Bojangles

#1 FRANCHISEE IN THE CHAIN (125+ LOCATIONS)
ABSOLUTE NNN LEASE IN THE GREENVILLE SC MSA

CONFIDENTIAL OFFERING MEMORANDUM

627 WEST MAIN STREET, WILLIAMSTON, SC 29697

A REALTYLINK DEVELOPMENT

TRINITY PARTNERS

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NO. 01 INVESTMENT OVERVIEW

Offering Introduction

Trinity Partners is proud to serve as exclusive advisor to the Developer (“RealtyLink”) and present this absolute net lease investment opportunity in the Greenville SC MSA occupied by Bojangles Famous Chicken ‘n Biscuits, a leader in the QSR industry with almost 900 locations across 25 states and internationally.

RealtyLink has been a development partner of the Franchisee (“BOJ of WNC”) for 24 years and together have completed over 65 build-to-suit stores in 6 states. RealtyLink Principal and 45-year industry veteran, Jack Jamison, says this about their #1 retail client: “BOJ of WNC is an extraordinary company and the best operator I’ve ever worked with in my career. We’ve witnessed them go from the original 6 stores in Asheville NC acquired from corporate in 2001 to over 125 locations in 6 states. I’m constantly amazed how smoothly and professionally the growth has transpired. Their people are of the highest character who put customers and relationships first. They’re always reasonable and responsible to work with and consistently exceed operational and financial expectations.”

The Property was developed in 2023 on 1.16 acres with a 2,439 SF drive-thru/dine-in building with patio seating and 35 parking spaces. The 16-year NNN lease commenced in June 2023 with 7% rent bumps every 5 years beginning in 2029 and multiple 5-year renewal options. BOJ of WNC is the #1 operator systemwide and all 125+ locations guarantee the lease.

The Property is strategically located directly between Greenville and Anderson just a few miles off I-85 along SC Hwy 20/W Main St. Perfectly positioned at the busy signalized intersection of W Main St, Academy St, Belton Dr, and Anderson Dr, the Property sits at the heart of the growing Williamston suburban community. Greenville was named the #4 “Best Place to Live” by U.S. News & World Report’s Best Places for 2025.

Offering Specifics

Purchase Price	$2,585,500
Purchase Cap Rate	6.25% (Years 1-6)
Average Cap Rate	6.77% (Years 4-16)
Base Rent/NOI	$161,594.00 (Years 1-6) See Lease Summary for full schedule
Tenant Credit	Franchisee
Lease Type	Absolute NNN / Fee Simple
Base Lease Term	16 Years
Lease Commencement	June 1, 2023
Lease Expiration	May 31, 2039
Renewal Options	3 - 5 Years Each
Rent Increases	7% (every 5 years starting Year 7)
Building Age	Completed Q2 2023
Building Size	± 2,439 SF
Land Size	± 1.16 AC
Parking Spaces	35 total (2 handicap)
Zoning	Residential Commercial

Investment Highlights

- **New Construction:** Ground-up first-class development completed in 2023
- **Long-Term Net Lease:** 16-year primary term with multiple renewal options and ZERO landlord responsibilities
- **Rental Increases:** 7% rent bumps every 5 years beginning in 2029 and in every option period
- **Credit Tenant:** BOJ of WNC is the largest and most profitable franchisee operator in the Bojangles system
- **Strong Guaranty:** All 125+ BOJ of WNC units across 6 states are under one LLC and that LLC is the entity on the lease
- **National Brand:** Bojangles has almost 900 locations across 25 states from New Jersey to Las Vegas and internationally in Honduras
- **Strategic Location:** Positioned on the main traffic corridor (Hwy 20/Main St – 12,400 VPD) at the busiest signalized intersection in the market
- **Education Base:** Palmetto High, Middle, and Elementary Schools (2400+ total students) and Anderson Career & Tech Center (2000+ students) are a few minutes away in opposite directions from the Property
- **Interstate Access:** I-85, the primary highway thoroughfare through the Upstate region connecting Atlanta and Charlotte, is 6 miles away
- **Growing Population:** 6.6% growth since 2020 with a projected annual growth rate of 1.22% in a 5-mile radius
- **Dynamic Region:** Anchored by Greenville, Spartanburg, and Anderson, the Upstate is a 10-county region with 1.6 million residents, 580 international companies, and a net migration of more than 80 people each day

