



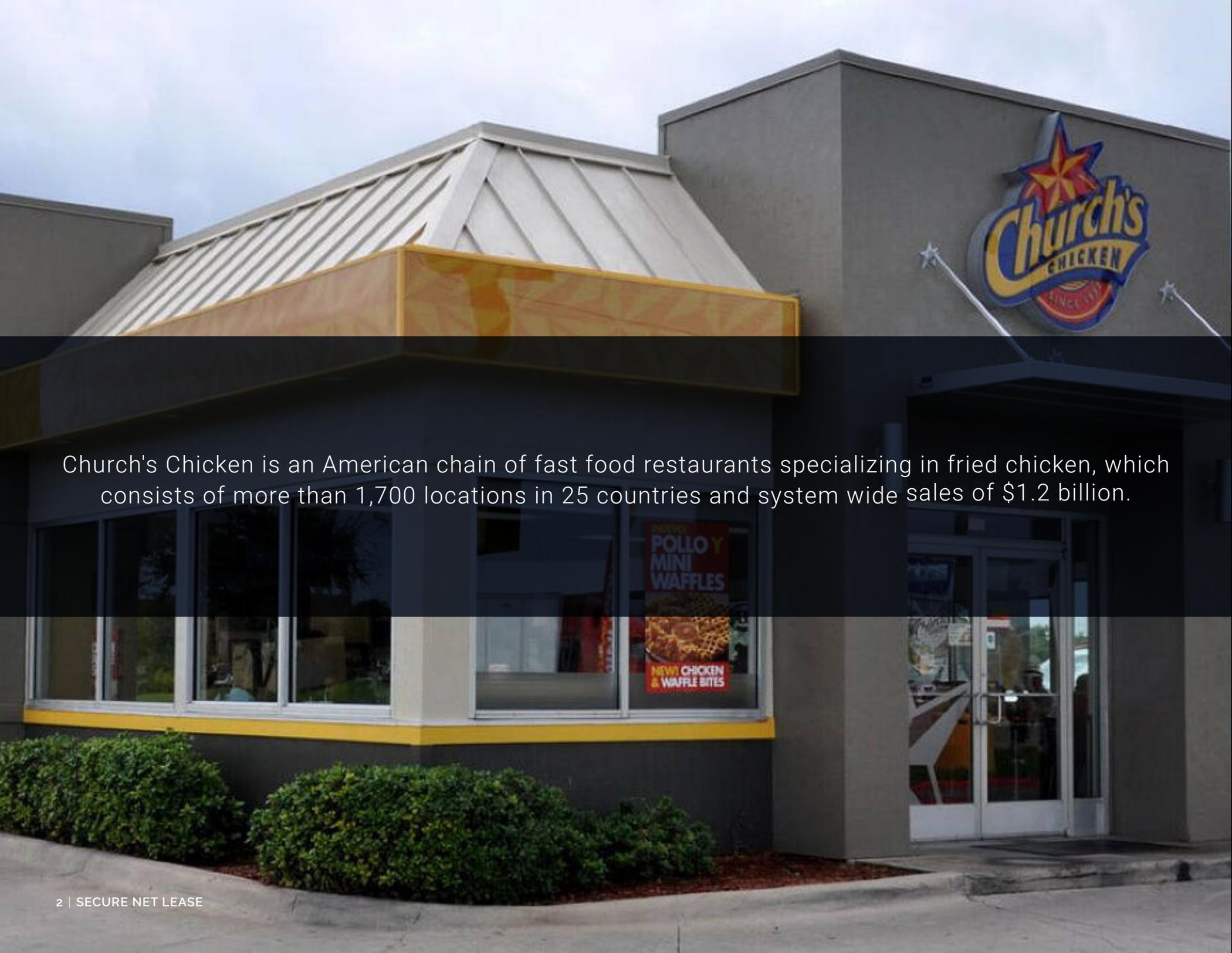
CHURCH'S CHICKEN

CORP. NNN LEASE, 1.5% INCREASES ANNUALLY

\$1,021,275 | 6.25% CAP

5460 Airline Hwy, Baton Rouge LA, 70805

- ✓ Strong performing location with low 7.33% rent to sales ratio.
- ✓ Oversized lot with high residual value and redevelopment potential.
- ✓ Greater Baton Rouge MSA fastest growing metro in the USA.
- ✓ LSU campus located 6-miles away with 47,000 students/faculty



Church's Chicken is an American chain of fast food restaurants specializing in fried chicken, which consists of more than 1,700 locations in 25 countries and system wide sales of \$1.2 billion.

