, culture, and outdoor recreation Charlotte has to offer.

BAXTER PLACE: Situated across from the Trader Joe's and immediately adjacent to Kings Square, Baxter Place will be Midtown's newest Class A office and retail development. Currently in its design and pre-leasing phase, Baxter Place will feature eight floors of high grade glass construction and 200,000 SF of office and service retail space. Attracting tenants with the opportunity to provide employees the ultimate "live, work, play" lifestyle, Baxter Place will provide medium and large sized companies access to the highly coveted amenities of The Metropolitan, immediate access to I-277, and close proximity to Uptown's central business district.

HIGH QUALITY LIFESTYLE TENANCY WITH NNN LEASES

All of the tenants at Kings Square offer services which e-commerce and the “Amazon Effect” are unlikely to impact.

- Uncle Maddios is a newer concept pizza restaurant (like Blaze, MOD, Pieology, etc.) and benefits tremendously from the new housing in the Cherry neighborhood as well as all the daytime employees.
- CycleBar is the #1 indoor cycling studio chain nationally with 150 studios and another 200 currently under development. CycleBar recently received a major private investment from Texas Pacific Group (TPG). The CycleBar franchisee operates three stores in Charlotte, all located in very hip, affluent neighborhoods.
- T-Mobile offers local residents services and products not available online. With the evolution of mobile technology and the entry of many carriers into home tech and home automation, T-Mobile has a large footprint in the Charlotte metro and the Kings Square location is expected to be a large volume store for them.
- Subway recently renovated its interior and is expected to undergo another renovation when mandated by corporate. Subway, like Uncle Maddio’s, greatly benefits from the strong local daytime population and employee base from the Metropolitan and the surrounding healthcare campuses.
- iColor Nail Bar is a chain of local nail salons operated by impressive former nail technicians. While there is not much information available on business, they have recently expanded into new North Carolina markets with flagship locations and significant tenant investment.



SIGNIFICANT TENANT INVESTMENT & SPECIALIZED IMPROVEMENTS

With the exception of T-Mobile, it would be very costly for any of the tenants to relocate. Uncle Maddio’s and Subway both have significant tenant investment into their restaurant improvement and equipment. CycleBar has invested heavily into their proprietary, sound proof studio and the developer added a new roof to increase the vertical volume in the studio room. iColor Nail Bar has a built in, loyal customer base in the neighborhood and the separate plumbing to each of the spa bays would be costly to replicate. As mentioned previously, it would be beneficial for the landlord to get back the iColor and Subway spaces to rent at higher rates.

NEWLY RENOVATED WITH RARE ON-GRADE PARKING

Kings Square was previously leased to seven “mom & pop” tenants paying well-below market lease rates. In 2013 the property was acquired by a group of prominent Charlotte developers and extensively renovated to make way for the new, high quality tenancy, which include T-Mobile, CycleBar and Uncle Maddios. The holdover tenants, Subway and iColor Nail Bar, remained on their existing below market leases. The new tenants are paying rent in the \$40/SF range while Subway and iColor are both paying rent of \$26/SF and \$30/SF respectively, creating additional upside opportunities for the new owner.

THE IMMEDIATE TRADE AREA



Harris Teeter

The UPS Store



NOVANT HEALTH

Carolinas Medical Center
Mercy

CENTRAL PIEDMONT COMMUNITY COLLEGE



Walgreens



Bojangles'
Famous Chicken 'n Biscuits

Cherry



Bank of America



Housing Development
40 New Apartment Units

Subject Property: Kings Square



Baxter Place
200,000 SF Class A Mixed-Use Office & Retail

The Metropolitan



112,462

2017 EST. POPULATION
(3-MILE RADIUS)

Levine Metropolitan
175 Hotel Rooms & 155 New Apartment Units

Marshall's
TRADER JOE'S
west elm

HISTORIC CHERRY NEIGHBORHOOD

Ideally located in the center of Uptown, Midtown and Myers Park, Cherry is a hidden gem of Charlotte, full of action and growth. It has been a prime candidate for redevelopment the past few years with new development of massive \$600,000+ homes are changing the neighborhood in a big way with towering, modern architecture. A big new project was recently approved by the city council that will bring a hotel, apartments, retail space and a parking deck to the neighborhood. This project is referred to as the Midtown Center, and will consist of 300 apartment units, 225 hotel rooms, and a parking deck with up to 7,000 SF of ground-floor retail space. Charlotte developer Roy Goode is leading a partnership that's been planning the development on a 2-acre site at South Kings Drive and Baxter Street.

