



CHURCH'S CHICKEN

7116 Two Notch Road - Columbia, SC 29223

CHURCH'S CHICKEN - COLUMBIA, SC

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,118 SF Church's Chicken Located at 7116 Two Notch Road in Columbia, SC. This Deal Includes a Corporate Backed Lease Guaranteed By Cajun Realty LLC That Has Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price	\$830,000
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OFFERING SUMMARY

Cap Rate:	6.51%
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NOI:	\$54,000
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Price / SF:	\$698.65
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Guarantor:	Cajun Realty LLC
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BUILDING INFORMATION

Street Address:	7116 Two Notch Road
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City, State, Zip:	Columbia, SC 29223
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County:	Richland
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Building Size:	1,188 SF
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Lot Size:	0.45 AC
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INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Absolute Triple Net (NNN) Lease** - Church's Chicken with Zero Landlord Responsibilities
- **Corporate Backed Lease** - The Lease is Guaranteed By Cajun Realty LLC Who Operate Over 250 Units
- **Excellent Traffic Counts** - The Property is Located on a Major Roadway That Sees 25,000 Vehicles Per Day
- **Future Upside** - The Current Lease Expires in 2024 Allowing Future Owners to Renegotiate With the Tenant Who Has Indicated the Intention of Staying
- **Strategic Location** - The Property is Located Directly Across From the Columbia Place Mall as Well as Many Other Retailers
- **Strong Demographics** - 121,000 People Within a 5-Mile Radius With a \$72,000 Average Household Income
- **Site Commitment** - Church's Chicken Has Been Operating at This Location Since 1978 Showing A Long Term Commitment To This Location



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

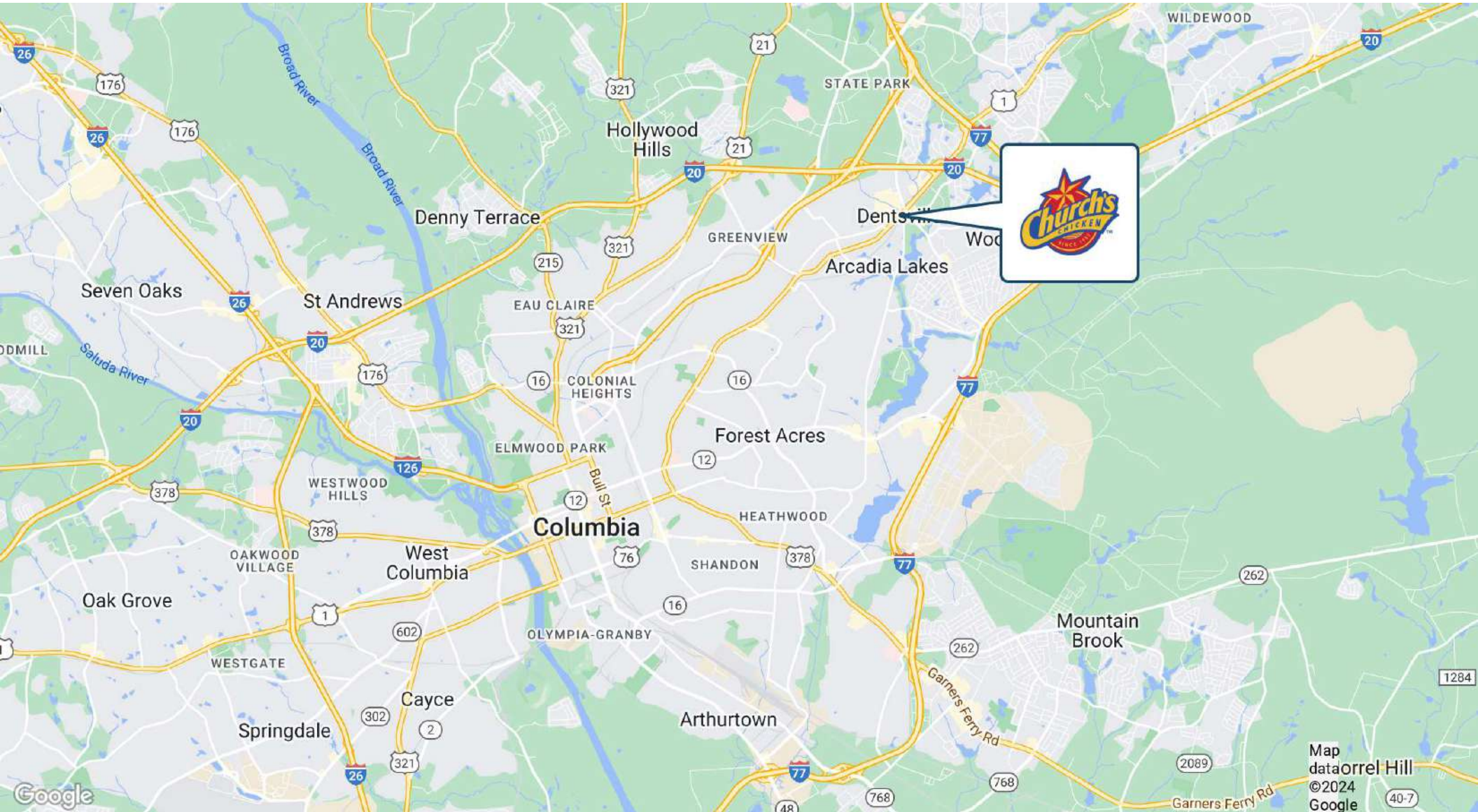
Tenant:	Church's Chicken
Premises:	1,188 SF
Base Rent:	\$45,000
Rent Per SF:	\$37.88
Lease Commencement:	1/01/1978
Lease Expiration:	12/31/2024
Lease Term:	1+ Years Remaining
Renewal Options:	None
Rent Increases:	None
Lease Type:	Absolute Triple Net (NNN)
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None
Guarantor:	Cajun Reality LLC