INVESTMENT OVERVIEW

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA

\$1,021,275 | 6.25% CAP

 **\$63,830**
NOI

 **±1,176 SF**
BUILDING AREA

 **±1.115 ACRES**
LAND AREA

 **TBD**
YR BUILT / RENOVATED

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **Located at the hard corner of Airline Hwy & McCelland Dr.**, just south of Airline Hwy and Plank Rd. which sees approximately 40,700 vehicles daily. Area retailers include: Walmart, Target, Dollar General, Circle-K, CVS, Walgreens and others.
- ✓ **Home to the Southern University and A&M College.** Southern University and A&M College is less than 2 miles away from the subject Church's Chicken, and has approximately 7,000 students enrolled.
- ✓ **Minutes from the Hollywood Casino Baton Rouge**, a 27,000 square foot casino with 1,100 slot machines.
- ✓ **Close proximity to Louisiana State University**, which enrolled approximately 35,000 students in 2018. LSU is one of the most competitive schools and home to the Tigers stadium popularly known as Death Valley. Tiger Stadium has a capacity of 102,321 making it the 3rd largest stadium in the Southern Conference, 5th largest in the NCAA and the 6th largest in the world.
- ✓ **Near Our Lady of the Lake Regional Medical Center**, a general medical and surgical facility located in Baton Rouge, Louisiana. The dominant institution in health care for Greater Baton Rouge contains 800 beds and treats approximately 25,000 patients in the hospital, and services 350,000 persons thought outpatient locations.
- ✓ **6-Miles from Church's Chicken, is the Louisiana Capitol Visitor Center**, one of the most historic buildings in the entire state which celebrated its 10th anniversary in 2018. The Capitol Visitor Center welcomes more than 21 million visitors from across the country and around the world. Approximately 60% of visitors come to the U.S. Capitol between March and July.
- ✓ **99th most populous city in the United States**, and second largest city in Louisiana after New Orleans.

SECURE

NET LEASE

CONTACT FOR DETAILS

ED BENTON

Vice President

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TENANT OVERVIEW

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA



CHURCH'S CHICKEN

Church's Chicken is an American chain of fast food restaurants specializing in fried chicken, also trading outside North America and Asia as Texas Chicken. With over \$1.2 billion in system-wide sales, the company has more than 1,700 locations in 25 countries and is the second largest chicken restaurant chain. This competitive value proposition combined with their product and simple operational formula are why Church's® has continued to grow into one of the largest chicken QSR concepts in the United States today. At Church's®, customers belong to an organization that has been in operation since 1952 and has been franchising for over 40 years. It's all here: a great product, room for unit growth, restaurant support, and brand momentum. Over the past 64 years, Church's Chicken has developed meaningful relationships with the communities they serve. The locations of their restaurants have positively impacted their guests. Not only does Church's Chicken serve these communities, but they are also proud to employ many of its residents, creating a need for each other.

\$1.2B

REVENUE

1,800

EMPLOYEES



1,700

TOTAL LOCATIONS



IN THE NEWS

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA

CHURCH'S CHICKEN REPOSITION FOR A BOLD FUTURE

Bryan Reesman, May 07, 2019 (QSR)

The classic brand is updating its global and domestic image. The company's three-year strategic plan commenced in 2016 with the aim to improve operations domestically and internationally along with its U.S. image. "As we got into last year, we really started to build on the awareness of the brand and re-establishing ourselves as an overall value restaurant," Christina says. This year, domestically, Church's launched a new brand positioning and advertising with the tagline, "Bringing That down Home Flavor" in early March.

Church's Chicken is on the road to a brighter image and a bigger future. Church's was founded in 1952, while Texas Chicken emerged in the late 1980's as its pathway into the international market. The company has **950 domestic units and 600 more internationally in Canada, Latin America, and the Caribbean**, of which more than **270 are Texas Chicken restaurants in the Middle East and Asia**. Now, it's launching an ambitious brand refresh—one that will honor the legacy of both sides of Church's business while aiming to improve service, expand food offerings, and bring a new look overseas.

