

Freddy's Frozen Custard & Steakburgers : Sale Leaseback : 5.65%



PRICE: \$2,212,389
ANNUAL RENT: \$125,000
CAP: 5.65%

RENTABLE SF: 3,053 SF
LOT SIZE:869 ACRES
YEAR BUILT: 2016

20-YEAR LEASE

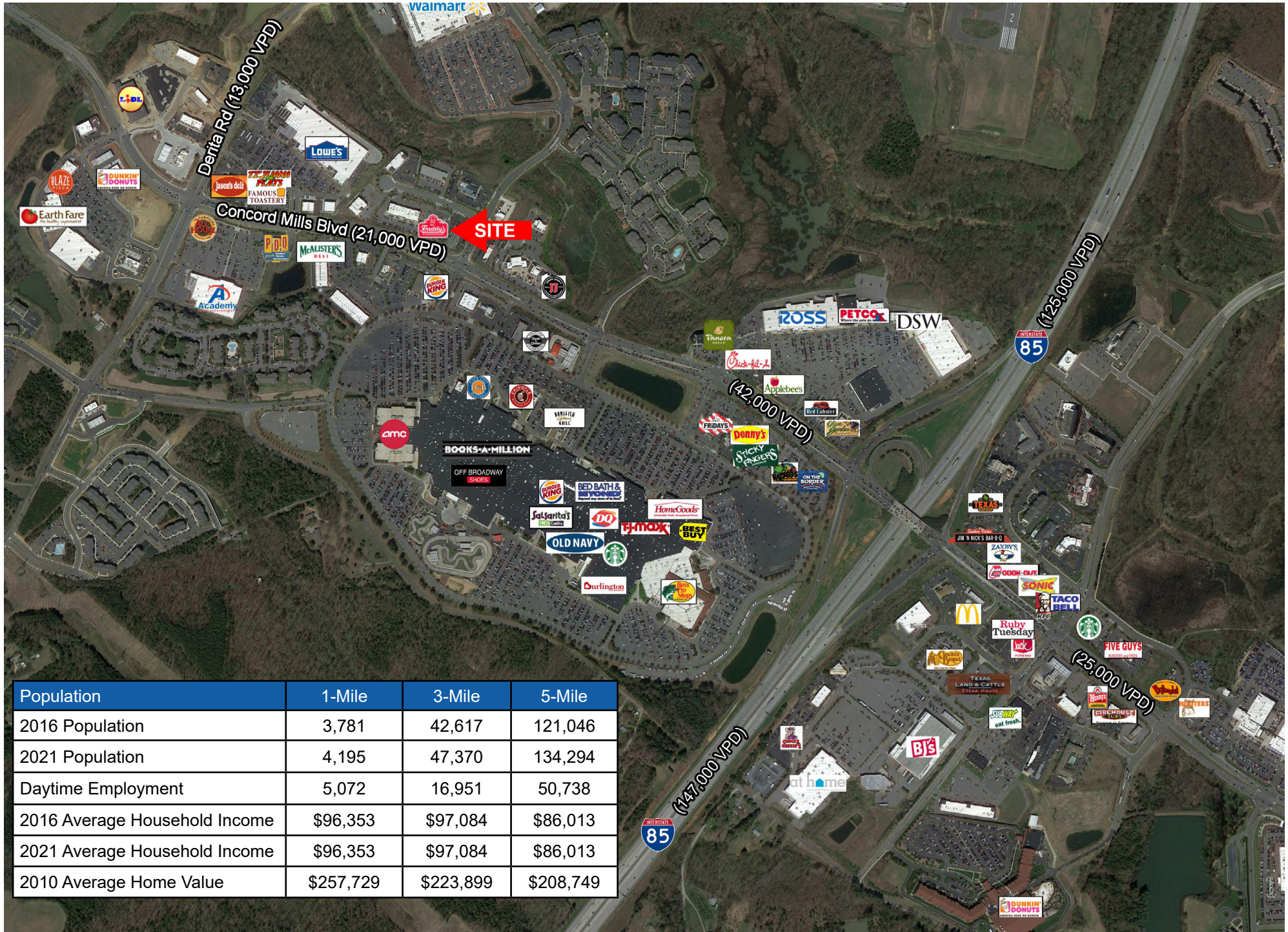
← Click for Map

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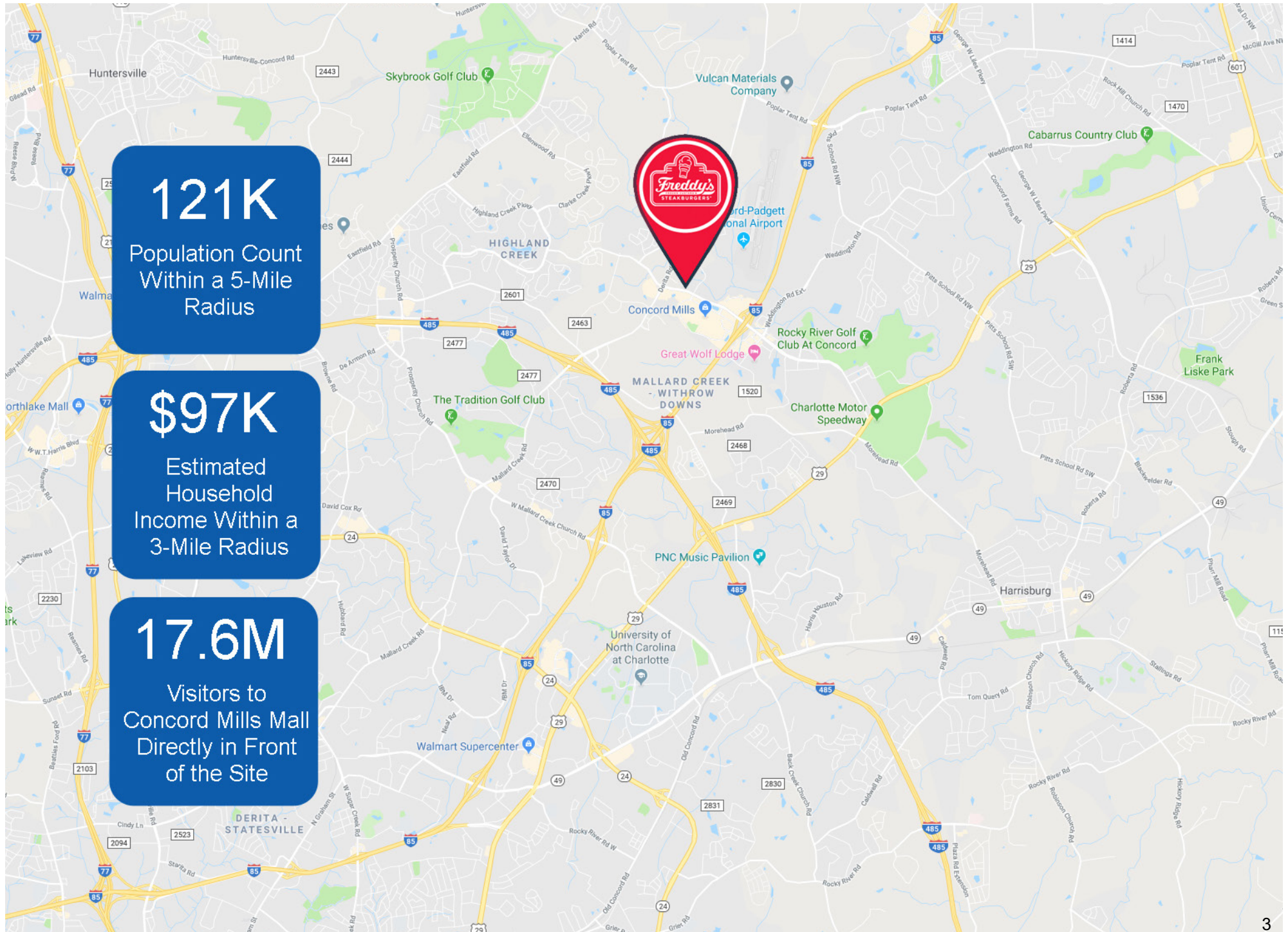
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MARKET AERIAL: CONCORD, NC



| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|-----------|-----------|-----------|
| 2016 Population | 3,781 | 42,617 | 121,046 |
| 2021 Population | 4,195 | 47,370 | 134,294 |
| Daytime Employment | 5,072 | 16,951 | 50,738 |
| 2016 Average Household Income | \$96,353 | \$97,084 | \$86,013 |
| 2021 Average Household Income | \$96,353 | \$97,084 | \$86,013 |
| 2010 Average Home Value | \$257,729 | \$223,899 | \$208,749 |

