

Chick-fil-A Portfolio

Various Locations (Available for Sale Individually or as a Portfolio)



RARE OFFERING | FEE SIMPLE CHICK-FIL-A PORTFOLIO | BONUS DEPRECIATION BENEFIT



PUTNAM DAILY

Managing Partner

(510) 289-1166

putnam@fisherjamescapital.com

CA RE License #01750064

VAHE NOKHOUDIAN

Partner

(626) 484-4034

vahe@fisherjamescapital.com

CA RE License #01963342

SCOTT REID

ParaSell, Inc. / Broker

(949) 942-6578

scott@parasellinc.com

AL RE License #000126182-0

AR RE License #PB00078916

GA RE License #367495

KY RE License #260934

TN RE License #347634

Fisher James Corp., ParaSell, Inc., and Old Capital Commercial Real Estate LLC ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6578 | A Licensed Real Estate Broker in: Alabama (#000127148-0) | Arkansas (#PB00078916) | Georgia (#77666) | Kentucky (#260997) | Tennessee (#264531).

01

04

05

08

11

14

17

20

23

26

29

32

35

Property Summary & Map

Tenant Information

Shelbyville, TN

Springfield, TN

Manchester, TN

Forsyth, GA

Cabot, AR

Danville, KY

Chickasha, OK

Valley, AL

Scottsboro, AL

Altus, OK

Americus, GA

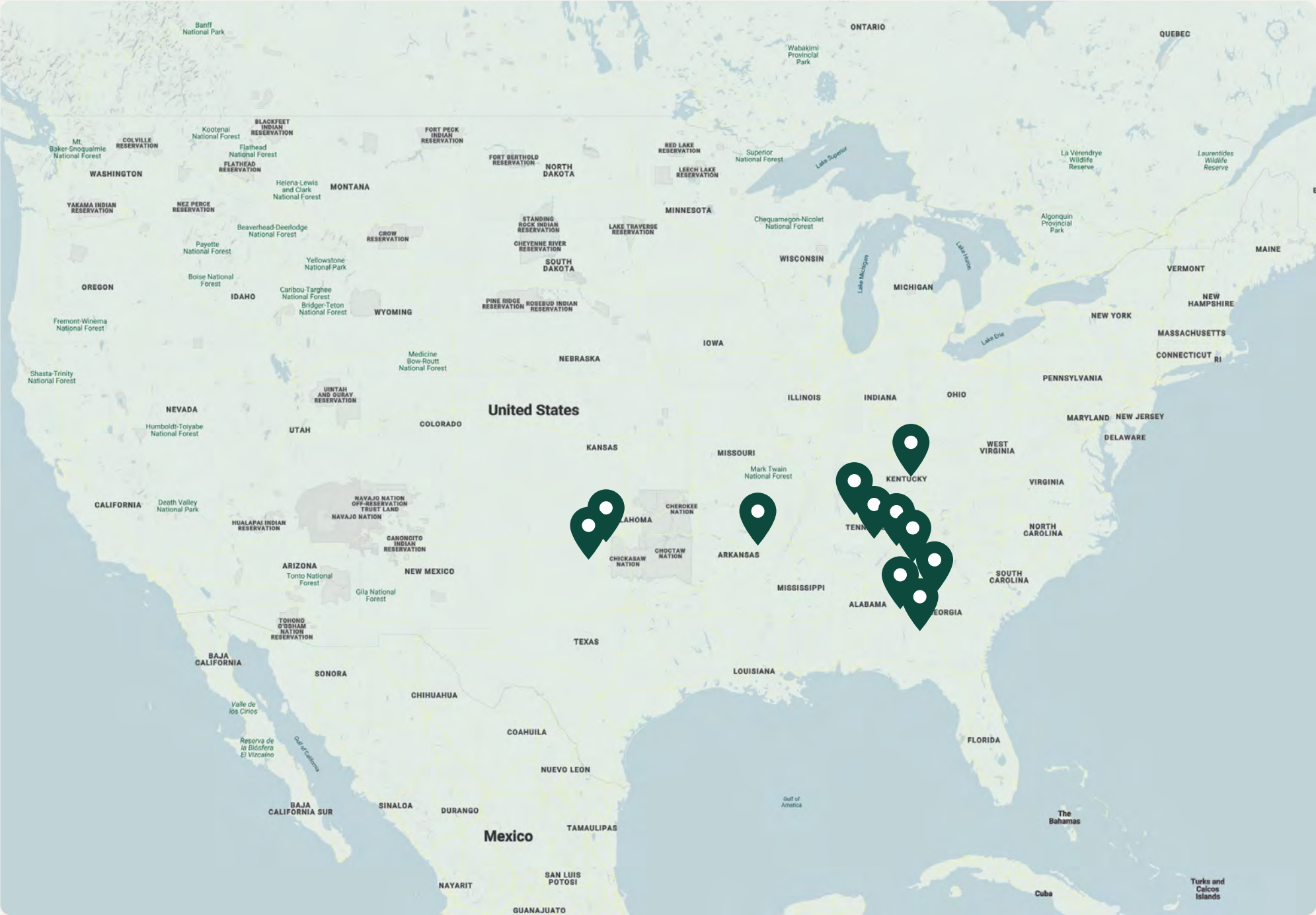
- Rare Chick-fil-A Portfolio Offering – Locations in TN, GA, AL, OK, AR, KY
- All Locations Backed by 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- All Locations Feature Double Drive Thru Components
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields
- Chick-fil-A Generated 2024 Sales of \$22.75 Billion (5.4% YoY Increase)
- Chick-fil-A has Highest Average Unit Volume Among QSR Users
 - Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.32M
- Chick-fil-A Ranked First in Customer Satisfaction for the 11th Year in a Row by the American Customer Satisfaction Index
- Properties Will be Delivered Free and Clear of Financing