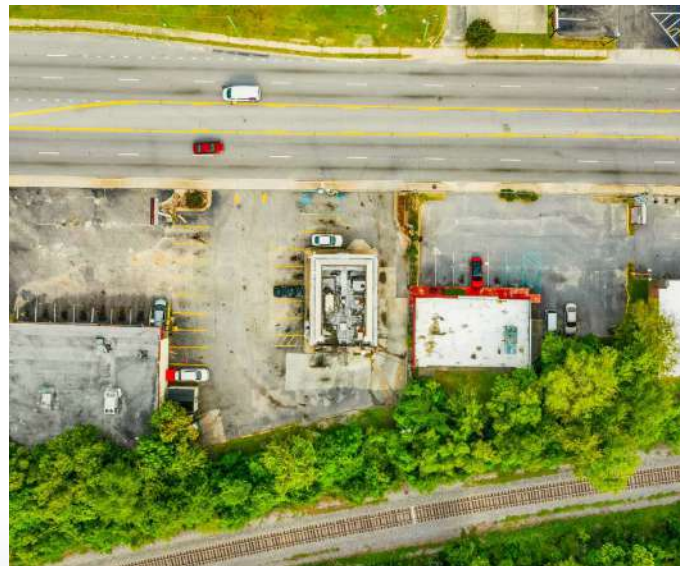
SECTION 3

PROPERTY INFORMATION

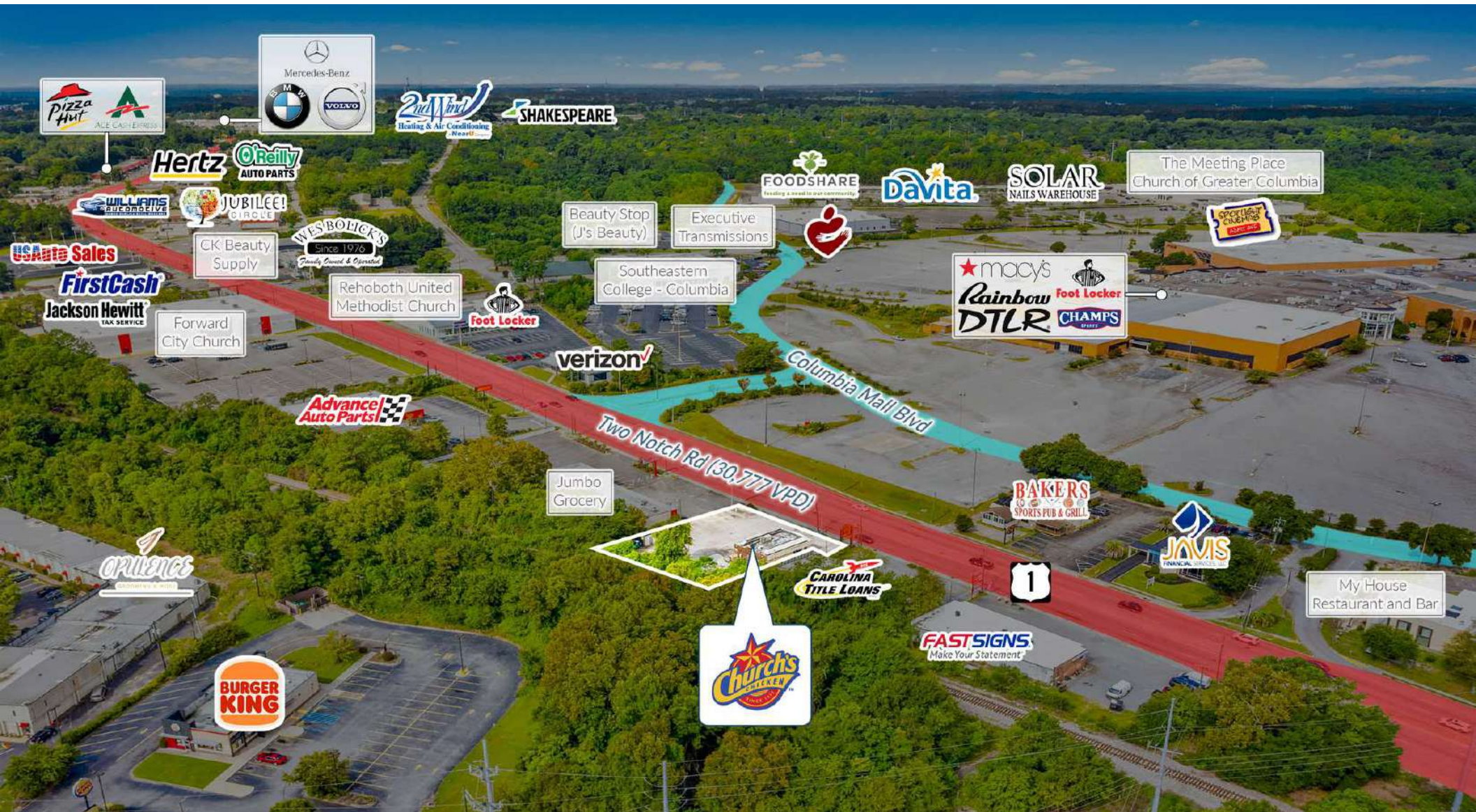