LOCATION MAP: CONCORD, NC



INCOME AND EXPENSE

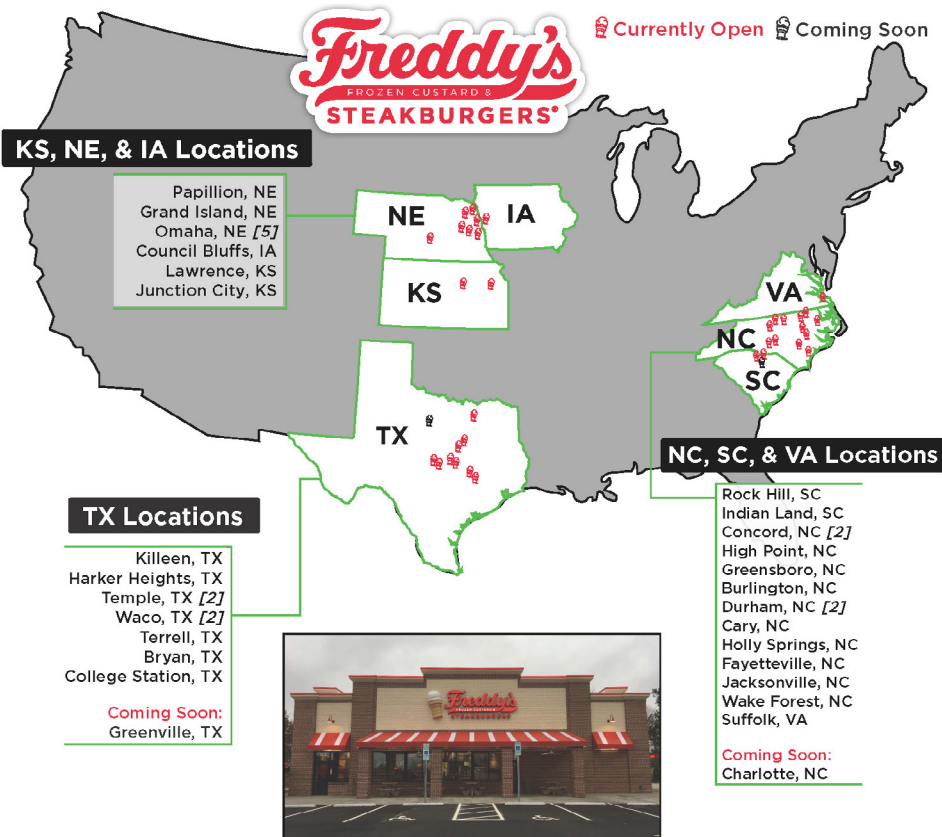
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|------------------------------------|------------------------|----------------------------|
| PRICE | | \$2,212,389 |
| Price Per Square Foot: | | \$724.66 |
| Capitalization Rate: | | 5.65% |
| Total Rentable Area (SF): | | 3,053 |
| Lot Size (AC): | | .869 |
| STABILIZED INCOME | | |
| Scheduled Rent | | \$125,000 |
| Option Periods | | 10% increase every 5 years |
| LESS | PER SQUARE FOOT | |
| Taxes | NNN | \$0.00 |
| Insurance | NNN | \$0.00 |
| Total Operating Expenses | NNN | \$0.00 |
| EQUALS NET OPERATING INCOME | | \$125,000 |