Location	Sq. Ft.	Lot Size (AC)	Year Built	Remaining Term	Lease Structure	Options	NOI
Shelbyville, TN	5,221	2.83	2023	13.4 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$292,608
Springfield, TN	5,000	2.95	2023	13.3 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$277,728
Manchester, TN	4,987	1.77	2023	13.0 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$266,466
Forsyth, GA	5,335	1.784	2024	14.0 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$287,578
Cabot, AR	4,996	1.299	2023	13.3 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$249,480
Danville, KY	4,995	1.527	2023	13.4 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$274,608
Chickasha, OK	5,028	1.816	2023	13.3 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$259,908
Valley, AL	5,336	2.154	2024	14.4 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$272,256
Scottsboro, AL	4,852	3.237	2023	13.1 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$272,617
Altus, OK	5,305	2.87	2023	13.1 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$272,328
Americus, GA	4,526	1.869	2022	12.3 yrs	Abs. NNN	Thirteen (13) five-year options 10% increases every 5 years	\$240,141
# of Locations: 11		Weighted Average Lease Term (WALT): 13.3 years					
Total Sq Ft: 55,581		Total NOI: \$2,965,718					

DELIVERED FREE AND CLEAR OF DEBT – AVAILABLE FOR SALE INDIVIDUALLY OR AS A PORTFOLIO





Chick-fil-A