NO. 02 TENANT OVERVIEW

Tenant Summary

9000+	25	49+	±900
TEAM MEMBERS	STATES	YEARS IN BUSINESS	RESTAURANTS

The BOJ of WNC story is one of good food, great people and exponential growth. It dates back to 1979 when Founder and CEO Jeff Rigsby, then a teenager, first started in the restaurant industry. Drawn to the team atmosphere, Jeff advanced through the ranks of a national chain restaurant before joining Bojangles in 1994. Always entrepreneurial in spirit, Jeff fulfilled a lifelong dream in 2001 when he purchased six Bojangles restaurants in the Asheville, NC area. From there, it was off to the races. The last two decades have been spent perfecting operations, developing teams, adding locations and expanding into new markets. Today, BOJ of WNC is the nation's largest franchisee of Bojangles restaurants with over 125 locations in 6 states. For more information, visit www.bocountry.com.

BOJ of WNC was acquired by Eyas Capital in 2025. Eyas is a hospitality management and investment firm that focuses on identifying cash-flow investments in the restaurant and real estate industries. Their experienced team seeks out established and up-and-coming brands with consistent cash flow and strong management structures. They have a proven track record of adding value to existing businesses and teams. Their team of seasoned investment professionals and hands-on operators work together to enhance the efficiency, effectiveness, and quality of business processes, products, and services of the companies they invest in — enabling niche investments to reach new heights. For more information, visit www.eyascapital.com.

Bojangles is a Carolina-born restaurant chain specializing in craveable Southern chicken, biscuits and tea made fresh daily from real recipes, and with a friendly smile. Founded in 1977 as a single location in Charlotte, the beloved brand continues to grow nationwide. In addition to serving up flavorful food, the company is committed to doing good in the communities it serves. Fans from all over know Bojangles for its catchy tagline – "It's Bo Time!"