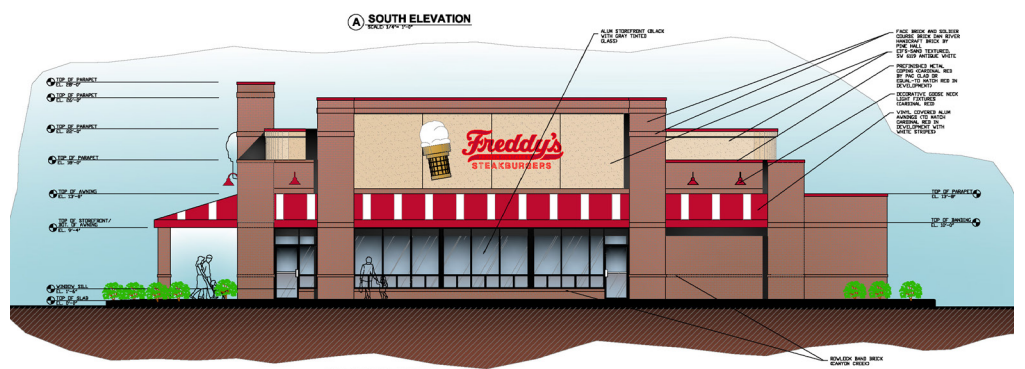
OPERATOR AND GUARANTOR



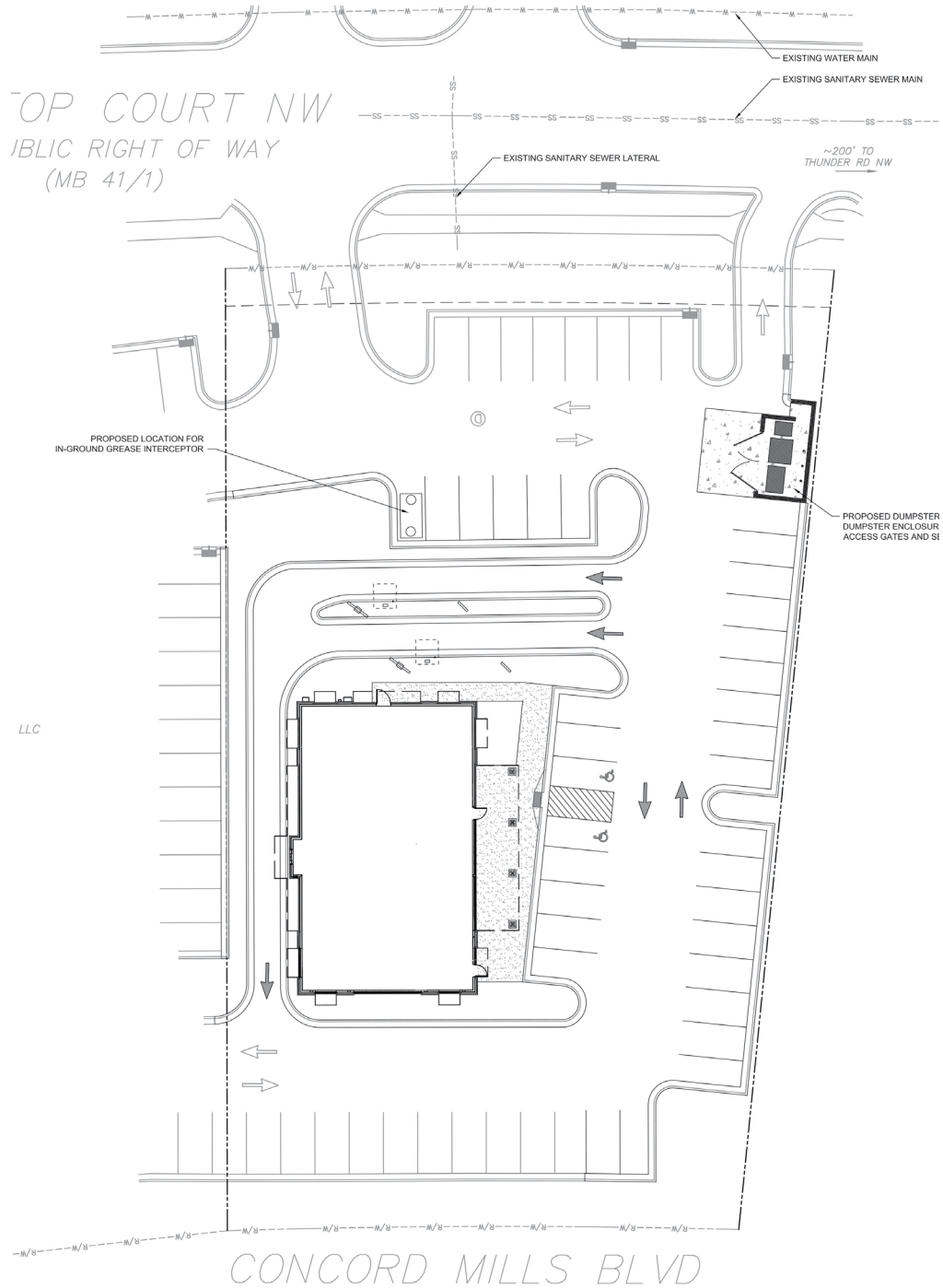
HCI Hospitality is a multi-brand, hospitality management company focused on providing homegrown hospitality and an experience that creates lifelong relationships with our guests. Originated in 2002 as a multi-unit owner-operator, HCI now employs more than 1,600 team members. HCI's portfolio includes national franchise Freddy's Frozen Custard®, owner-operated restaurants, and Woof's - a regional leader in doggy daycare.



