



SLIM CHICKENS®



FORT WORTH, TEXAS
SINGLE-TENANT RETAIL INVESTMENT OFFERING

OFFERING MEMORANDUM

**5528 N TARRANT PKWY
FORT WORTH, TX 76244**

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



SLIM CHICKENS®

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EXECUTIVE SUMMARY

NEWMARK KNIGHT FRANK IS PLEASED TO PRESENT THE OPPORTUNITY FOR QUALIFIED INVESTORS TO PURCHASE A SINGLE-TENANT RETAIL BUILDING LEASED TO SLIM CHICKENS IN FORT WORTH, TEXAS.

The offering consists of a freestanding retail building on a long-term lease to a Slim Chickens franchisee. The property is located in a superior trade area that is a major east-west transportation corridor with over 34,000 vehicles per day passing in front of the site, and is in close proximity to Denton Highway, which has over 37,000 vehicles per day on average. The trade area is experiencing very high growth, including huge gains in population and several notable new developments over the past several years such as a new Walmart, Kroger, McDonald's, Natural Grocers, and The Sovereign – a 322 unit multifamily development directly across the street.

OUTSTANDING TRADE AREA



34,222

Vehicles per day pass in front of the property



117%

Increase in residential construction permits in Fort Worth during January 2018 over January 2017: [LINK](#)



Within a 3-Mile Radius:

6.6 MILLION

Square feet of Retail

2.1 MILLION

Square feet of Office / Medical Space

97,547

Daytime Population



1.1%

Single-tenant Retail vacancy within a 1-mile radius of the property



15.1%

Projected population growth 2017-2022 within 1-mile of the site

HIGH-GROWTH MARKET

#1 HIGHEST – GROWTH MSA

Dallas – Fort Worth was the highest-growth MSA in the U.S. during 2017

#5 HIGHEST - GROWTH COUNTY

Tarrant County had the 5th highest growth out of all U.S. counties during 2017

17.9% INCREASE

In commercial space constructed within 1-mile of the site since 2005 – a gain of 511,934 square feet



Purchase Price:

\$3,283,475



Cap Rate:

7.25%



Year 1 NOI:

\$238,052

1.5% Annual Increases



Primary Term End:

6/2035



PROPERTY & LEASE OVERVIEW

PROPERTY SPECIFICATIONS

ADDRESS	5528 N Tarrant Pkwy Fort Worth, TX 76244
BUILDING TYPE	Freestanding Single-Tenant Retail
BUILDING SIZE	2,992 SF
LAND PARCEL SIZE	1.0 AC
YEAR OF CONSTRUCTION	2015

LEASE OVERVIEW

YEAR 1 NOI	\$238,052
PRIMARY TERM END	6/2035
PRIMARY LEASE TERM REMAINING	17.0
RENT ESCALATIONS	1.5% per Year
OPTIONS	6, 5-Year Options
GUARANTEE	Franchisee
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None



YEAR	RENT	CAP RATE
1	\$238,052	7.25%
2	\$241,623	7.36%
3	\$245,247	7.47%
4	\$248,926	7.58%
5	\$252,660	7.69%
6	\$256,450	7.81%
7	\$260,296	7.93%
8	\$264,201	8.05%
9	\$268,164	8.17%
10	\$272,186	8.29%
11	\$276,269	8.41%
12	\$280,413	8.54%
13	\$284,619	8.67%
14	\$288,889	8.80%
15	\$293,222	8.93%
16	\$297,620	9.06%
17	\$302,085	9.20%

PRIMARY TERM	AVERAGE ANNUAL RETURN
	8.19%

PRIMARY TERM	RECOUP OF INITIAL CAPITAL OUTLAY
	139.21%

TENANT OVERVIEW: SLIM CHICKENS

“Life Changing Chicken”



HIGHLIGHTS

- 971% growth in unit count since 2008
- Rapidly expanding throughout the Midwest and Southwest
- 2016 systemwide sales of \$76.1MM – up 90.3% over 2015