BAXTER PLACE

Adjacent to the subject property, the approved Baxter Place project will provide a positive addition to the Midtown market and business district currently being anchored by the Metropolitan development. This project will add the amenity of a hotel, plus a significant amount of additional street level retail as requested by the City of Charlotte's PED ordinance for the Midtown area. The City's desired emphasis is to provide continued amenity and consumer services for the neighborhood and the district, including retail, hotel and other services.

THE METROPOLITAN

The first of its kind in the Charlotte metropolitan area, the Metropolitan is a 412,204 SF outdoor mixed-use destination in the core of Midtown Charlotte. Referred to as the Met, the Metropolitan is an urban community with shopping, dining, modern homes, and art. Directly across the street from the subject property, The Met is home to national anchor tenants including Trader Joe's, Best Buy, Dressler's Restaurant, Staples, West Elm and much more. Little Sugar Creek Greenway and Linear Park border the Met, which also conveniently has a B-cycle station.



Midtown Center - Architectural Rendering



Baxter Place - Architectural Rendering

CENTRAL PIEDMONT COMMUNITY COLLEGE

Central Piedmont Community College (CPCC) is a public institution that has been providing more than 50 years of service to Mecklenburg County residents, businesses and industries. It is one of the largest community colleges in the North Carolina Community College System and the largest on the East Coast with more than six campuses located throughout Mecklenburg County. CPCC's main campus is just minutes from the subject property with total enrollment exceeding 5,000 students. Offering nearly 300 degree, diploma and certification programs and customized corporate training, the college assists the workforce and technology needs of local employers and job seekers.

CAROLINAS MEDICAL CENTER

Carolinas Medical Center (CMC) is the flagship hospital of Carolinas Healthcare System, which is distinguished throughout the Southeastern United States for its excellent patient care and medical expertise. CMC operates at two locations: CMC and CMC-Mercy, which are 1.3 miles apart from each other. The medical center has evolved into the largest hospital in the region and a world-class facility that offers a full range of services to the Charlotte community and beyond, with more than 1,100 physicians and providers specializing in all areas of medicine. CMC serves as the region's only Level 1 Trauma center and is an approved transplant center for heart, kidney, pancreas and liver. Additionally, it serves as one of North Carolina's five Academic Medical Center Teaching Hospitals, providing residency training for more than 200 physicians in 15 specialties.



Carolinas Medical Center

NOVANT HEALTH

Novant Health Presbyterian Medical Center, a nonprofit, 622-bed tertiary medical center, has been a cornerstone of the Charlotte community for over a century. The Charlotte hospital provides emergency services, including pediatric emergency care, maternity care, neonatal intensive care for infants, as well as other specialized care to patients with cancer and heart disease. Welcoming a new era in healthcare, Novant Health works to improve the health of the surrounding community through its nationally-recognized, quality care.





CITYLYNX GOLD LINE

A part of Charlotte's modern transportation amenities, CityLYNX Gold Line is a 10-mile streetcar system that provides connectivity throughout central Charlotte. An integral part of Charlotte's 2030 Transit Plan, the CityLYNX Gold Line was a part of the project's Phase 1, which opened in 2015. Phase 2 is currently under construction and will extend the current streetcar segment by 2.5 miles. This \$150M part of the project is anticipated to start servicing Charlotte in 2020. In addition to creating a transit focused and pedestrian oriented center city, the Gold Line will serve as an engine for economic growth with an anticipated +1.1 million SF of new residential, retail, office and hotel developments.



MARKET AREA OVERVIEW



CHARLOTTE, NC

A region that is equal parts old-fashioned southern charm and high-energy cosmopolitan bustle, the Charlotte metropolitan area is located in the heart of the Southeast within the southern Piedmont of North Carolina. The Charlotte, North Carolina region is composed of 16 counties, including four counties in South Carolina, with the city of Charlotte serving as the hub. Charlotte is the state's capital city, currently on the rise with its own culture, culinary sophistication and unique feel that's making it a more enticing place for people from all over the world to settle down. Throughout the last decade, Charlotte has undergone a significant transformation, which is only anticipated to continue, as evidenced by the numerous construction cranes across the skyline: it has emerged as a standalone destination area.

