

**Absolute NNN Lease Investment (Ground Lease)
Over 10 Lease Years Remaining**

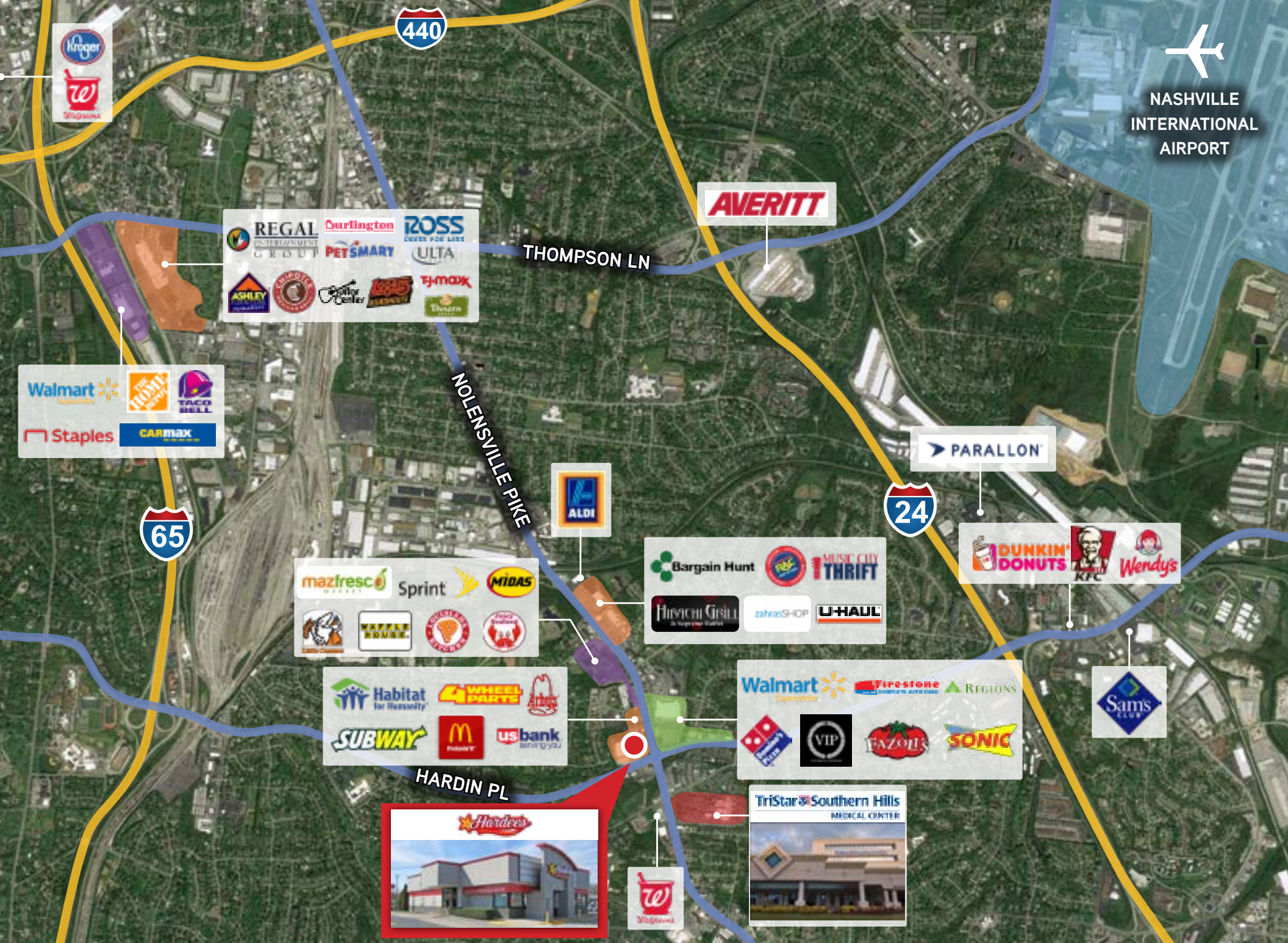
4099 Nolensville Pike, Nashville, TN 37211