LOCATION MAP



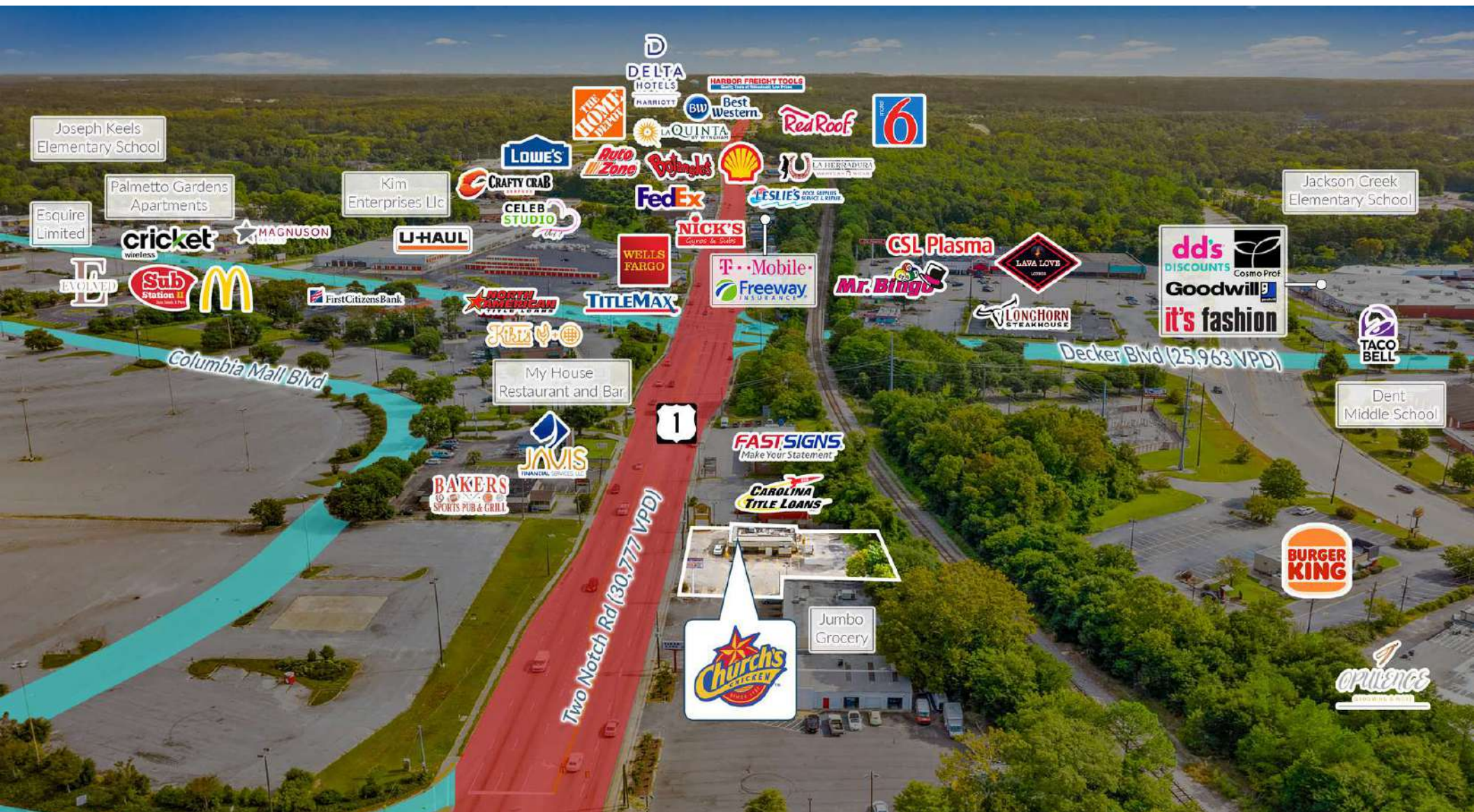
PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