Bordering South Carolina in the mid-Atlantic, Charlotte is the largest and most accessible city between Washington, D.C., and Dallas, Texas. The city's highly efficient and growing interstate highway system offers drivers convenient access to the city; I-77 and I-85 connect it to cities in the Northeast, Southwest and Midwest. Charlotte Douglas International Airport is a major international hub and the national hub of US Airways. As the 8th largest airport in the United States for total operations, the airport averages 655 flights daily by 11 major airlines and 14 regional carriers providing non-stop service to 179 cities.

ECONOMIC SNAPSHOT

Charlotte is a modern urban and major U.S. financial center grown up dramatically from its previous agricultural and regional banking roots. Today the city is reputedly the headquarters for more banks than any city outside New York. A diverse commercial and industrial economy has developed around the financial industry with a mix of contemporary skyscraper architecture and well-preserved 19th-century neighborhoods in Uptown Charlotte. This Charlotte Center city has seen remarkable growth over the last decade. Numerous residential units continue to be built Uptown, including over 20 skyscrapers under construction, recently completed, or in the planning stage. Many new restaurants, bars and clubs now operate in the Uptown area.

Bank of America, the United States' second largest financial institution by total assets, is headquartered in Charlotte, and along with other regional banking and financial services companies, is located in the Uptown central business district. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo and Microsoft. Charlotte also serves as the headquarters for Wells Fargo's capital markets activities including sales and trading, equity research, and

investment banking. The Charlotte area has a diverse range of businesses present, including major food product companies Chiquita Brands International, Harris Teeter, Bojangles', and Food Lion; and motor and transportation companies such as RSC Brands, Continental Tire the Americas, LLC., and Meineke Car Care Centers.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 Projection	12,419	124,653	289,797
2017 Estimate	11,264	112,462	262,738
Growth 2017 - 2022	10.3%	10.8%	10.3%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 Projection	6,144	57,504	123,992
2017 Estimate	5,560	51,731	112,222
Growth 2017 - 2022	10.5%	11.2%	10.5%
INCOME	1-MILE	3-MILE	5-MILE
2017 Est. Average Household Income	\$115,475	\$96,386	\$79,404

FORTUNE 500 COMPANY HEADQUARTERS

Bank of America

Lowe's

Duke Energy

Nucor

Sonic Automotive

Sealed Air Corp.



#1

CITY FOR GROWTH IN NUMBER OF BUSINESSES

-WALLETHUB.COM



PHYSICAL DESCRIPTION



THE SITE

Property Name	Kings Square
Address	345 South Kings Drive Charlotte, NC 28204
Assessor's Parcel Number (APN)	125-222-01
Zoning	B-1

Gross Leasable Area	± 8,700 SF
Lot Size	± 0.82 Acres (35,775 SF)
Year Built / Renovated	1985 / 2016
Number of Stories	1
Number of Buildings	1



Parking ± 58 Surface Spaces

Parking Ratio 6.7 : 1,000 SF

TENANT ROSTER

TENANT	SF
Uncle Maddio's	2,400
CycleBar	2,400
T-Mobile	1,200
Subway	1,200
iColor	1,500
Total	8,700



RARE GROUND LEVEL PARKING

Due to the rising cost of land surrounding the property, recent developments have all been built with a vertical site plan, significantly limiting the amount of street level parking. Kings Square offers its tenants and customers rare, convenient access to street level parking, which costs a premium in this area of midtown. As the area continues its densification, retailers and restaurants will likely be willing to pay premium rent in order to offer its customers access to convenient parking.

ABOUT THE TENANTS



CYCLEBAR

Private
www.cyclebar.com

# of Locations	± 149
Headquartered	Cincinnati, OH
Year Founded	2004



OVERVIEW

CycleBar is the world's first and only luxury boutique indoor cycling franchise that began as an independent cycling studio in the founders' Boston neighborhood in 2004. Franchising since 2014, CycleBar Franchise, LLC has seen extraordinary growth in its number of studios.

The up-and-coming studio provides the boutique indoor cycling experience at an affordable rate, tapping the market that wants to work out at luxury studios, but can't necessarily afford overpriced classes. Offering concierge-level service and premium amenities, CycleBar makes working out an extravagant experience. Each state-of-the-art studio features a high-tech CycleTheater, which combines familiar elements in a novel way with a giant video screen, and enhanced sound and lighting.