FAST GROWING TAX FREE STATE - SHADOW ANCHORED BY WALMART



Colliers
INTERNATIONAL



NASHVILLE
INTERNATIONAL
AIRPORT



PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase an absolute NNN single tenant net leased asset occupied by Hardee's with over 10 lease years remaining and 1, 5 year option. The subject property is positioned at the highly trafficked intersection of Nolensville Rd and Harding Pl which sees traffic counts of 74,500+ VPD and sits directly across from a Walmart Supercenter. Additionally, the property is located less than a 0.5 mile from the TriStar Southern Hills Medical Center which is a 126 bed hospital with 510+ staff members, 380+ physicians and treats over 49,000 ER visits annually. This is an excellent opportunity to purchase an absolute NNN lease investment, with over 10 lease years remaining, providing long term passive income with zero landlord responsibilities.



PRICING DETAILS

List Price	\$2,660,000
NOI	\$133,100
CAP Rate	5.00%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	Hardee's
Lease Start	August 24, 1983
Lease Expiration	August 23, 2030
Term Remaining On Lease	10 Years
Base Rent	\$133,100
Rental Adjustments	8/24/2025: \$146,410
Option Periods	1 - 5 Year Options 10% Increase 8/24/2030: \$161,051
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

Single Tenant Absolute NNN Leased Investment

- **Absolute NNN Lease** – Over 10 Lease Years Remaining – Essential Retail (QSR)
- **10% Increases Every 5 Years** - Including Options – 1, 5 Year Option Remaining
- **Complete Store Remodel Recently Completed** (2016)
- Hardee's – Over 37 Years Operating History at this Location
- **Early 5 Year Lease Extension** – Extending Through 2030 – Showing Strong Commitment to the Site
- **Large 1.48 Acre Lot** at One of the Busiest Intersections in Nashville, TN
Excellent Long Term Value Potential
- **Heavily Trafficked Location** – 74,500+ VPD at the Intersection of Nolensville Rd & Harding Pl
- **Close Proximity to TriStar Southern Hills Medical Center**
o 126 Beds – 890+ Staff & Physicians – Over 49,000 ER Visits Annually
- **Nearby Retailers:** Walmart Supercenter, McDonald's, Walgreens, Arby's, Fireston Complete Auto Care, 4 Wheel Parts, Taco Bell, Mister Car Wash, K&S World Market, Regions Bank
- **Demographics** – Over 86,500 Residents within a 3 Mile Radius
- Average Household Income of Over \$70,100 within a 3 Mile Radius



PARCEL DETAILS

APN	147-03-0-059
Building Size	3,350 SF
Land Size	1.48 Acres



TENANT OVERVIEW

Hardee's® has built a position as one of America's premier burger brands. Established in 1961, Hardee's® operates or franchises more than 1,900 quick-service restaurants in 30 U.S. states and nine countries.

Hardee's® consistently out-delivers the competition with an innovative menu strategy that focuses on developing premium, sit-down restaurant quality menu items. Whether it's the 1/3-lb. 100% Black Angus Beef Thickburger® line, Hand-Scooped Ice Cream Shakes & Malts™ or Made from Scratch™ Biscuits, Hardee's® provides a best-in-class menu that supports a premium franchise opportunity.



Hardee's® is a wholly-owned subsidiary of CKE Restaurants, Inc., a publicly traded company listed on the New York Stock Exchange (ticker symbol:CKR). Through its subsidiaries, CKE franchises and operates Hardee's® and Carl's Jr.® quick-service restaurants. The CKE System includes more than 3,100 locations in 42 states and 13 countries.