AERIAL MAP



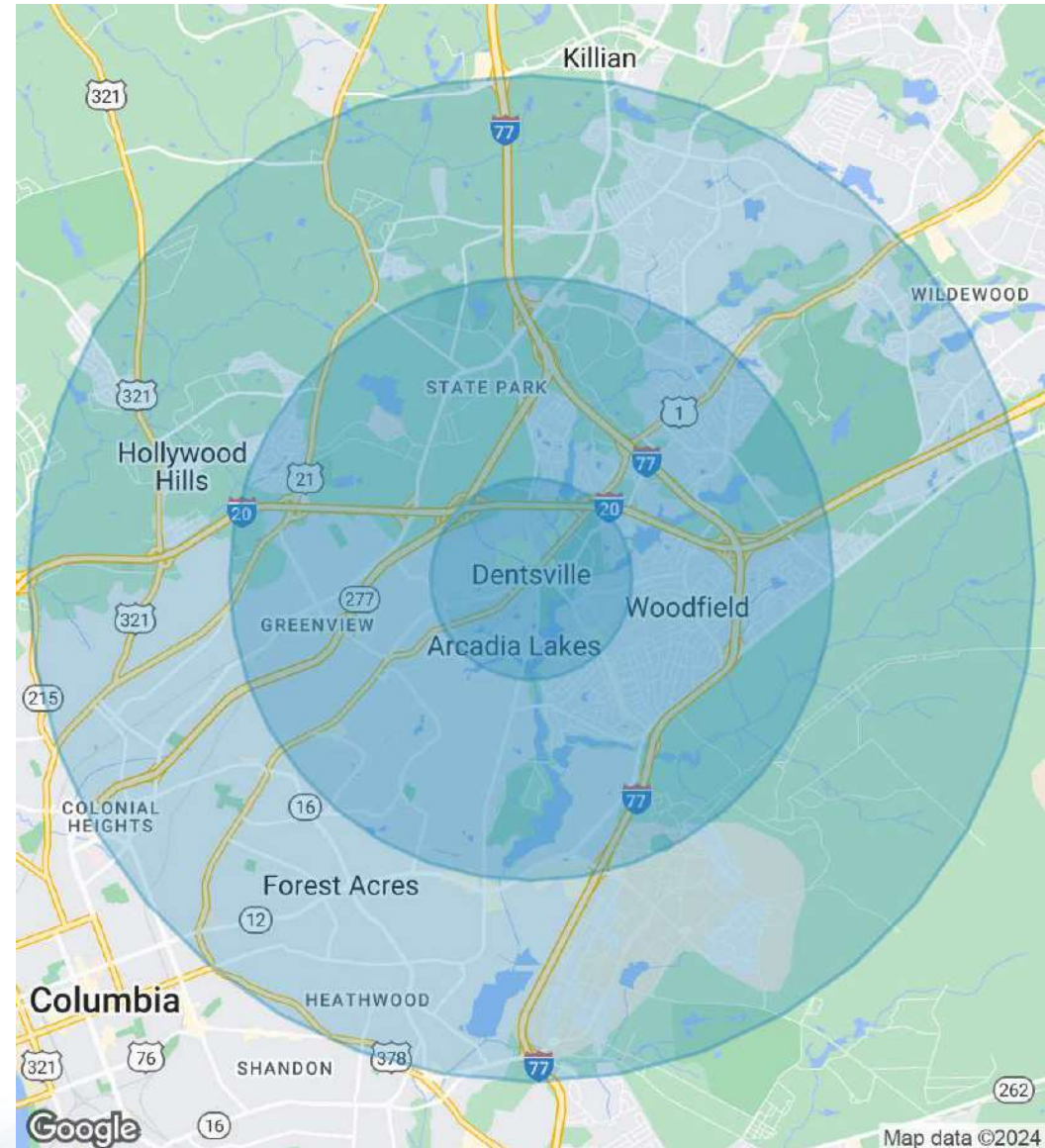
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,375	48,777	121,201
Average Age	37.1	37.9	36.3
Average Age (Male)	29.3	33.8	34.1
Average Age (Female)	43.6	41.0	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,720	20,599	47,913
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,357	\$68,446	\$72,820
Average House Value	\$169,015	\$154,246	\$174,869