At the end of 2016, the franchise operation celebrated an incredible inaugural year of franchise sales, hitting 100 studios and selling about 237 locations, which will all be open by the end of 2017. CycleBar's strong franchise development momentum has it on pace to have a total of 150 studios open by the start of 2018 with over 200 additional locations in development. With more than 100 new studios on the horizon for 2018, the luxury boutique fitness franchise has strategically targeted new development in Atlanta, Chicago, Dallas, Houston, Los Angeles, New York City and Philadelphia through single and multi-unit agreements.

**HIGH EBITDA
MARGINS
AND
STRONG
CONSUMER
DEMAND**



· · T · · Mobile ·

T-MOBILE

Public | NASDAQ: TLUS
www.t-mobile.com

# of Locations	± 2,200
# of Employees	± 50,000
Headquartered	Bellevue, WA
Year Founded	1994

OVERVIEW

T-Mobile US is one of the largest providers of wireless voice and data communications services in the US. Together with its subsidiaries, the company provides mobile communications services in the United States, Puerto Rico, and the U.S. Virgin Islands. T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS. T-Mobile is redefining the way consumers and businesses buy wireless services through leading product and service innovation such as its advanced nationwide 4G LTE network, which delivers outstanding wireless experiences to 71 million customers who are unwilling to compromise on quality and value. The company offers voice, messaging, and data services in the postpaid, prepaid, and wholesale markets as well as wireless devices, including smartphones, tablets, other mobile communication devices, and accessories.

OVERVIEW

Subway is a privately held American fast food restaurant franchise that primarily sells submarine sandwiches and salads. Offering a fresh alternative to traditional fast food, Subway serves nutritious and delicious subs, soups, and salads comprised of quality proteins, fresh vegetables and bread baked daily. Subway is one of the fastest-growing franchises in the world with more than 21,000 dedicated franchisees. Worldwide, there are more Subway locations than McDonald's locations, with more than half of the stores located in the United States; it is the largest single-brand restaurant chain and the largest restaurant operator in the world. The family-owned business plans to have 50,000 restaurants by 2018.



SUBWAY

Private
www.subway.com

# of Locations	± 44,834
# of Employees (all)	± 410,000
Headquartered	Milford, CT
Year Founded	1965



Actual Site



UNCLE MADDIO'S

Private
www.unclemaddios.com

# of Locations	± 375
Headquartered	Atlanta, WA
Year Founded	2009



Actual Site

OVERVIEW

Founded by the former founder and president of the Moe's Southwest Grill chain, Uncle Maddio's is a fast casual concept restaurant chain that serves pizzas, salads and sandwiches as well as wine and beer. It is a place where everything is fresh, from the freshly made pizza dough and sauce that are made in-store each day to the veggies prepared each morning. Personal create-your-own pizzas are designed to cook and be delivered to the guest's table in six minutes,

Seven years after its founding, Uncle Maddio's continues to see explosive growth, earning it a spot in Restaurant Business' 2016 "Future 50" list as one of the fastest-growing small concepts. The chain has opened 375 restaurants and has an additional 200 units in development; the brand has franchise commitments for more than 225 stores. 90% of franchise owners have multi-unit development agreements, thus measuring the strength of the concept.

iCOLOR NAIL BAR

Private
www.icolornailbar.com

# of Locations	± 7
Headquartered	Fortmill, SC
Year Founded	TBC

iCOLOR NAIL BAR

OVERVIEW

Color Nail Bar is a beauty services salon that offers manicures, pedicures, facials and waxing at reasonable prices. The company's professional technicians provide customers the best service, allowing clients to enjoy endless moments of renewal.



Actual Site



E-COMMERCE RESISTANT TENANT MIX

FINANCIAL ANALYSIS



RENT ROLL

TENANT	LEASE START	LEASE END	GLA (SF)	RENTAL RATE		RENT/SF	INCREASES	OPTIONS	LEASE TYPE
				YEARLY	MONTHLY				
Uncle Maddio's	7/1/2016	6/30/2026	2,400	\$98,400.00	\$8,200.00	\$41.00	10% Every 5 Years	Two, 5-Year	NNN
CycleBar	7/1/2016	9/30/2026	2,400	\$101,472.00	\$8,456.00	\$42.28	10% Every 5 Years	Two, 5-Year	NNN
T-Mobile	2/1/2017	1/31/2022	1,200	\$54,000.00	\$4,500.00	\$45.00	12% Every 5 Years	One, 5-Year	NNN
Subway	10/1/2010	9/30/2020	1,200	\$31,933.20	\$2,661.10	\$26.61	Annual CPI in Option	One, 5-Year	NNN
iColor	12/1/2015	12/31/2018	1,500	\$47,745.00	\$3,978.75	\$31.83	5% Annual	One, 3-Year	NNN
Totals			8,700	\$333,550.20	\$27,795.85				