Chick-fil-A Generated 2024 Sales of Over \$22 Billion

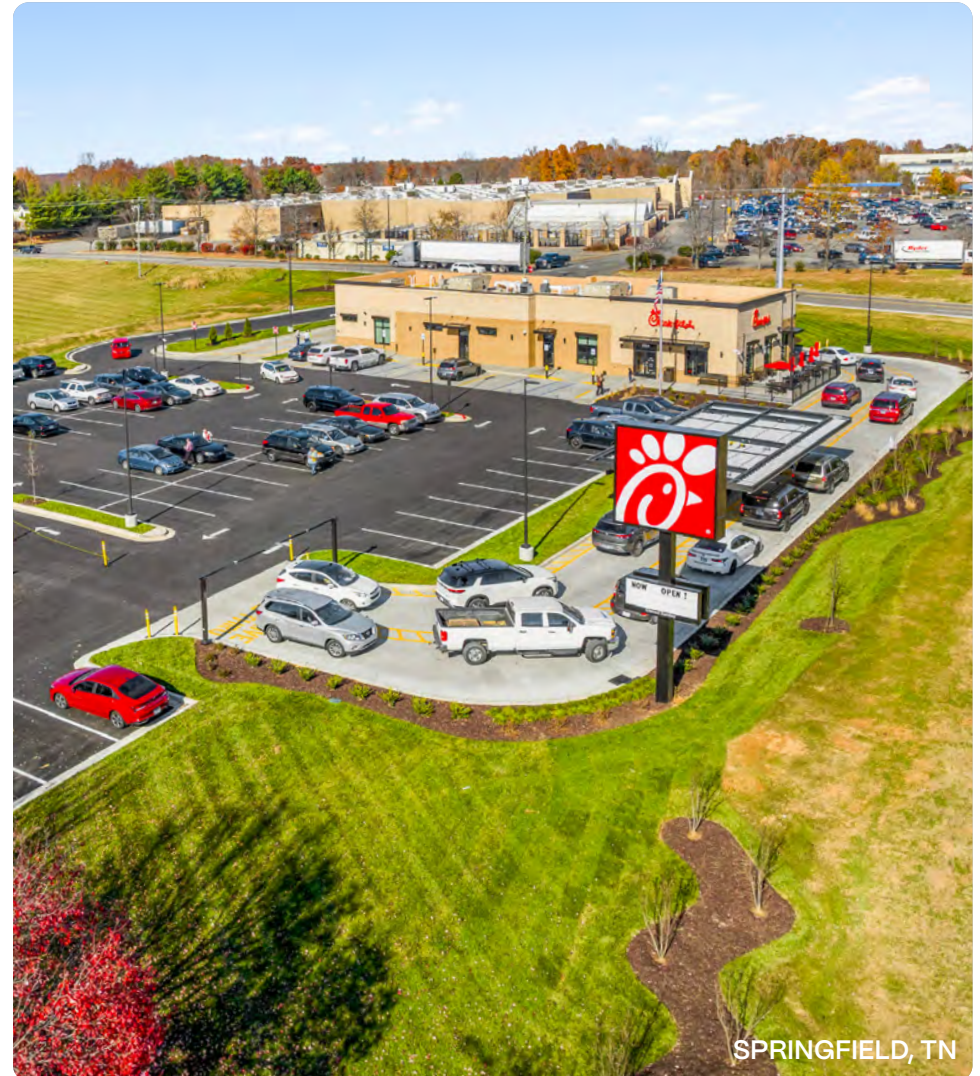
Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.3M

Chick-fil-A, Inc., headquartered in College Park, Georgia, is one of the most successful and largest fast-food chains in America. The company has more than 3,236 restaurants, primarily in the United States. The company initially focused on locations in shopping mall food courts but shifted its focus in the mid-80s to freestanding franchises. Though primarily concentrated in the southern United States, the chain has expanded in recent years with franchise locations in 48 states, Washington D.C., Puerto Rico, and Canada; with plans of further expansion into Michigan, the U.K., and Singapore.
















Chick-fil-A's average sales per restaurant consistently outpace and surpass competitors such as KFC, Popeyes, and McDonald's. Chick-fil-A uses a business model significantly different from other restaurant franchises, most notably retaining ownership of each restaurant, allowing for controlled growth. Chick-fil-A typically selects the location, builds the restaurant, and retains ownership of the store. Chick-fil-A gets a larger share of revenue from its franchises than other chains, but the formula works well for operators because the up-front cost of becoming a franchisee is lower compared to other competing chains.