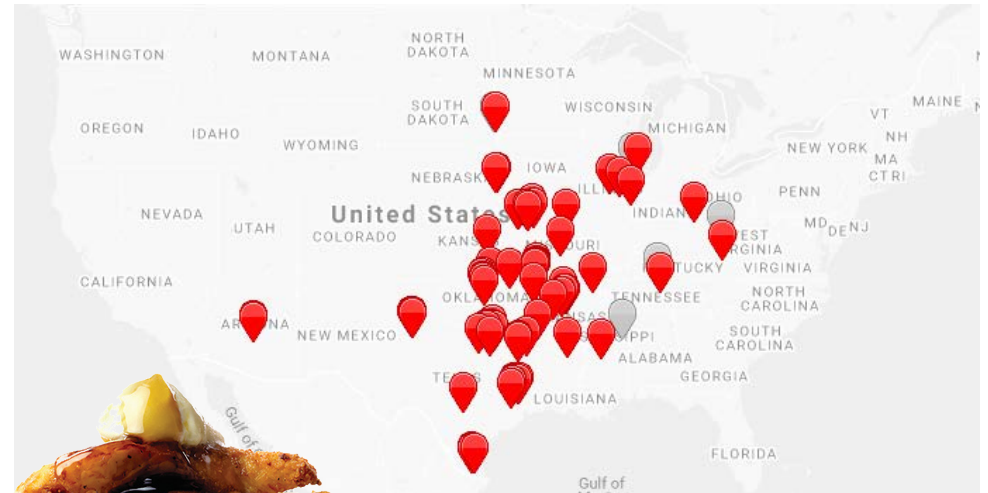
Year Founded	2003
CEO	Tom Gordon
Headquarters	Fayetteville, Arkansas
Unit Count	~75

OVERVIEW

Founded in 2003, the overall Slim Chickens company is a growing fast-casual chain based in Fayetteville, Arkansas focusing on fresh chicken recipes that brings Southern hospitality and fresh ingredients to all their meals. Slims began serving their fresh chicken tenders to their friends and now, over a decade and countless number of happy customers, Slims knows that there is just something about their fresh chicken, hand breaded, cooked to-order, and served with sauces made daily in the stores that folks keep coming back and several times a week. Slims truly has changed customer's weekly routines stating that customers can't pass by one of the stores without stopping in and that Slims food was life changing and that they can't get enough. Serving great food in a great atmosphere is first. Slim Chickens strives to serve their customers as they serve their communities. Whether its sponsoring the local youth soccer team, or donating a portion of their proceeds on a bust night to a local charity, the mission is to give back to the communities and serve in a way that changes lives for the better.

LOCATIONS & GROWTH

Slim Chickens has been expanding aggressively throughout the Midwest and Southwest, increasing its unit count to 75 domestic locations in 2018, with plans to increase the store count to 250 over the next decade with the addition of strong franchisees in key markets. In addition to their domestic success, they have recently added a location in Kuwait and have partnered with the Boparan Restaurant Group, one of the U.K.'s fastest growing companies, to begin opening locations in the United Kingdom and Ireland this year.



DOMESTIC LOCATIONS



TENANT OVERVIEW: SLIM CHICKENS

SLIM CHICKENS TO EXPAND IN UNITED KINGDOM, IRELAND

INDUSTRY NEWS | JANUARY 25, 2018

Slim Chickens, the fast-growing national “better chicken” franchise with almost 70 units open and another 250 locations under development in the U.S. and Middle East, has officially announced plans to develop in the United Kingdom and Ireland. Boparan Restaurant Group, a restaurant ownership organization based in England, signed a franchise agreement with Slim Chickens to open locations in the United Kingdom and Ireland, starting with a location scheduled to open in the first quarter of 2018. Slim Chickens will be providing guests in London something they have not yet had the luxury of enjoying: fast-casual chicken.

“This is another landmark moment in our brand’s growth,” says Tom Gordon, co-founder and CEO of Slim Chickens. “We’re spreading our wings and bringing our second-to-none chicken to another international market and are excited about continuing our international growth.”

Boparan Restaurant Group, which employs 2,500 people is one of the U.K.’s fastest growing companies. The brand’s portfolio includes various restaurant concepts including Giraffe World Kitchen, Burgers & Cocktails, FishWorks, Ed’s Easy Diner and additional chains. After researching and meeting with a number of American fast casual chicken chains, Boparan Restaurant Group landed on Slim Chickens as its next restaurant partner because of its superior product and modern approach to branding and design.