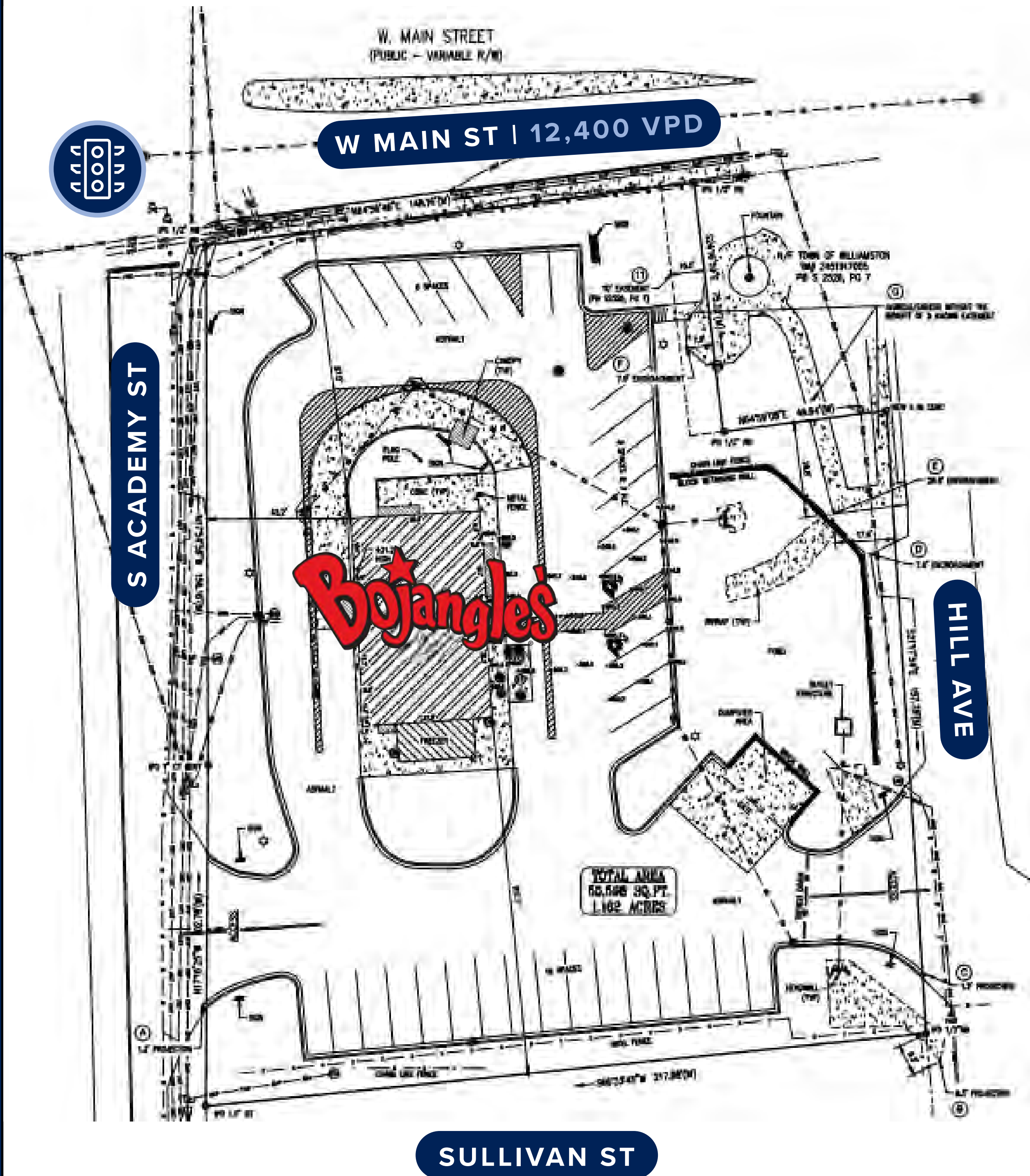
Lease Summary

Address	627 W Main St, Williamston, SC 29697
Lot Premise	± 1.16 AC
Building Premise	± 2,439 SF
Tenant	BOJ of WNC, LLC
Guarantor	BOJ of WNC, LLC
Lease Term	16 Years
Commencement Date	June 1, 2023
Expiration Date	May 31, 2039
Annual Rent	$161,594.00 (Years 1-6) $172,905.58 (Years 7-11) $185,008.97 (Years 12-16)
Option Periods	3 - 5 Years each
Option 1 Starting Rent	$175,298.02 (Years 17-21)
Option 2 Starting Rent	$192,827.82 (Years 22-26)
Option 3 Starting Rent	$212,110.60 (Years 27-31)
Landlord Responsibilities	None
Tenant Responsibilities	Everything
Right of First Refusal	N/A
Financial Information	Tenant shall provide within 15 days of written request