Christina says under the Texas Chicken banner, which began as an extension of the Church's brand in terms of image and menu, the company has been "very aggressively growing in Asia and the Middle East."

 [CLICK HERE TO READ MORE](#)

THE TOP 10 FAST FOOD FRIEND CHICKEN JOINTS IN THE U.S.

Constantine Spyrou, July 07, 2017 (FoodBeast)

To me, the Holy Grail of fast food items has to be fried chicken. That crispy skin with the tender, delicious meat inside is hard to resist, no matter what chain you go to. Everybody's got their own form of how they prepare the juicy and crispy pieces of fried bird, and some definitely do it better than others. Based on the travels of the Foodbeast crew, national impact, and overall quality of fried chicken, we've come up with this list of the 10 tastiest fried chicken fast food chains you can find in the country.

Church's knows how to do hand-battered, deep-fried chicken right. They're well-known throughout the entire country, and have never been one to skimp on flavor. **Church's is essentially the KFC of gourmet fried chicken**, since they've got the national reach of KFC but elevate every aspect of their chicken to a level out of Colonel Sanders' reach. **They're simplistic, sure, but you can't deny how good their chicken is.**

 [CLICK HERE TO READ MORE](#)

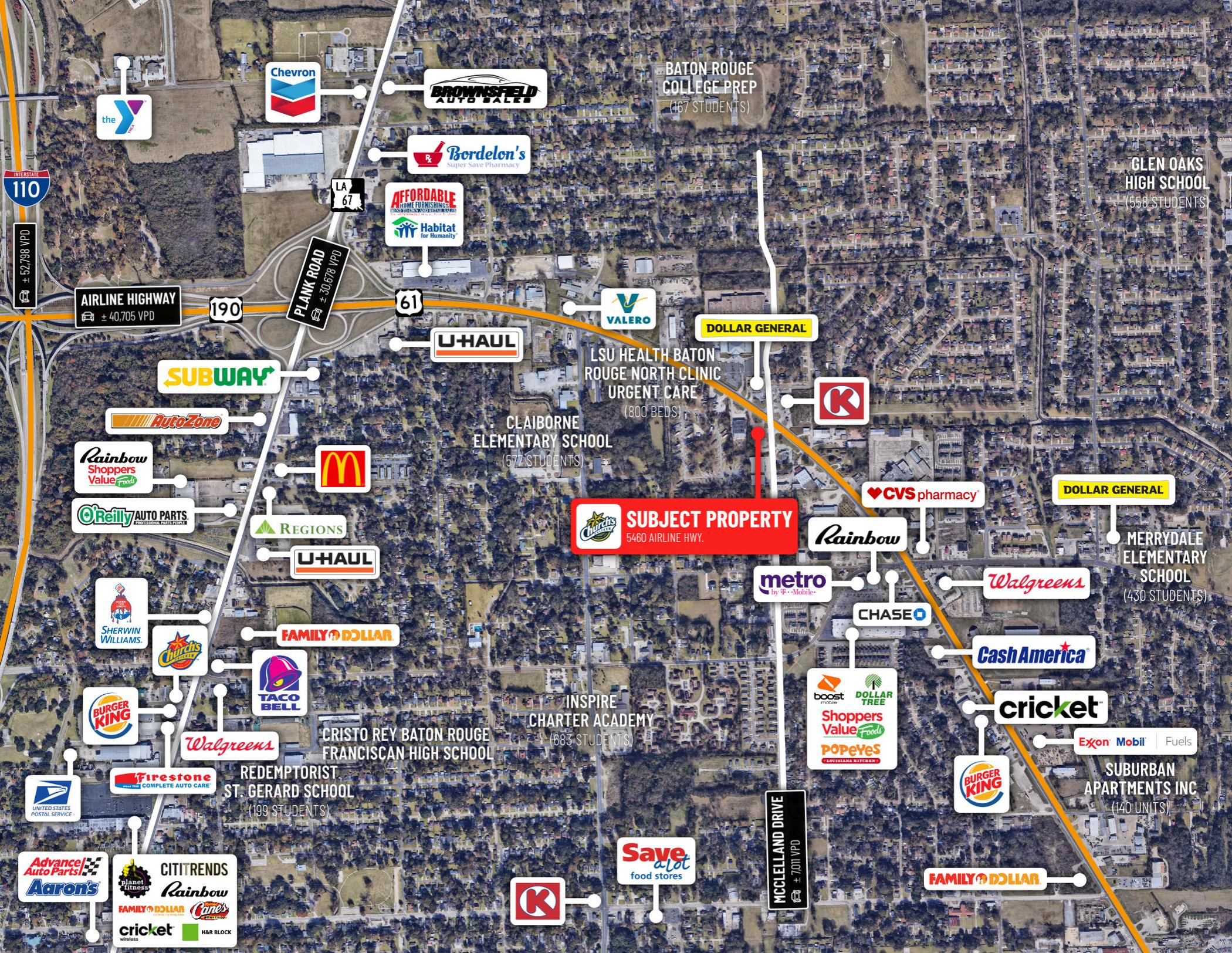
LEASE OVERVIEW

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA

INITIAL LEASE TERM	Approximately 8-years remaining
RENT COMMENCEMENT	1/27/10
LEASE EXPIRATION	1/26/28
LEASE TYPE	Absolute NNN Lease
RENT INCREASES	1.5% Annually (Primary Term & Options)
YEAR 11 (1/27/20 - 1/26/21) - CURRENT	\$63,829.70
YEAR 12 (1/27/21 - 1/26/22)	\$64,787.14
YEAR 13 (1/27/22 - 1/26/23)	\$65,758.95
YEAR 14 (1/27/23 - 1/26/24)	\$66,745.33
YEAR 15 (1/27/24 - 1/26/25)	\$67,746.51
YEAR 16 (1/27/25 - 1/26/26)	\$68,762.71
YEAR 17 (1/27/26 - 1/26/27)	\$69,794.16
YEAR 18 (1/27/27 - 1/26/28)	\$70,841.06
OPTION RENEWAL PERIODS:	Two 10yr Options - 1.5% Annual Increases

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BATON ROUGE COLLEGE PREP
(167 STUDENTS)

GLEN OAKS HIGH SCHOOL
(558 STUDENTS)

INTERSTATE 110

AIRLINE HIGHWAY
± 52,798 VPD
± 40,705 VPD



LSU HEALTH BATON ROUGE NORTH CLINIC URGENT CARE
(800 BEDS)

CLAIBORNE ELEMENTARY SCHOOL
(577 STUDENTS)



SUBJECT PROPERTY
5460 AIRLINE HWY.



MERRYDALE ELEMENTARY SCHOOL
(430 STUDENTS)



INSPIRE CHARTER ACADEMY
(683 STUDENTS)



CRISTO REY BATON ROUGE FRANCISCAN HIGH SCHOOL



SUBURBAN APARTMENTS INC
(140 UNITS)



REDEMPTRIST ST. GERARD SCHOOL
(199 STUDENTS)