**1,900 quick-service restaurants
in 30 U.S. states and nine countries.**



SITE PLAN





ABOUT NASHVILLE

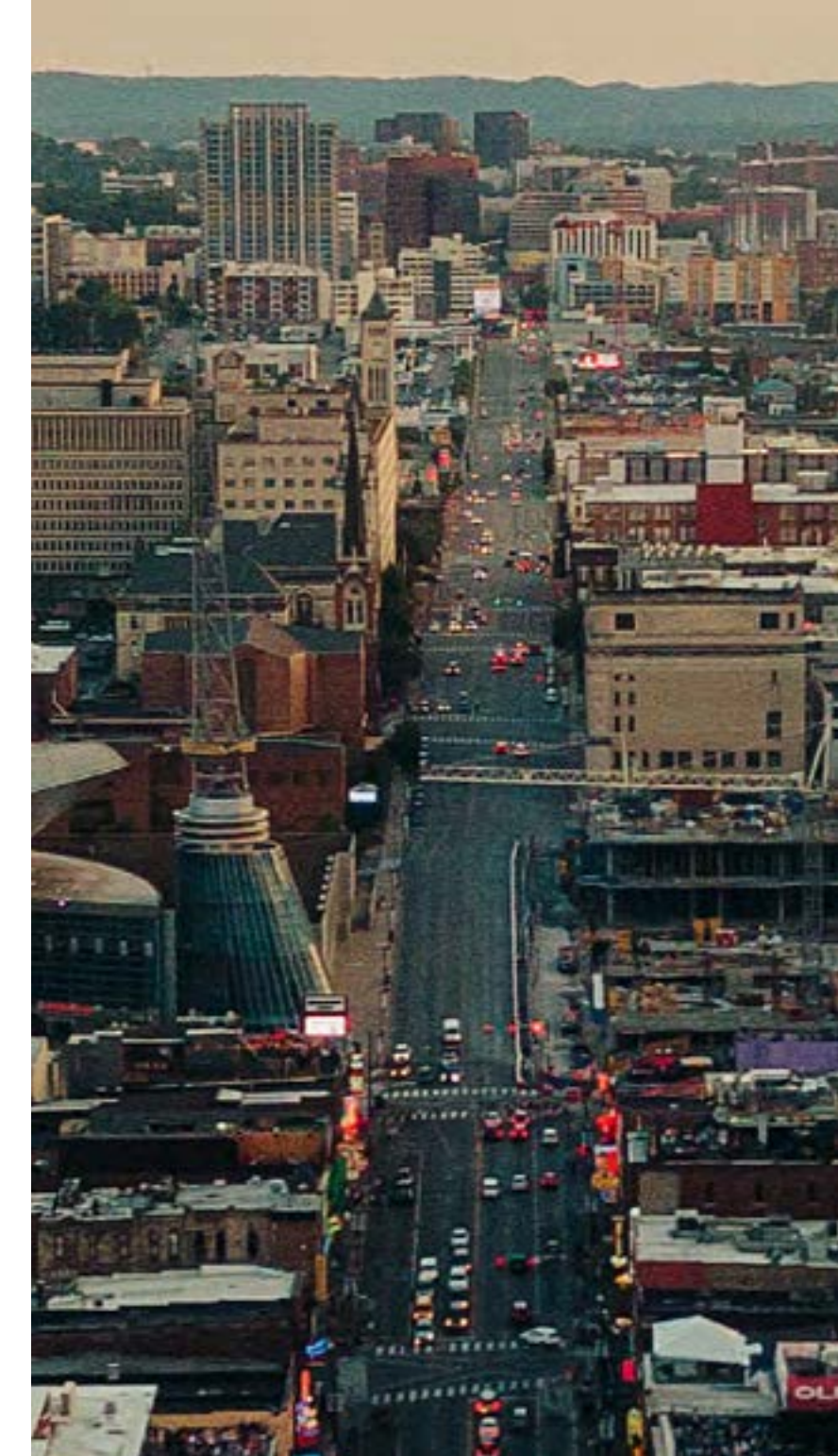
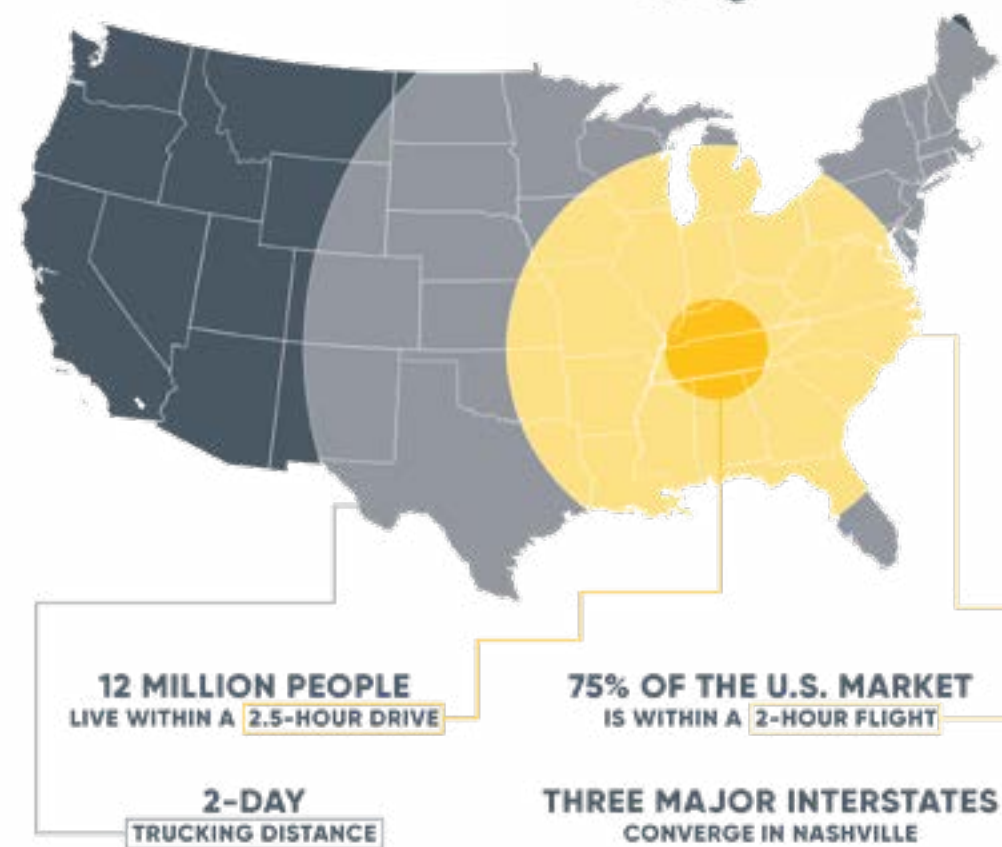
Nashville is the leading economic center of Tennessee and a vital transportation, business and tourism center for North America. *The Nashville MSA, in the state's center, comprises 14 counties with a total population just over 1.9 million, making it the largest metropolitan area in a five state region.* When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for relocating business, expanding business and startup companies.