“In the U.K. there’s a big opportunity in the fast-casual chicken segment with little existing competition in the marketplace,” said Tom Crowley, CEO of Boparan Restaurant Group. “We were looking for a progressive concept that would fill this gap and Slim Chickens was the perfect fit. We loved the product and the design and branding have a modern approach. We feel confident that Slim Chickens will be successful in the UK due to our connections here, paired with the brand’s strong leadership team helping fuel growth through strong operations.”

“It’s clear that our brand’s offering has been a hit stateside and we have no doubt that we will see this same reception as we continue our international growth,” says Slim Chickens COO Sam Rothschild. “Boparan is the right partner to lead the charge of introducing better chicken and making Slim Chickens a household name in the United Kingdom and Ireland.”

Fast-casual chicken concepts have seen tremendous success in the United States, but haven’t made the leap into the UK. As an innovator in the space, Slim Chickens is up to the challenge of becoming a familiar name in a new international territory, and then grow consistently in neighboring countries, providing quality chicken in a convenient setting. Under the Boparan Restaurant Group partnership, Slim Chickens plans to grow rapidly in the United Kingdom and Ireland in the next ten years, fueling momentum for further international development.

From its roots in Fayetteville, Arkansas, Slim Chickens has grown at an incredible clip since its first restaurant opened in 2003. With nearly 70 locations in 14 states in the U.S. and Kuwait, Slim Chickens is well on the way to achieving its goal of 600 restaurants.

With fresh ingredients in every restaurant, Slim Chickens honors a commitment to homemade recipes and strong supplier partnerships, ensuring guests feel good about what they eat. The down-home Southern brand offers diners 100% All Natural, Buttermilk marinated, hand-breaded southern fried or grilled chicken tenders made fresh when ordered with a choice of 17 house-made dipping sauces for exceptional flavor that has earned admiration from both customers and critics. For guests that are looking to switch it up, Slim Chickens also offers fresh salads, chicken and waffles, and chicken sandwiches. To offset the savory side of the menu, rotating dessert flavors served in Mason jars are available.

News and information presented in this release has not been corroborated by QSR, Food News Media, or Journalistic, Inc.

LOCATION OVERVIEW: DALLAS - FORT WORTH METROPLEX

The Dallas – Fort Worth Metroplex (DFW) is the largest MSA in Texas and the 4th largest MSA in the U.S.

ECONOMY

DFW's diversified economy should continue to hum right along. Abundant job opportunities have spurred significant population growth due to in-migration. Population growth in the metroplex is more than double the U.S. average has topped the nation over the last few years. Net in-migration continues to rank among the highest in the country, exceeding the highs from the past cycle. This in-migration continues to help spur growth in office-using employment sectors such as professional and business services, which added more than 15,000 jobs over the past 12 months. A handful of Fortune 500 companies are establishing regional or national headquarters in the northern Dallas suburbs, so employment growth in these sectors over the next five years should remain strong and provide further growth in DFW.

Source: CoStar

FORTUNE 500 COMPANIES WITH HEADQUARTERS IN DFW:

Exxon Mobil	J.C. Penny
AT&T	Jacobs Engineering
Energy Transfer Equity	GameStop
American Airlines Group	Dean Foods
Southwest Airlines	Alliance Data
Tenet Healthcare	Yum China Holdings
Fluor Corporation	Builers Firstsource
Kimberly-Clark	Dr Pepper Snapple Group
Texas Instruments	Celanese
HollyFrontier	Vistra Energy
D.R. Horton	