MCCLELLAND DRIVE
± 7011 VPD



SITE OVERVIEW

CHURCH'S CHICKEN



TBD

YR BUILT / RENOVATED



±1,176 SF

BUILDING AREA

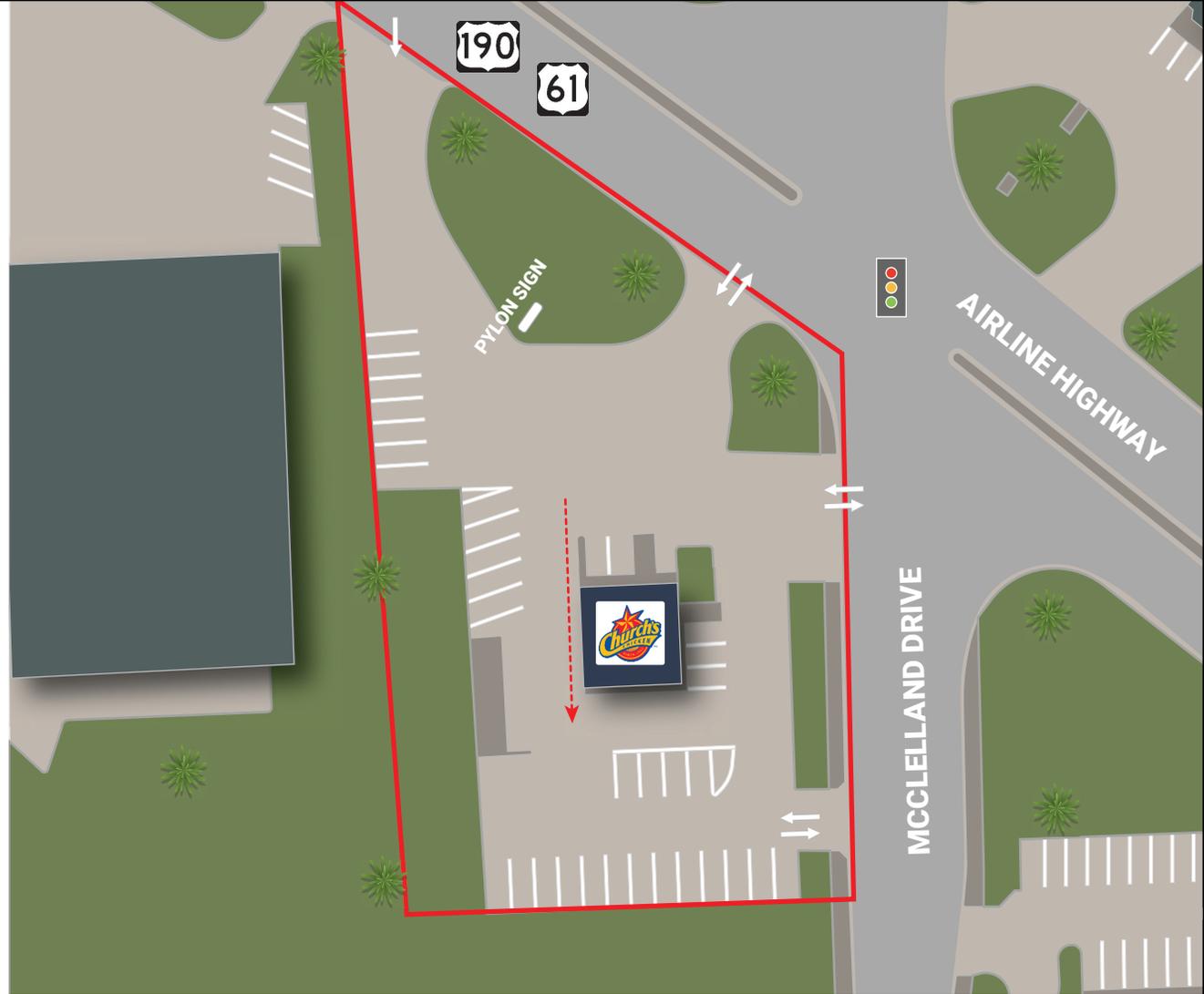


±1.115 ACRES

LAND AREA

NEIGHBORING RETAILERS

- | | |
|-------------------|----------------------|
| Dollar General | Circle K |
| CVS Pharmacy | Dollar Tree |
| Rainbow | Popeyes |
| Metro by T-Mobile | Burger King |
| Chase | Family Dollar |
| Walgreens | Mobil |
| Cash America | Shoppers Value Foods |