CASH FLOW

	YEAR 1 DEC-2018	YEAR 2 DEC-2019	YEAR 3 DEC-2020	YEAR 4 DEC-2021	YEAR 5 DEC-2022	YEAR 6 DEC-2023	YEAR 7 DEC-2024	YEAR 8 DEC-2025	YEAR 9 DEC-2026	YEAR 10 DEC-2027
Rental Revenue										
Rental Revenue	\$333,550	\$335,934	\$343,505	\$369,172	\$391,628	\$407,060	\$410,862	\$404,693	\$426,711	\$428,668
Other Tenant Revenue										
Expense Recoveries	\$49,055	\$50,316	\$51,756	\$53,733	\$53,876	\$57,431	\$58,922	\$59,951	\$67,747	\$65,729
Effective Gross Revenue	\$382,604	\$386,250	\$395,261	\$422,905	\$445,504	\$464,491	\$469,783	\$464,644	\$494,458	\$494,397
Operating Expenses										
CAM - Roofing	\$1,345	\$1,385	\$1,427	\$1,470	\$1,514	\$1,559	\$1,606	\$1,654	\$1,704	\$1,755
CAM - Trash	\$6,646	\$6,845	\$7,051	\$7,262	\$7,480	\$7,705	\$7,936	\$8,174	\$8,419	\$8,672
CAM - Parking Lot Sweeping	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040	\$3,131	\$3,225
CAM - Electricity	\$1,334	\$1,374	\$1,415	\$1,458	\$1,501	\$1,546	\$1,593	\$1,641	\$1,690	\$1,741
CAM - Water	\$1,561	\$1,608	\$1,656	\$1,706	\$1,757	\$1,810	\$1,864	\$1,920	\$1,977	\$2,037
CAM - Asphalt/Paving	\$2,421	\$2,494	\$2,568	\$2,645	\$2,725	\$2,807	\$2,891	\$2,978	\$3,067	\$3,159
CAM - Snow Contract	\$1,030	\$1,061	\$1,093	\$1,126	\$1,159	\$1,194	\$1,230	\$1,267	\$1,305	\$1,344
Insurance	\$1,792	\$1,846	\$1,901	\$1,958	\$2,017	\$2,077	\$2,140	\$2,204	\$2,270	\$2,338
Taxes	\$21,112	\$21,745	\$22,398	\$23,070	\$23,762	\$24,475	\$25,209	\$25,965	\$26,744	\$27,546
Property Management	\$11,478	\$11,587	\$11,858	\$12,687	\$13,365	\$13,935	\$14,093	\$13,939	\$14,834	\$14,832
Total Operating Expenses	\$51,191	\$52,492	\$53,989	\$56,083	\$58,062	\$59,973	\$61,513	\$62,781	\$65,141	\$66,648
Net Operating Income	\$331,413	\$333,758	\$341,272	\$366,822	\$387,442	\$404,518	\$408,271	\$401,863	\$429,317	\$427,749
Leasing Costs										
Tenant Improvements	\$0	\$0	\$0	\$0	\$2,110	\$0	\$0	\$1,845	\$0	\$4,404
Leasing Commissions	\$0	\$0	\$0	\$0	\$11,484	\$0	\$0	\$10,039	\$0	\$25,003
Total Leasing Costs	\$0	\$0	\$0	\$0	\$13,594	\$0	\$0	\$11,884	\$0	\$29,407
Cash Flow Before Debt Service	\$331,413	\$333,758	\$341,272	\$366,822	\$373,847	\$404,518	\$408,271	\$389,979	\$429,317	\$398,342



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ABOUT PEGASUS INVESTMENTS

Pegasus Investments is a boutique commercial real estate investment and advisory firm based in Charlotte, NC. Specializing in retail shopping centers, single tenant net leased and multifamily properties throughout the United States, Pegasus has consistently delivered on its 28 year reputation of providing high quality, white glove service throughout all stages of the investment sales process. Pegasus provides its clients, which include high net worth private investors, family trusts, private & public REIT's, local and regional developers and syndicators with advisory services encompassing underwriting, market research, investment sales and asset management. Pegasus continues to set the bar for high quality, boutique investment sales brokerage and advisory by relying on its industry-leading talent which include experienced institutional and private sector investors.



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