DALLAS – FORT WORTH METROPLEX

**#1 FASTEST
GROWING MSA**

146,000 Population growth
during 2017 in DFW

**#4 LARGEST
MSA**

Total Population
7,400,000

TARRANT COUNTY

**5TH HIGHEST-GROWTH
COUNTY IN THE U.S.
DURING 2017**



AT&T Stadium: Home of the Dallas Cowboys



Downtown Dallas

3.4%
DFW
Unemployment

3.9%
U.S. Average
Unemployment



CENTRAL HIGH SCHOOL

ups
SONIC
Little Caesars
CHASE
GameStop
Auto Zone

WELLS FARGO
DQ
TACO VILLA

Walmart
MURPHY USA
Bank of America

CVS/pharmacy

TACO BELL
Walgreens

FOSSIL RIDGE HIGH SCHOOL

McDonald's
Andy's

NATURAL GROCERS
7 ELEVEN
MARCO'S COAL-FIRED PIZZERIA

HILLWOOD MIDDLE SCHOOL

Academy
NAVY FEDERAL Credit Union
NTB
T-Mobile
smashburger
SUBWAY
MATTRESS FIRM

KOHL'S
ExxonMobil
SONIC
7 ELEVEN
BUFFALO WILD WINGS
THE HOME DEPOT

tropical CAFE
FedEx
Capital One
JIMMY JOHN'S

Kroger

RaceTrac



N TARRANT PKWY

377

DENTON HWY

WHITLEY RD

RUFE SNOW DR

LA FITNESS
DISCOUNT TIRE
CALIBER COLLISION
golden corral
KFC

WATAUGA TOWNE CENTER
Albertsons
Wendy's
WING STOP
CHASE
verizon
PANDA EXPRESS
GNC
Panera

CVS/pharmacy
CHILDREN'S LEARNING ADVENTURE

ST. ELIZABETH ANN SETON CATHOLIC SCHOOL

LOWE'S

SOUTH KELLER INTERMEDIATE SCHOOL

INDIAN SPRINGS MIDDLE SCHOOL

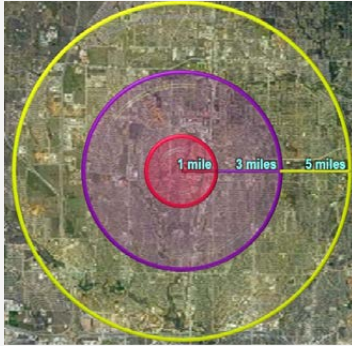
Walmart
Neighborhood Market

WELLS FARGO
WATABURGER
Firestone

Kroger
McDonald's
BBVA Compass
SUBWAY
SHERWIN WILLIAMS

WATAUGA TOWNE CROSSING
TARGET
Payless
STARBUCKS COFFEE
DOLLAR TREE
BURGER KING
Marshall's
petco
Chick-fil-A
SALLY BEAUTY
STAPLES
Walgreens
MATTRESS FIRM
chili's

LOCATION OVERVIEW: DEMOGRAPHICS



232,935

Daytime population within
5 miles of the property

\$108,196

Average household income
within 1 mile of the property

15.1%

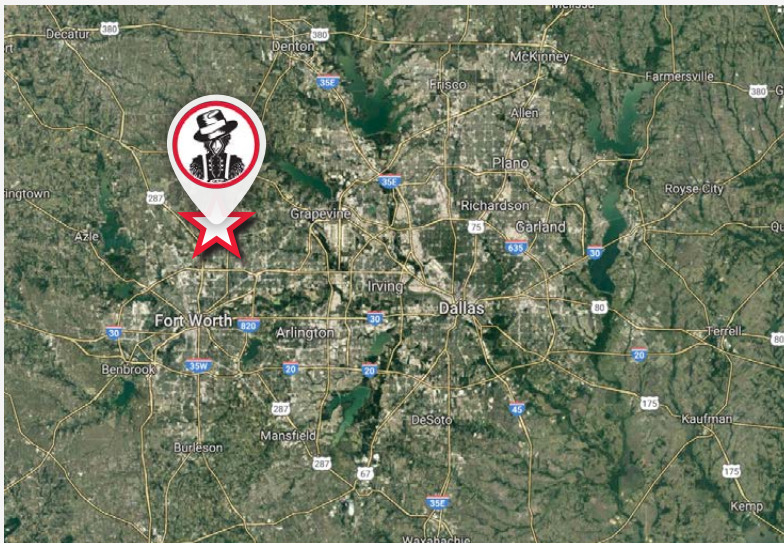
Forecasted population growth
through 2022 within 1 mile