- **Tenant:** HCI Hospitality is a multi-brand hospitality management company that runs Wildcat Steakburgers, LLC (Guarantor). HCI Hospitality originated in 2002 as a multi-unit owner-operator, and now employs more than 1,600 team members. HCI's portfolio includes Freddy's Frozen Custard, owner-operated restaurants, and Woof's – a regional leader in doggy daycare. Wildcat Steak burgers. LLC (Guarantor) owns and operates 25 Freddy's Frozen Custard and Steakburgers.
- **Long-Term Absolute NNN Lease:** Brand new 20 year absolute NNN Lease with four 5 year extensions.
- **Store Performance:** Low rent to sales ratio
- **Recently Constructed:** Built in 2016
- **Excellent Access/Visibility:** 42,000 vehicles per day along Concord Mills Blvd located off of a signalized intersection to Concord Mills Mall with excellent frontage.
- **Dominant Retail Corridor:** Concord Mills is the #1 tourist attraction in North Carolina, and is a 1.4 million square foot shopping mall directly across the street.
- **Dynamic Demographics:** With over 121K people within a 5 mile radius and a household income of \$97K within a 3 mile radius, the site is surrounded by dynamic demographics that have created a dominant retail corridor.



SITE PLAN



About Freddy's



Freddy's Frozen Custard & Steakburgers is a fast-casual restaurant chain specializing in steakburgers, Vienna beef hot dogs and shoestring fries, and house-churned frozen custard. Founded in 2002, the privately-owned company expanded to more than 324 locations in 31 states, making it one of the fastest-growing fast-casual restaurant franchises in the country.

Currently, Freddy's employs more than 8,000 people and the average store has 43 employees. A typical Freddy's store is a freestanding building between 2,800 and 3,600 square feet with seating for 100 guests, with most stores offering outdoor seating as well as drive-thru service.



MARKET OVERVIEW

Concord, the twelfth largest city in North Carolina, is located within the fast-growing northeast quadrant of the Charlotte MSA, approximately 20 miles northeast of the Charlotte city center. It is the largest city in Cabarrus County and has a population of 83,506, making it the second largest city in the Charlotte MSA, which has a population of 2.51 million. Major thoroughfares that traverse through Concord include Interstate 85 and Interstate 485. Interstate 85 links Concord directly to Greensboro and Durham to the Northeast and Charlotte, Greenville, and Atlanta to the southwest. Interstate 485 is located southwest of Concord and provides access to Charlotte. Close proximity to downtown Charlotte, low cost of living, and favorable tax structure make Concord an attractive city. World-renowned NASCAR tracks, top-flight golf courses, cultural attractions and performing arts venues, and major entertainment and retail options offer a desirable quality of life for residents and businesses.

Charlotte is the largest city in North Carolina and the third fastest growing major city in the US. Charlotte has become a major US financial center and the second largest banking center, and is home to the corporate headquarters of Bank of America and the East Coast operations of Wells Fargo. In addition to its financial industry, Charlotte has a diverse business base; numerous companies from the foodstuffs, motor racing, energy, manufacturing, and trucking and freight transportation industries make Charlotte their home. Charlotte has nine Fortune 500 companies in its metropolitan area, including Bank of America, Lowe's, Nucor, Duke Energy, Sealed Air Corp, Sonic Automotive, Family Dollar, SPX Corporation, and Domtar. Additional headquarters in the Charlotte MSA include Harris Teeter, Food Lion, Cheerwine, and Sundrop.

- Charlotte Motor Speedway, located in Concord, is a motorsports complex that hosts NASCAR racing, including the prestigious Coca-Cola 600 on Memorial Day weekend, the Sprint All-Star Race, and the Bank of America 500. The iconic speedway is considered the home track for NASCAR. The 2,000-acre complex also features a quarter mile drag racing strip, ZMAX Dragway. It is the only all-concrete, four-lane drag strip in the United States and hosts NHRA events. Alongside the drag strip is a clay oval that hosts dirt racing, including the World of Outlaws finals. The facility is considered one of the busiest sports venues in the country, typically with over 380 events a year. Along with many races, the speedway also hosts the Charlotte Auto Fair twice a year, one of the nation's largest car shows. The Charlotte Motor Speedway is visited by over 1.5 million people each year and has an annual economic impact of over \$400 million.
- Concord is home to one of the largest malls in North Carolina, Concord Mills, a nearly 1.4 million square foot shopping mall that attracts approximately 15 million visitors a year.
- Concord's relatively low tax rate, expansion-based incentives, and close proximity to major market centers make it an attractive area to do business.
- Concord has a diverse business mix that includes technology, tourism, manufacturing, motorsports, and a burgeoning life sciences sector.



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