Nashville is consistently recognized for its pro-business environment, highly educated work force, and compelling demographics. Its energetic and growing economy and environment for doing business is encouraging corporate relocations and expansions. HCA, Bridgestone, Dollar General, CVS/Caremark, Jackson National Life, Healthways, Clarcor, Louisiana Pacific, Caterpillar Financial, Tractor Supply, and Nissan are just a few

of the national and international headquarters that have chosen Nashville as a location. *This environment has also earned Nashville a top position in national accolades including positions on Forbes magazine's "Best Cities for Business & Careers" and "Best Cities for Jobs."*

Commonly known as "Music City", Nashville is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population of approximately 1.6 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location

Strategically located in the heart of the Tennessee Valley, the Nashville region is where businesses thrive and the creative spirit resonates across industries and communities.



ECONOMY

The Nashville region's economy continues to be a key driver of business activity in Tennessee and the southeast region. The area benefits from a diverse economy. With a balance of health care, corporate operations, manufacturing and supply chain management, Nashville is one of the country's most attractive growth centers.

Nashville has ranked within the top 10 large metros for job growth and population growth for the past six years. The Nashville region experiences low unemployment, steady in-migration and a favorable business climate, making it a top location for companies looking to relocate or expand their business.

HEALTH CARE MANAGEMENT

273,000
JOBS

\$46.7 BILLION
ANNUAL ECONOMIC IMPACT

MUSIC & ENTERTAINMENT

60,000
JOBS

\$10 BILLION
ANNUAL ECONOMIC IMPACT

MANUFACTURING

84,300
JOBS

\$9.5 BILLION
ANNUAL ECONOMIC IMPACT

TOURISM & HOSPITALITY

103,400
JOBS

\$5.7 BILLION
ANNUAL ECONOMIC IMPACT

Sources: Healthcare Council Economic Impact Study, September 2018; Nashville Area Chamber of Commerce Music Industry Study, Bureau of Labor Statistics, QCEW, 2018-4

LABOR FORCE CHARACTERISTICS

Middle Tennessee is a magnet for talent, young graduates and the types of workers new, growing industries seek. Considered a national hub for the creative class, the Nashville region's educated workforce not only provides an abundant talent pool for companies, but also bolsters the region's vibrancy, artistic and musical essence, and competitive edge in technology and innovation.