For the 11th year in a row, Chick-fil-A ranked first in customer satisfaction as the most popular fast-food chain in the United States, according to the American Customer Satisfaction Index.

Chick-fil-A's sales in 2024 were estimated to be \$22.746 billion, up 5.4% over 2023. Standalone locations outside of malls generated a record \$9.317 million in average unit volume (AUV) in 2024. Chick-fil-A is only one of three restaurant brands in America with U.S. systemwide sales north of \$20 billion—McDonald's and Starbucks are the others.





	LOCATION	756 N Main St, Shelbyville, TN 37160	View on Map 
	LOT SIZE	±2.83 acres or ±123,275 square feet	
	IMPROVEMENTS	5,221 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±84 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	December 7, 2023	
	LEASE EXPIRATION	December 31, 2038	
	ANNUAL RENT	\$292,608	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



Shelbyville is Bedford County's Primary Retail Hub



Located Along Shelbyville's Primary Retail Corridor
17,566 ADT



1 Hour from Downtown Nashville
Nashville MSA Population of Over 2 Million

- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Located with Excellent Access & Visibility Along North Main Street/US-231, Shelbyville's Primary Retail Corridor (17,566 ADT)
 - Neighboring Retailers include Kroger, CVS, Walgreens, Dollar General, Waffle House, Popeyes, Burger King, KFC, Arby's, Take 5 Car Wash, AutoZone, & More
- Less than 1 Mile from Cooper Steel Arena
 - Renovated in 2024, with Total Capacity of 6,500
 - State-of-the-Art Venue Hosting Events Year-Round including Concerts, Trade Shows, & Sporting Events
- Within 10 Minutes of Downtown Shelbyville, Shelbyville Central High School, Shelbyville Recreation Center & Park, Thomas Magnet School, Deery Eakin Elementary, & the City's Largest Employers
- Shelbyville Serves as Bedford County's Primary Retail Hub
 - Highest Consumer Activity in the County with a Diverse Mix of Shopping & Services and Low Retail Vacancy
- No State Income Tax in Tennessee
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields