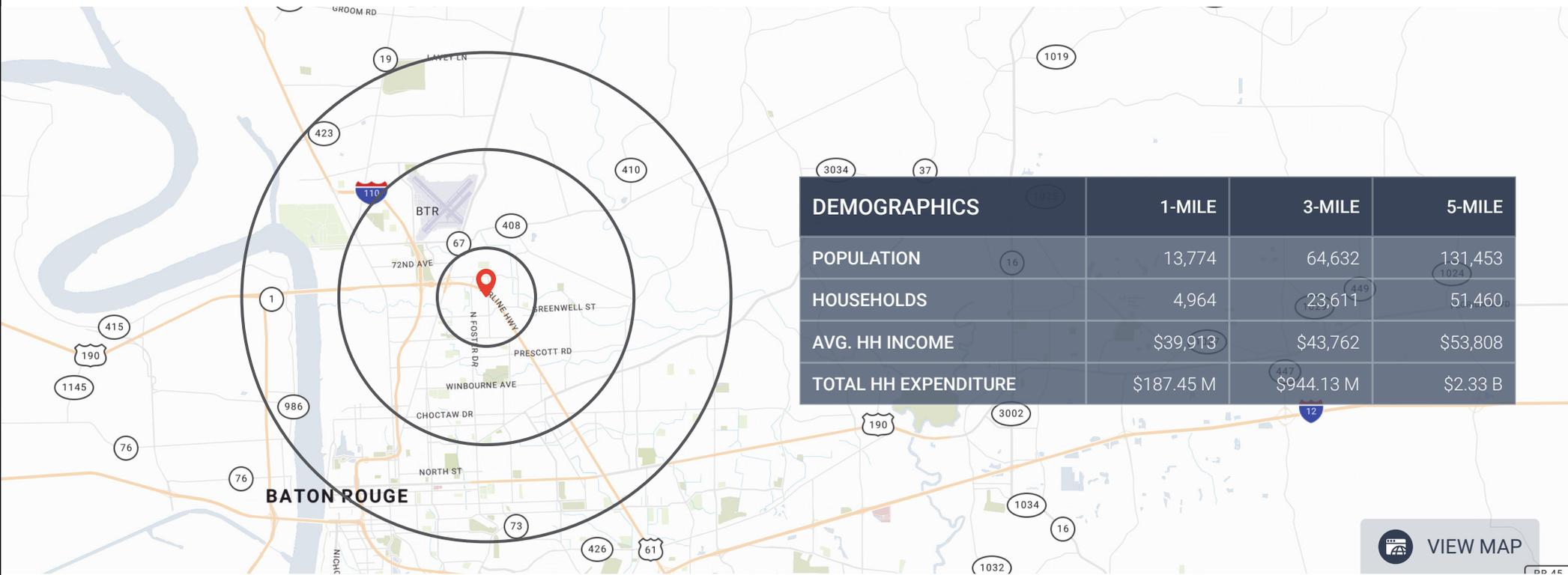
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8 | SECURE NET LEASE



LOCATION OVERVIEW

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA



VIEW MAP

ECONOMIC DRIVER'S (# of Employees in Baton Rouge)

- Plantation Management Corporation (37,000)
- Abmb-Hntb Joint Venture, LLC (3,500)
- Mid City Medical Center (3,000+ Beds)
- Southern Univeristy (2,000+ Students)
- Exxon Mobil Chemical Company (2,000)
- General Health System (2,000)
- Southern Univeristy System (1,500)
- LA Dpt. of Health (1,200)
- Sunbelt Rentals Scaffold Services, LLC (1,000)
- Louisiana Casino Cruises, Inc. (960)
- LA Dpt. of Revenue and Taxation (924)
- LA Dpt. of Transportation and Development (900)
- LA Dpt. of Environmental Quality (800)
- Catfish Queen Partnership In Commendam (800)
- Triad Electrical & Controls Inc. (600)

LOCATION OVERVIEW

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA



BATON ROUGE LOUISIANA



227,549
POPULATION



\$40,948
MEDIAN HOUSEHOLD INCOME

Sitting along the banks of Mississippi River is the city of Baton Rouge, the capital of the state of Louisiana. One of the three southernmost capital cities.

The closest major airport to Baton Rouge, Louisiana is Baton Rouge Metropolitan Airport. This airport is 6 miles from the center of Baton Rouge.

The City-Parish provides a full range of services to the general public, including police and fire protection, emergency medical services, public works, social services, public transportation, planning and zoning, economic development, an airport, a convention center, construction and maintenance of streets and infrastructure, libraries, courts, general administrative services, sewage collection and treatment, and solid waste collection and disposal. The City of Baton Rouge is the 2nd largest city in Louisiana with a population 236,861 as of July 1, 2019. The City of Baton Rouge, the state capital, is located on the Mississippi River in the

southeast region of the state and is a major center for commerce, industry, tourism, and many diverse cultural activities. The Baton Rouge MSA has the largest concentration of chemical industry employment in the state and is the home of the nation's 4th largest refinery. A number of significant companies engaged in oil refining, petrochemical processing, and wood products are found in the industrial corridor along the Mississippi River near Baton Rouge. These industries are major employers of Baton Rouge's labor force. Other important industries include government, construction, banking, and financial services, insurance, real estate, and wholesale and retail trade. Principal employers of the city are Louisiana State Government, Turner Industries, Louisiana State University, East Baton Rouge Parish School System, Performance Contractors, Our Lady of the Lake Regional Medical Center, Parish Water Company and The Shaw Group.