While our region supports many innovative and aggressive local programs to recruit workers to the region, many of Nashville's most valuable workers come from the area's own vast educational system, with its 24 accredited four-year, two-year, tech schools and postgraduate institutions. More than 123,000 students are enrolled in higher education in the Nashville area, the largest concentration in a four-state region. We retain 60 percent of these graduates annually in our region. More than 33 percent of adults in the Nashville region have a bachelor's degree or higher, and more than 140,000 people have graduate or professional degrees.



- Management, information, administration, professional and technical services (**8,286**)
- Retail trade (**6,096**)
- Finance and insurance (**3,159**)
- Real Estate, rental and leasing (**2,017**)
- Health care and social assistance (**4,717**)
- Accommodation and food services (**4,055**)
- Transportation, warehousing and wholesale trade (**3,306**)
- Construction (**3,290**)
- Education, arts, entertainment and recreation (**1,866**)
- Manufacturing (**1,503**)
- Miscellaneous services (**4,444**)

U.S. Census Bureau Geography Area Series, County Business Patterns, 2018 Business Patterns

1,905,898

TOTAL POPULATION

1,042,993

TOTAL LABOR FORCE

68.9%

LABOR PARTICIPATION RATE

LABOR FORCE BY SECTOR

Goods-producing	7.27%
Service-providing	52.05%
Information	1.35%
Financial activities	3.89%
Professional and business services	10.04%
Educational and health services	9.03%
Leisure and hospitality	6.75%
Other services	2.58%
Government	7.04%

Sources: Nash MSA Economy at a Glance BLS 2018 Annual Estimates of the Resident Population, April 1, 2010 to July 1, 2018; Employment Status, ACS 2017 Survey 1-Year Estimates



NASHVILLE MSA TOTAL POPULATION: 1,905,898



THE NASHVILLE REGION GAINED 83 NET NEW PEOPLE PER DAY ON AVERAGE IN 2017



IN THE NASHVILLE REGION, MORE THAN 312,848 RESIDENTS WERE ADDED FROM 2010 TO 2018.



POPULATION PROJECTIONS PREDICT THAT MORE THAN 2.5 MILLION WILL LIVE IN THE NASHVILLE AREA BY 2040.



WITH THE RAPID INFLUX OF RESIDENTS, NASHVILLE HAS BEEN A TOP 10 METRO FOR POPULATION GROWTH FOR THE PAST SIX YEARS. 19.6% POPULATION INCREASE SINCE 2010.



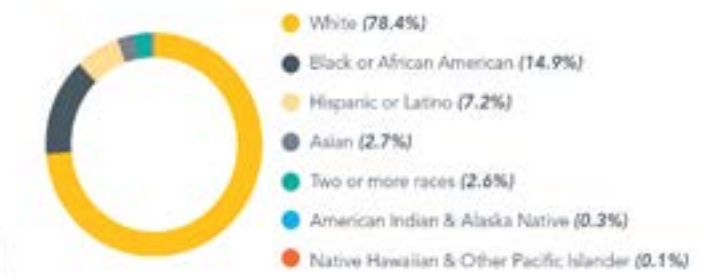
NASHVILLE MSA

Source: US Census, ACS 2017 & Year Estimates

AGE



RACE/ETHNICITY



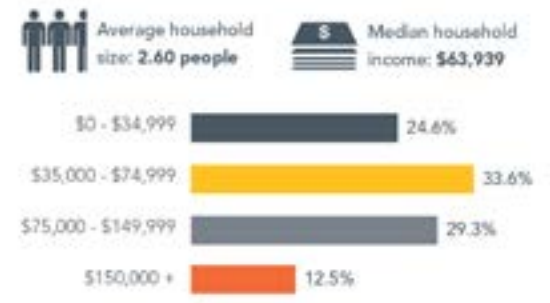
FOREIGN-BORN POPULATION BY WORLD REGION OF BIRTH