66%

Greater than Texas average

260%

Greater than U.S. average



DEMOGRAPHICS

	1 MI RING	3 MI RING	5 MI RING	TEXAS	USA
Population Trend					
2000 Total Population	5,487	81,063	151,610	20,851,820	281,421,906
2010 Total Population	15,143	125,759	253,280	25,145,560	308,745,538
2017 Total Population	18,467	140,698	304,729	28,328,470	327,514,334
2022 Total Population	21,250	156,093	345,455	30,898,900	341,323,594
Households Trend					
2000 Total Households	1,694	26,330	52,629	7,393,342	105,480,101
2010 Total Households	4,907	42,075	89,122	8,922,933	116,716,292
2017 Total Households	5,632	44,707	100,695	9,810,247	123,158,887
2022 Total Households	6,286	48,115	110,436	10,622,480	128,069,416
Population Change Trend					
2000 to 2010 Population Change	176.0%	55.1%	67.1%	20.6%	9.7%
2000 to 2017 Population Change	236.6%	73.6%	101.0%	35.9%	16.4%
2010 to 2022 Population Change	40.3%	24.1%	36.4%	22.9%	10.6%
2017 to 2022 Population Change	15.1%	10.9%	13.4%	9.1%	4.2%
Household Change Trend					
2000 to 2010 Household Change	189.7%	59.8%	69.3%	20.7%	10.7%
2000 to 2017 Household Change	232.5%	69.8%	91.3%	32.7%	16.8%
2010 to 2022 Household Change	28.1%	14.4%	23.9%	19.0%	9.7%
2017 to 2022 Household Change	11.6%	7.6%	9.7%	8.3%	4.0%
2017 Race					
White alone	72.3%	73.6%	74.2%	67.8%	72.4%
Black or African American alone	8.9%	7.5%	7.7%	12.2%	12.6%
Asian alone	8.4%	8.0%	6.8%	4.8%	4.8%
2017 Income					
Household Income: Median	\$90,765	\$82,169	\$78,710	\$56,155	\$56,124
Household Income: Average	\$108,196	\$99,930	\$98,790	\$81,317	\$80,675
Total Daytime Population	14,061	97,547	232,935	28,264,660	



RETAILER AERIAL



TRADE AREA DEVELOPMENT

1.1% VACANCY

SINGLE-TENANT RETAIL
BUILDINGS WITHIN 1-MILE

237%

POPULATION GROWTH
BETWEEN 2010 AND 2017
WITHIN A 1-MILE RADIUS

\$1.43 BILLION

CONSUMER SPENDING
WITHIN A 3-MILE RADIUS

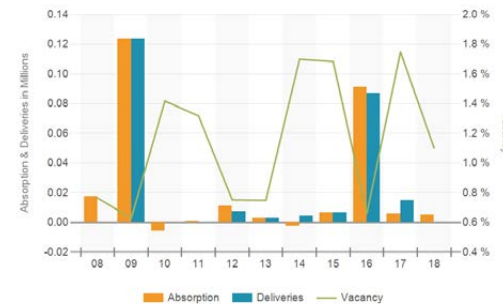
The trade area is experiencing high growth, having added **17.9%** additional commercial space since 2015 and a **229%** increase in population from 2000 to 2017. Retail within the area benefits from fantastic traffic counts, a high number of schools, and being located in the primary retail corridor for this submarket which includes retailers such as Walmart, Kroger, Target, Walgreens, CVS, Lowe's, Home Depot, Kohl's, and many more.



SINGLE-TENANT RETAIL

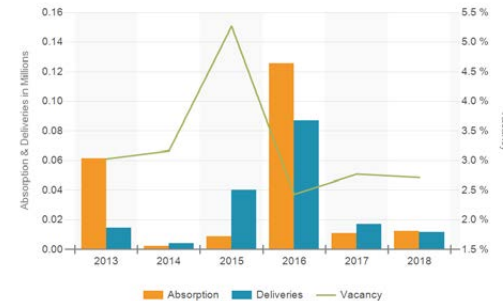
ABSORPTION, DELIVERIES, & VACANCY

1-MILE RETAIL SINGLE-TENANT



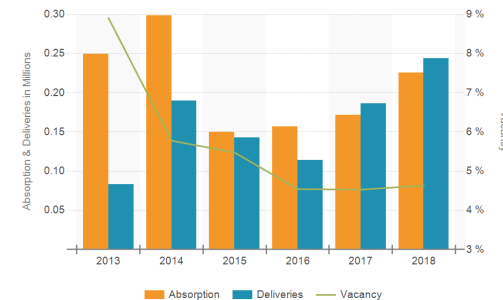
NUMBER OF BUILDINGS	50
TOTAL SQUARE FEET	820,322
VACANCY RATE	1.1%

1-MILE RETAIL



NUMBER OF BUILDINGS	77
TOTAL SQUARE FEET	1,558,673
VACANCY RATE	2.7%

3-MILE RETAIL



NUMBER OF BUILDINGS	488
TOTAL SQUARE FEET	6,619,516
VACANCY RATE	4.6%

INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.



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