**TIGER
STADIUM**



WHEN FILLED TO CAPACITY, IT IS THE 5TH LARGEST "CITY" IN THE WORLD!

IN THE NEWS

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA

BATON ROUGE IS A HOT MARKET FOR QUICK SERVICE RESTAURANT CHAINS, BUT FINDING LOCATIONS INHINDERING GROWTH.

Stephanie Riegel, April 12, 2017 (*Business Report*)

It's a ranking that may not be as prestigious as, say, having the best schools in the country or the friendliest tax climate. Still, it speaks to the health of the local economy and the interest a lot of national restaurant chains have in setting up shop in the Capital Region. There are a couple of reasons Baton Rouge is an attractive market for QSRs, which are a step up from fast food restaurants in that they serve food that is made-to-order, but don't provide

When the industry trade publication for quick service restaurants, QSR, released its list of the best growth markets for 2017, **Baton Rouge ranked an impressive 11th out of just 15 small cities in the U.S**

table service like those in the fast casual category. For one thing, Baton Rouge is a university town, with some 30,000 students who make up a natural customer base. For a chain like the 22-year-old Pita Pit, which was developed around a university campus and continues to build its locations near Division I universities, Baton Rouge was a natural fit. In the nearly seven years since the local Pita Pit opened in the College Row at North Gates complex at the intersection of Highland Road and State Street, the restaurant has become one of the top performers in the Canadian company's entire chain.

 [CLICK HERE TO READ MORE](#)

TOP GOLF ADDING 350 JOBS IN BATON ROUGE LOCATION AHEAD OF 'EARLY 2019' OPENING

Sam Karlin, October 29, 2018 (*The Advocate*)

The high-tech driving range and entertainment venue is hiring servers, bartenders, maintenance, guest services staff and other positions, the firm said in a news release. It said it will open in "early 2019" but did not specify a date.

The Dallas-based company has previously said each location creates more than 500 jobs.

Topgolf has started **hiring for 350 positions at its long-awaited Baton Rouge** location near Interstate 10 Siegen Lane, ahead of an expected early 2019 opening.

Topgolf in February broke ground on a \$10 million, 65,000-square-foot facility at the site of the old Tinseltown movie theater, at 10955 North Mall Drive. At the time, Mayor Sharon Weston Broome touted 325 full- and part-time jobs the facility would bring. The Baton Rouge facility will be Topgolf's 52nd location.

Topgolf operates high-tech driving ranges where people hit microchipped golf balls that record distance and accuracy, along with a bar and restaurant.

The company first applied for a permit to build its Baton Rouge location more than two years ago.

 [CLICK HERE TO READ MORE](#)

BATON ROUGE MSA

CHURCH'S CHICKEN | BATON ROUGE, LOUISIANA

METRO STATISTICS	
TOTAL POPULATION	802,484
GDP	\$53,965
NATIONAL ECONOMY RANKING	49
FORTUNE 500 COMPANIES	3

ZACHARY COMMUNITY SCHOOL BOARD

- ✓ 5,069 Students
- ✓ Ranked #1 Best District in Baton Rouge Area

Baton Rouge Zoo

- ✓ #1 Year-Round Family Attraction in Baton Rouge
- ✓ 250,000 Yearly Visitors

BREC MEMORIAL SPORTS COMPLEX

- ✓ Seating Capacity: 21,500
- ✓ Concerts & High School Football Games

ALEX BOX STADIUM AT SKIP BERTMAN FIELD

- ✓ LSU Tigers Baseball
- ✓ Seating Capacity: 10,326

LSU LOUISIANA STATE UNIVERSITY

- ✓ 47,000 Students/Faculty
- ✓ Located 6-miles away

RIVER CENTER ARENA

- ✓ Capacity: 10,400
- ✓ Hosts 500 Yearly Events

OUR LADY OF THE LAKE CHILDREN'S HEALTH

- ✓ Largest Affiliate of St. Jude
- ✓ More than 2,300 Yearly Appointments

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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