

# Investment Summary

**Asking Price:** \$2,940,000

**CAP Rate:** 6.25% (increases to 6.87% on 5/1/22 and 7.56% on 5/1/27)

**Address:** 1362 Whiskey Road SE, Aiken, SC 29803

**Land Size:** 1.202 Acres and 52,339 Square Feet

**Building Size:** 3,808 Square Feet with Drive Thru

**Building Age:** New construction completed April 2016

**Tenant/Guarantor:** BojLand Restaurant Group, LLC (personal guarantees included)

**Lease Type:** Absolute Triple Net with zero Landlord responsibility

**Lease Term:** 16 year initial term with 3 renewal options of 5 years each

**Lease Commencement:** April 25, 2016

**Lease Expiration:** April 30, 2032

**Annual Base Rent:** \$183,700.80 (Years 1-6)

**Rental Increases:** 10% every 5 years beginning in Year 7

**Frontage:** +/- 209 Feet on Whiskey Road

**Access:** One main entrance/exit on Whiskey Road and multiple peripheral access points

**Parking:** 41 total spaces with 2 handicap spaces

**Zoning:** PC – Planned Commercial

**Traffic Counts:** +/- 19,800 on Whiskey Road (2015 data)



## DEMOGRAPHIC SUMMARY - 2016

	1 Mile	3 Mile	5 Mile
POPULATION	4,746	32,920	56,068
HOUSEHOLDS	2,233	14,586	23,509
AVERAGE HH INCOME	\$78,582	\$74,973	\$73,529
MEDIAN HH INCOME	\$57,940	\$51,579	\$50,715