TRAFFIC COUNTS

Decker Blvd	25,963 VPD
Two Notch Rd	30,777 VPD
I-20	87,619 VPD

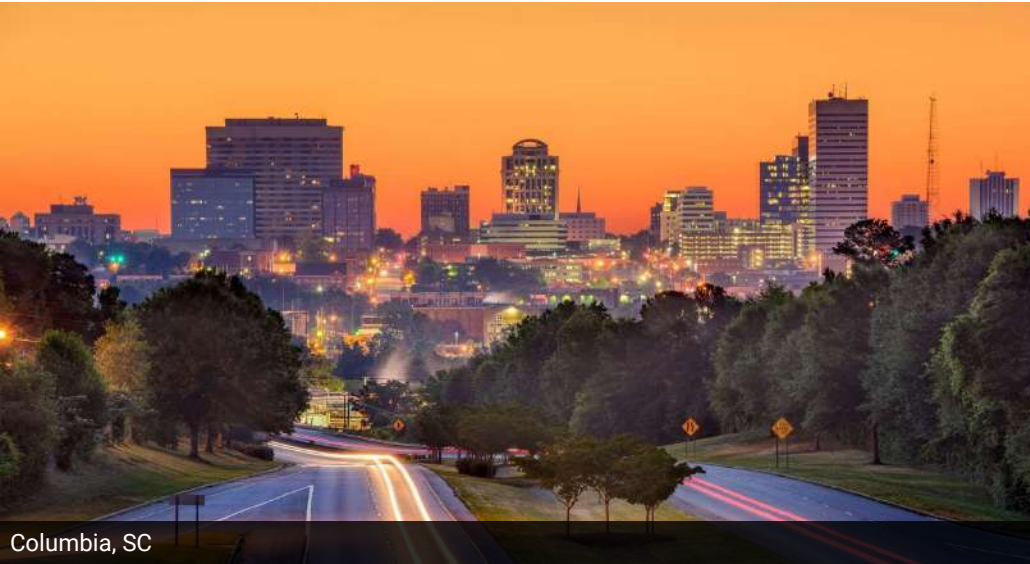




SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Columbia, SC



William-Brice Stadium

COLUMBIA, SC

The City of Columbia is the 2nd largest city in South Carolina with a population of 140,379 as of July 1, 2023. The city serves as the county seat of Richland County, and a portion of the city extends into the neighboring county of Lexington. It is the center of the Columbia metropolitan statistical area, which has a population of 817,488 residents. Columbia is home to the University of South Carolina, the state's flagship university and the largest university in the state, and is also the site of Fort Jackson, the largest United States Army installation for Basic Combat Training. Columbia is also located 20 miles west of McEntire Joint National Guard Base, which is operated by the U.S. Air Force and is used as a training base for the 169th Fighter Wing of The South Carolina Air National Guard. Columbia is also the location of the South Carolina State House, which is the center of government for the state.

The City is the economic engine of a growing region of South Carolina. The City is the major municipality of Richland and Lexington counties and accounts for a significant portion of the population of the two county area. Substantial concentrations of employers in government, manufacturing, education, insurance, finance, and health care provide high paying jobs and a relatively reliable tax revenue base. Columbia enjoys a diversified economy, with the major employers in the area being South Carolina state government, the Palmetto Health hospital system, Blue Cross Blue Shield of South Carolina, Palmetto GBA and the University of SC. The corporate headquarters of Fortune 1000 energy company, SCANA, are located in the Columbia suburb of Cayce. Other major employers in the Columbia area include Computer Sciences Corporation, Fort Jackson, Humana/TriCare, and the Unites Parcel Service, which operates at the Columbia Metropolitan Airport. Major manufacturers such as Michelin, International Paper, Honeywell, Harsco, Track Tech, and Bose Technology have facilities in the Columbia area. There are also over 70 foreign affiliated companies and 14 Fortune 500 companies.

Columbia is steeped in history and calls to tourists with heritage-filled neighborhoods, beautiful parks, world-class museums and plenty of fun outdoor adventures. Columbia is known for its compact, easily navigable streets as well as its southern charm, cuisine, and hospitality. More than 2,000 creatures make their home at Columbia's Riverbanks Zoo. This 170-acre zoo is a two-time recipient of the Governor's Cup Award for South Carolina's most outstanding tourist attraction and it draws more than 1 million visitors a year. Columbia residents' favorite time of the year is football season as they cheer on their Gamecocks. The entire city is filled with tailgates and different festivities. Williams-Brice Stadium is party central during football season, with fans visiting from all over the country. Other destinations in the city include the Congaree National Park and Three Rivers Greenway.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	1952
Locations:	1,500+
Headquarters:	Atlanta, GA
Website:	churchs.com

CHURCH'S CHICKEN

Church's Texas Chicken is an American fast food restaurant chain that specializes in fried chicken and is headquartered in Atlanta, Georgia. Founded in San Antonio, Texas, in 1952 by George W. Church, Church's Texas Chicken is one of the world's largest quick-service restaurant chicken chains. Church's® specializes in Original and Spicy Chicken freshly prepared throughout the day in small batches that are hand-battered and double-breaded, The Church's Chicken Sandwich, Texas Tenders™, Honey-Butter Biscuits™ made from scratch and freshly baked, and classic, home-style sides all for a great value.

At Church's®, it's all about big portions, bold flavors, warm welcomes and saving plenty of room for seconds. Church's Chicken trades as Texas Chicken or Church's Texas Chicken outside the United States. The chain is currently owned by American private equity firm Friedman Fleischer & Lowe. Church's® (along with its sister brand Texas Chicken® outside the Americas) has more than 1,500 locations in 26 countries and international territories. There are 803 Church's Chicken restaurants in the United States as of August 09, 2023.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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