

Bojangles

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

TRINITY
PARTNERS



CONFIDENTIAL OFFERING MEMORANDUM

627 WEST MAIN STREET, WILLIAMSTON, SC 29697

A **REALTYLINK** DEVELOPMENT

CONTACT



TYSON GLASSER, CCIM
Senior Associate
404.435.6312 | tglasser@trinity-partners.com



LAKIN PARR
Partner
864.421.4747 | lparr@trinity-partners.com

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A photograph of a Bojangles restaurant building with a blue overlay. The building is white with brick accents and features the Bojangles logo in red. Large windows display menu items. An outdoor seating area with red umbrellas is visible. A silver SUV is parked in the foreground. An American flag flies on a tall pole to the right. The text "No. 01" is prominently displayed in white, with "INVESTMENT OVERVIEW" written below it.

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 metro Greenville SC occupied by Bojangles Famous Chicken ‘n Biscuits, a leader in the QSR industry with 850 locations across 20 states and Honduras. (“Property”)

RealtyLink has been a development partner of the Franchisee (“BOJ of WNC / Jeff Rigsby”) for 23 years and together have completed over 60 build-to-suit stores in 6 states. RealtyLink Principal and 44-year industry veteran, Jack Jamison, says this about their #1 retail client: “Jeff and his team are 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 | \$2,762,300 |
| Purchase Cap Rate | 5.85% (Years 1-6) |
| Average Cap Rate | 6.30% (Years 3-16) |
| Base Rent/NOI | \$161,594.00 (Years 1-6) See Lease Summary for full schedule |
| Tenant Credit | Franchisee - Private |
| Lease Type | Absolute NNN / Fee Simple / Land + Bldg |
| 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 850 locations across 20 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



A photograph of a Bojangles restaurant building with a blue overlay. The building is a single-story structure with large windows and the Bojangles logo on the roof. A white car is parked in the foreground. An American flag is visible on the right side of the building. The text "No. 02" is overlaid in the center-left, and "TENANT OVERVIEW" is overlaid in the center-right.

No. 02

TENANT OVERVIEW

Tenant Summary

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.

Eyas Capital, a hospitality management and investment firm based in Durham NC, acquired BOJ of WNC in September 2025. The entire corporate and operational team was kept intact. The Rigsby family retained a percentage of ownership and remains heavily involved in day-to-day operations. The deal includes a commitment from Eyas to develop 40 additional stores for BOJ of WNC in the Cincinnati and Columbus OH markets. For more information, visit [Eyas Capital | Home](#) or [Franchise Times | Mergers & Acquisitions](#).

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!”



The Rigsby Family

9000+

TEAM MEMBERS

21

STATES

48+

YEARS IN BUSINESS

±850

RESTAURANTS

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 | \$197,959.60 (Years 17-21) |
| Option 2 Starting Rent | \$211,816.77 (Years 22-26) |
| Option 3 Starting Rent | \$226,643.94 (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 |

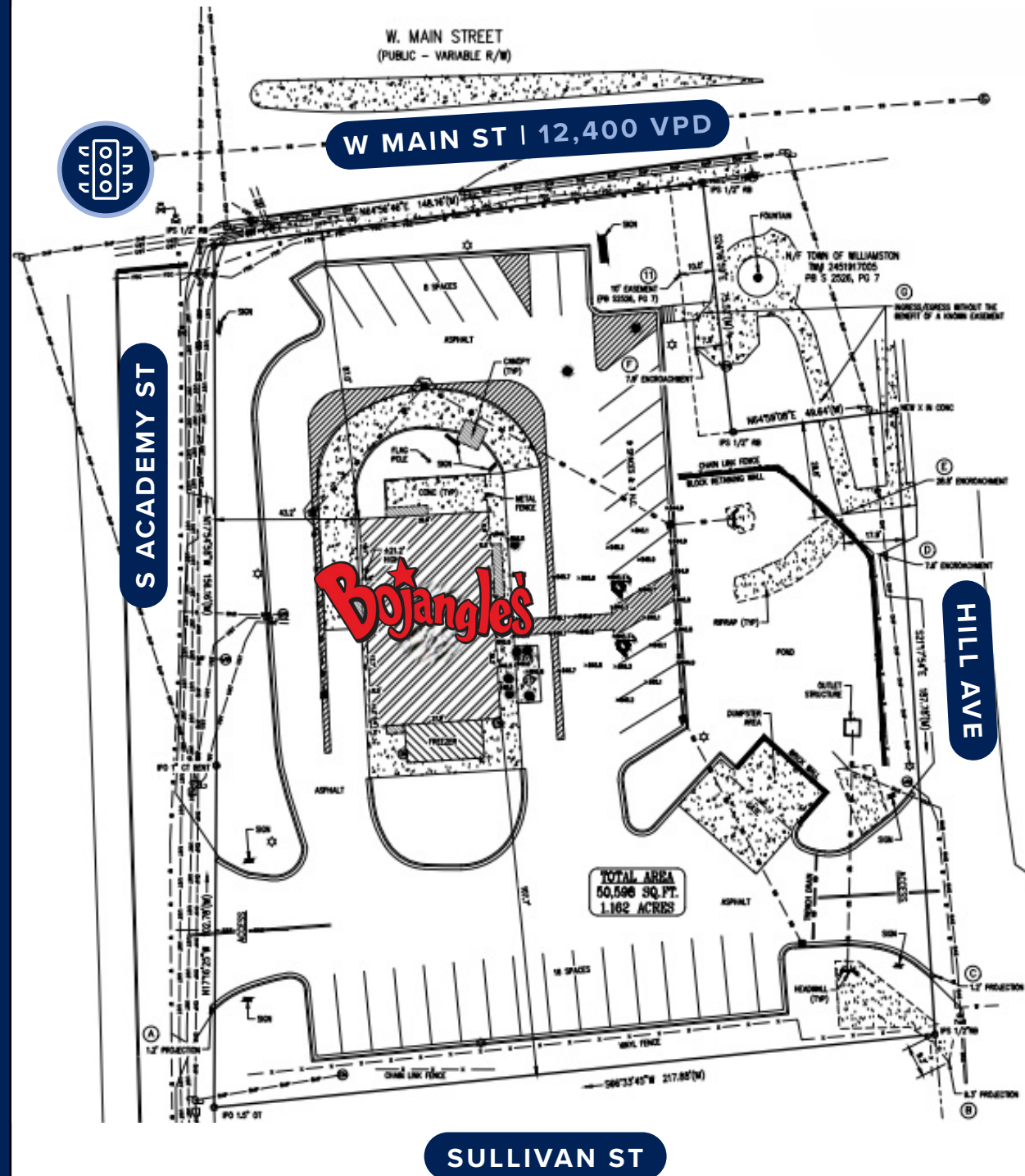
No.

03

PROPERTY OVERVIEW



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 | 134 miles |



A photograph of a Bojangles restaurant building with a blue overlay. The building is white with large windows and the Bojangles logo in red. A silver car is parked in the foreground. An American flag is visible on the right. The text "No. 04 MARKET OVERVIEW" is overlaid in white.

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% |



CONTACT



TYSON GLASSER, CCIM

Senior Associate

404.435.6312 | tglasser@trinity-partners.com



LAKIN PARR

Partner

864.421.4747 | lparr@trinity-partners.com

DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to Williamston Main, LLC (the "Owner") regarding the sale of 627 West Main Street, Williamston, SC 29697 (the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and Trinity Partners expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trinity Partners is not authorized to make any representations or agreements on behalf of the Owner.

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