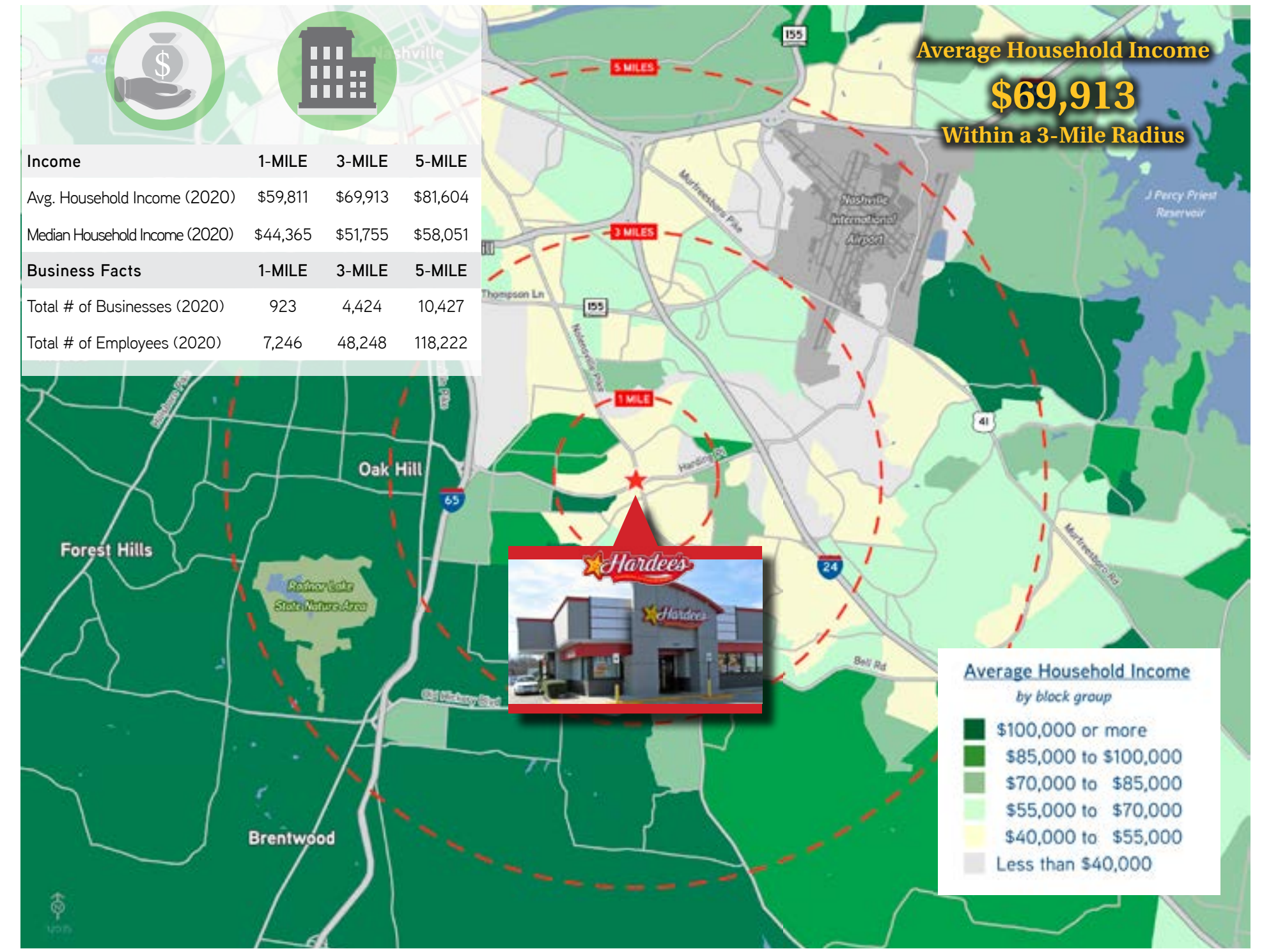
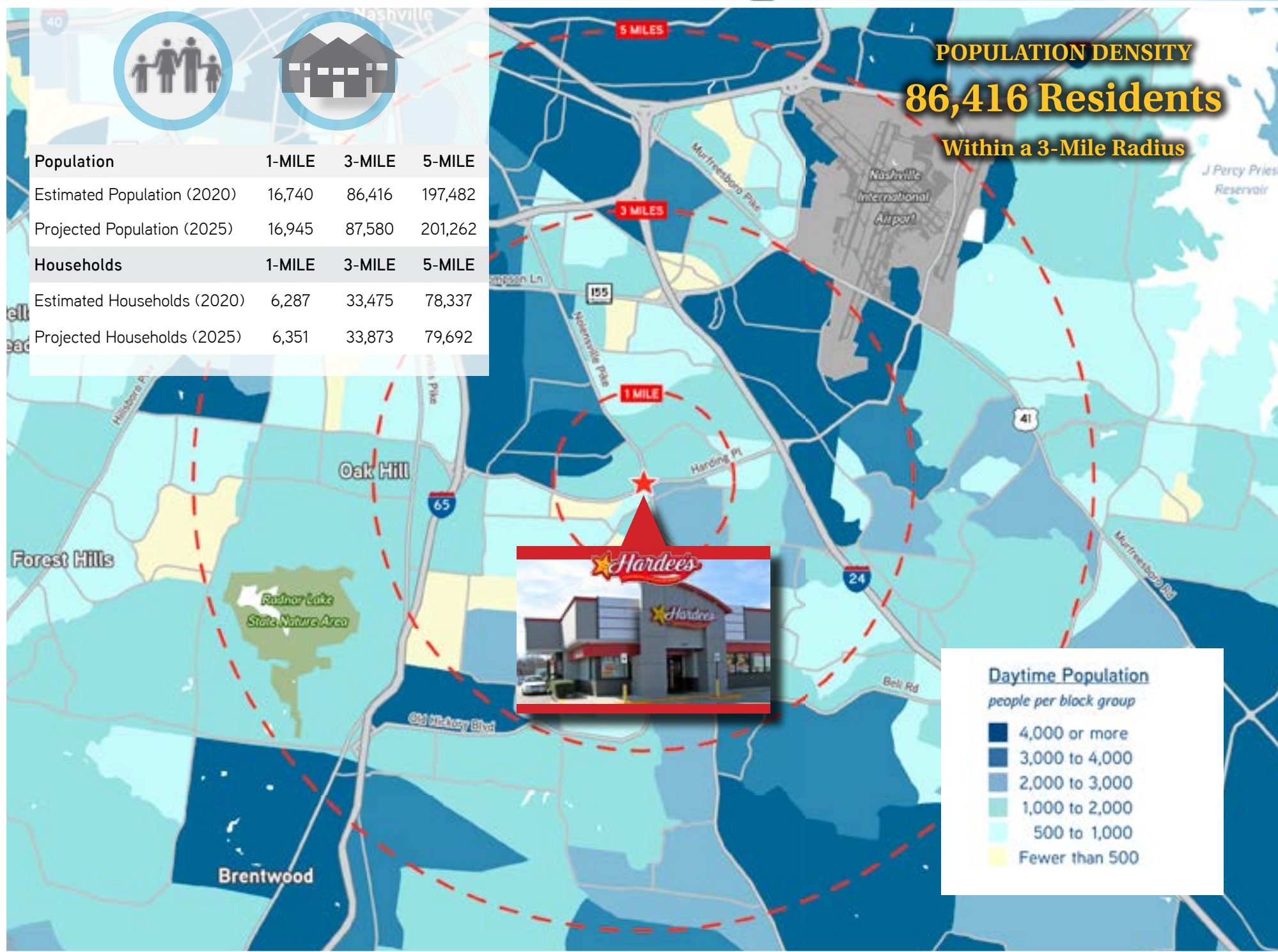
EDUCATIONAL ATTAINMENT AGE 25 YEARS AND OLDER



HOUSEHOLD INCOME & SIZE



Source: US Census, ACS 2017 & Year Estimates



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