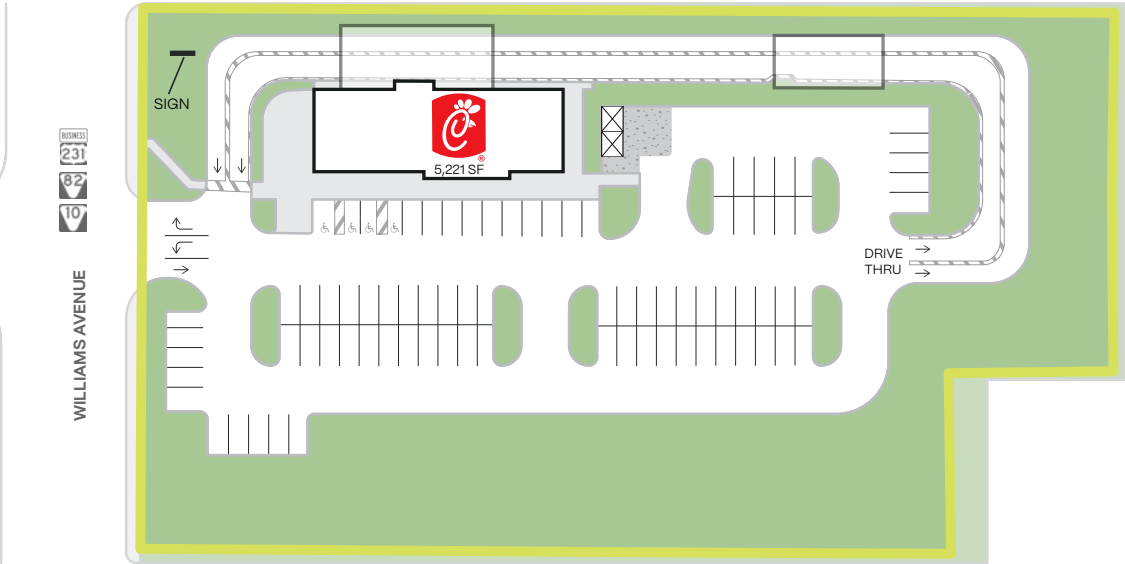


Population Summary	5 Miles	10 Miles	15 Miles
2025 Total Population	31,162	45,411	68,063
2030 Total Population	32,596	47,531	71,645
2025 Daytime Population	33,120	43,349	62,728
Ave. Household Income			
2025	\$76,759	\$81,678	\$88,432
2030	\$84,659	\$90,233	\$97,739
Ave. Home Value			
2025	\$350,156	\$395,390	\$418,436
2030	\$427,509	\$480,784	\$499,228
















Major Employers in Bedford County

Tyson Foods
Marelli Holdings Co. Ltd. (formerly Calsonic)
Newell Rubbermaid/Sanford Distribution
Walmart Distribution Center
Bedford County
Albea Americas, Inc.
Century Mold Company, Inc.
National Pen Co. LLC
Cooper Steel Fabricators, Inc.

756 N Main St, Shelbyville, TN 37160





	LOCATION	3334 Tom Austin Hwy, Springfield, TN	View on Map 
	LOT SIZE	±2.95 acres or ±128,502 square feet	
	IMPROVEMENTS	5,000 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±78 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	November 2, 2023	
	LEASE EXPIRATION	November 30, 2038	
	ANNUAL RENT	\$277,728	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



Adjacent to Walmart,
YMCA, & TriStar
NorthCrest Medical
Center



25 Miles from
Downtown Nashville

MSA Population of Over
2 Million



2 Miles from Electrolux

Springfield's Largest
Employer (3,400 Employees)

- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- New 2023 Construction Featuring Double Drive-Thru Component
- Located at the Signalized, Hard Corner Intersection of US-431/Tom Austin Highway and Watson Road (16,806 ADT)
- Sits Adjacent to Walmart Supercenter, YMCA, and TriStar NorthCrest Medical Center (109-Bed Acute Care Hospital with 760 Employees)
 - Neighboring Retailers include Aldi, Lowe's, Tractor Supply Co., Zaxby's, Sonic, Panda Express (Coming Soon) and The Shoppes at Mooreland (Under Construction)
- 5 Minutes from Volunteer State Community College Campus
- Adjacent to Multiple New Residential Developments Proposed or Under Construction
 - 513-Acre Vesper Village Master-Planned Community with 3,000 Residential Units and Commercial, Office, and Outdoor Space
 - 61-Acre Highland Estates Residential Development Totalling 153 Single- and Multi-Family Units
- 25 Miles from Downtown Nashville
- Nashville MSA Population of Over 2 Million
- No State Income Tax in Tennessee
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields



