

OFFERING MEMORANDUM

\$3,333,333



Popeyes Kitchen – Absolute Net | Ground Lease

1110 N Stone Ave, Tucson, AZ 85705



BROCKMAN
GROUP



JB Hochman

303.668.4930

JB@Brockman.Group

Justin Brockman

303.993.9803

Justin@Brockman.Group

730 KALAMATH ST
DENVER, CO 80204

WWW.BROCKMAN.GROUP



POPEYES[®]

INVESTMENT OVERVIEW

POPEYES



ADDRESS

1110 N Stone Ave,
Tucson, AZ 85705



PRICE

\$3,333,333



NOI

\$175,000



CAP RATE

5.25%



SIZE

Building Size: 2,488 SF
Land Size: 26,572 SF



YEAR BUILT

2019



LEASE TYPE

ABSOLUTE NET GROUND
LEASE

11/23/2027



NOI
\$188,125



CAP RATE
5.64%

LEASE OVERVIEW

Initial Lease Term	20 years
Remaining Initial Lease Term	201 Months or 17 Years, 9 Months
Initial Lease Term Expiration	November 22, 2042
Tenant	Popeyes - HZ OPS HOLDING, Inc,
Parent Company	The Dhanani Group
Company Type	Private
Website	Dhananigroupinc.com

TIME PERIOD	LEASE TERM	CAP RATE	MONTHLY BASE RENT	ANNUAL BASE RENT
YEARS 1-5	Initial Term	5.25%	\$14,583.33	\$175,000.00
YEARS 6-10	Initial Term	5.64%	\$15,677.08	\$188,125.00
YEARS 11-15	Initial Term	6.07%	\$16,852.86	\$202,234.38
YEARS 16-20	Initial Term	6.52%	\$18,116.83	\$217,401.95
YEARS 21-25	Option #1	7.01%	\$19,475.59	\$233,707.10
YEARS 26-30	Option #2	7.54%	\$20,936.26	\$251,235.13
YEARS 31-35	Option #3	8.10%	\$22,506.48	\$270,077.77
YEARS 36-40	Option #4	8.71%	\$24,194.75	\$290,337.00



The Dhanani Group valued at over \$1.4 Billion is one of the largest quick-service restaurant (QSR) franchisees in the United States, operating over 1,400 restaurants

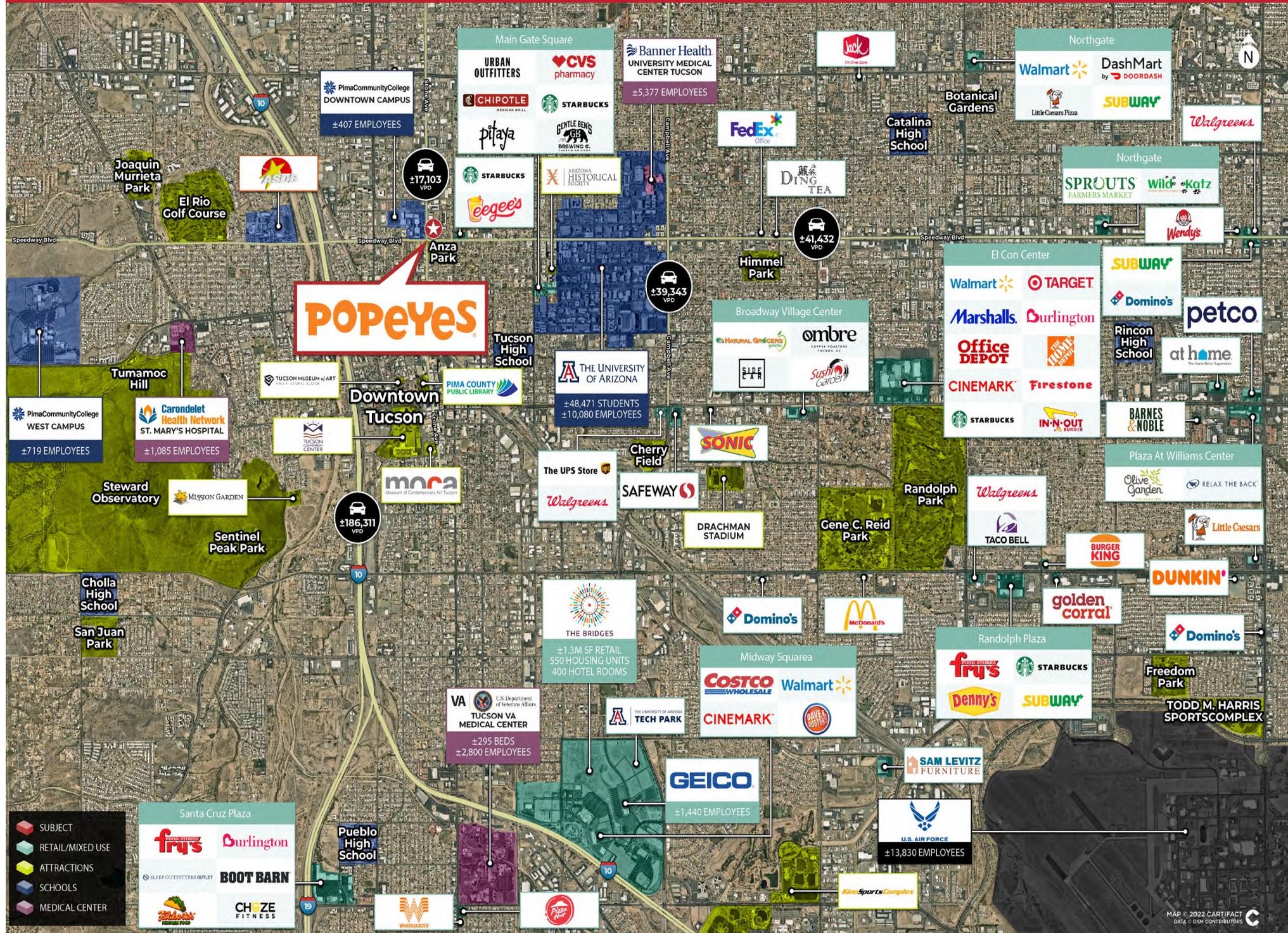
Nation Wide

The Dhanani Group has been a Popeyes franchise owner since 2011. Their QSR franchise holdings expanded to locations in Arizona, Colorado, Nevada, Utah, North Carolina, Georgia, Ohio, Kentucky, Illinois, Iowa, Missouri, and Arkansas. Today, Dhanani Group is the largest QSR franchisee for Popeyes and own more than 200 restaurants in the United States.


219
Locations



AREA MAP



TUCSON AMMENITIES & RETAILERS



DISCLOSURE

This confidential Offering Memorandum has been prepared by Brockman Group LLC for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Brockman Group LLC recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property herein and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Brockman Group LLC.

Brockman Group LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Brockman Group LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Brockman Group LLC and the Owner of the Property. Brockman Group LLC makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Brockman Group LLC and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Brockman Group LLC and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Brockman Group LLC shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Brockman Group LLC. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Brockman Group LLC at your earliest convenience.



**BROCKMAN
GROUP**