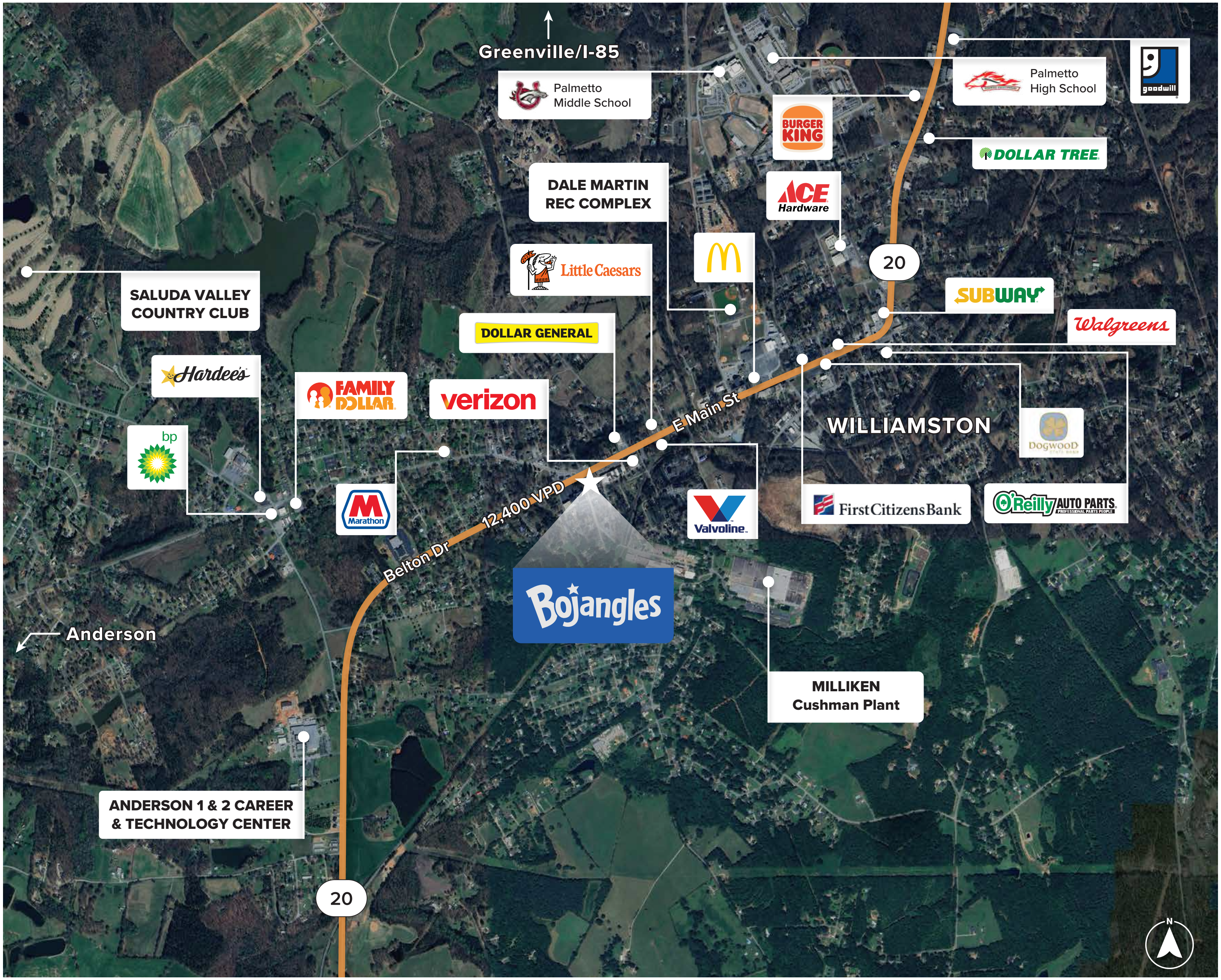
NO. 03 PROPERTY OVERVIEW

Site Description

The Property consists of 1.16-acre site on the southeast signalized corner W Main St (12,400+ VPD) and Academy St. The site is improved with a 2,439 SF drive-thru/dine-in building with a patio and 35 parking spaces (2 handicap). There's ±198 feet of frontage on W Main St and ±259 feet on Academy St with two rear access points. Neighboring retail businesses include Walgreens, Dollar General, T-Mobile, Valvoline, O'Reilly Auto Parts, McDonald's, Little Caesars, Taco Bell, and more.



Williamston Map



Greenville / Anderson Map

Region Summary

Williamston, South Carolina is strategically positioned in the Upstate SC region, offering businesses excellent access to major highways, rail lines, and proximity to Interstate 85, Greenville-Spartanburg International Airport, and deepwater ports like Charleston and Savannah. This connectivity, combined with the town's proximity to industrial hubs in Greenville and Spartanburg, makes it an ideal location for manufacturing, distribution, and logistics operations.

DRIVING DISTANCES

Greenville, SC	18 miles
Asheville, NC	83 miles
Augusta, GA	96 miles
Columbia, SC	102 miles
Charlotte, NC	120 miles
Atlanta, GA	1342miles

NO. 04

MARKET OVERVIEW

Upstate Summary

Downtown Greenville features a vibrant Main Street connecting numerous activities, housing a dynamic mix of over 120 independent business, retail, and restaurant offerings in a 10-block radius from the historic West End to NOMA Square.

Modern office towers share the streetscape with historic, repurposed buildings housing innovative startups and established firms. Nationally recognized retailers set the stage for a diverse selection of independent boutiques, creating a vibrant shopping experience.

The culinary scene thrives with award-winning upscale restaurants, international bistros, and lively gastropubs, catering to a discerning clientele and fostering a culture of after-work socializing that energizes the district well into the evening. This carefully curated blend caters to a growing workforce and a strong tourist base, ensuring a steady stream of customers for any business seeking a prime downtown location.

Falls Park on the Reedy, a 32-acre green space, serves as a focal point, seamlessly blending modern and historic elements. The area boasts pedestrian paths linking to the extensive Prisma Health Swamp Rabbit Trail System, earning praise as a Bicycle Friendly Community. With 2.5 million annual visitors, Greenville has garnered recognition for its livability and pedestrian-friendly environment, becoming a model for urban planning nationwide.

TOP 10 BEST DOWNTOWNS IN THE COUNTRY (LIVABILITY)

115 RETAILERS

MORE THAN 110 INDEPENDENT RESTAURANTS

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	10,624	82,212	173,830
HOUSEHOLDS	4,836	36,534	75,013
AVG. H INCOME	$122,168	$109,589	$106,450
MED. HH INCOME	$78,431	$63,406	$62,949
% OF HOMES VALUED $300,000+	66.80%	54.30%	44.50%

Upstate Summary

1.6 million TOTAL POPULATION IN UPSTATE SC	**79 people** MOVE TO GREENVILLE EVERY DAY	**Home to more than 575** INTERNATIONAL COMPANIES
724,981 TOTAL LABOR FORCE	**2.9%** UNEMPLOYMENT RATE	CONNECTED TO **100 million people** BY A DAY'S DRIVE VIA FOUR MODAL TRANSPORTATION (INTERSTATES, PORTS, RAIL AND AIR)

DATA FROM UPSTATE SC ALLIANCE

Demographics, Growth & Income

POPULATION

	3 Mile	5 Miles	10 Miles
2010 Population	13,027	21,602	80,222
2020 Population	13,310	22,380	89,632
2025 Population	13,885	23,853	94,999
2030 Population	14,202	24,836	99,550
2010-2020 Annual Rate	0.22%	0.35%	1.12%
2020-2025 Annual Rate	0.81%	1.22%	1.11%
2025-2030 Annual Rate	0.45%	0.81%	0.94%
2020 Median Age	39.4	39.9	41.1
2025 Median Age	40.1	40.7	41.5

HOUSEHOLDS

	3 Mile	5 Miles	10 Miles
2010 Households	5,016	8,219	30,610
2020 Households	5,161	8,570	34,166
2025 Households	5,522	9,330	37,021
2030 Households	5,746	9,865	39,389
2010-2020 Annual Rate	0.29%	0.42%	1.11%
2020-2025 Annual Rate	1.30%	1.63%	1.54%
2025-2030 Annual Rate	0.80%	1.12%	1.25%
2025 Average Household Size	2.51	2.56	2.53
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	$61,993	$64,480	$72,664
2030 Median Household	$67,288	$70,860	$82,670
2025-2030 Annual Rate	1.65%	1.90%	2.61%
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	$72,515	$76,724	$99,824
2030 Average Household Income	$79,254	$85,295	$113,420
2025-2030 Annual Rate	1.79%	2.14%	2.59%
PER CAPITA INCOME			
2025 Per Capita Income	$29,015	$30,362	$38,875
2030 Per Capita Income	$32,267	$34,325	$44,842
2025-2030 Annual Rate	2.15%	2.48%	2.90%

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DISCLAIMER

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