CENTRE STAGE SHOPPING CENTER

CAFO belk HIBBETT 9 goodwill

MOORELAND SHOPPING CENTER

bealls OUTLET FAMILY DOLLAR AutoZone DUNKIN' RBC Jacky M&S SUBS

LOWE'S

Walmart Supercenter

Wendy's Wendy's AUTO PARTS

UNARCO

TRACTOR SUPPLY CO

McDonald's Firestone COMPLETE AUTO CARE

planet fitness

SONIC CAPTAIN D

NASHVILLE WIRE PRODUCTS JOHNSON ELECTRIC

TACO BELL O'Charley's SUBWAY ZAXBY'S Hampton

MURPHY USA

ALDI

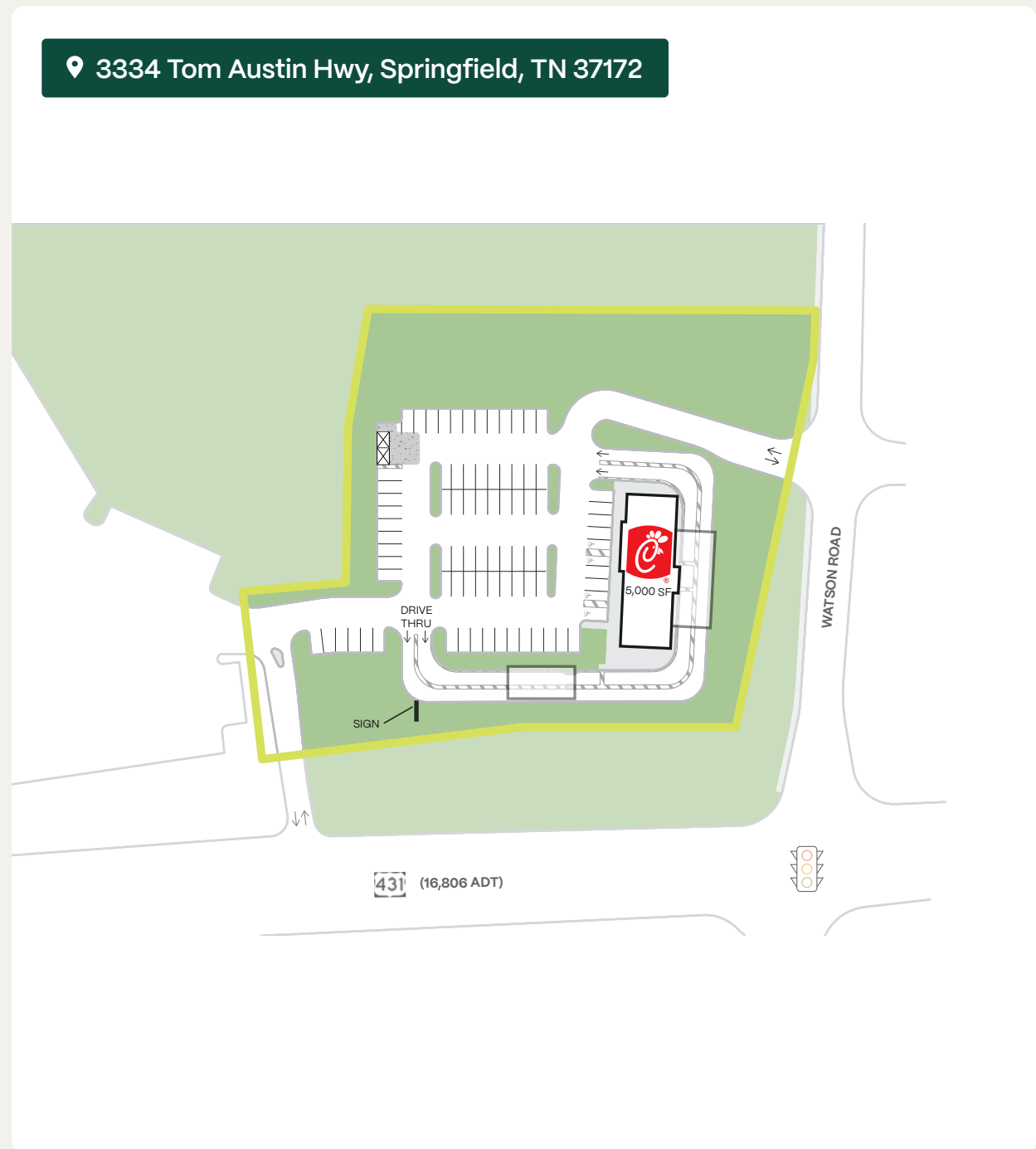
Chick-fil-A

Watson Rd
















431

Tom Austin Hwy (431-806 ADT)

Population Summary	5 Mile	10 Miles	15 Miles
2025 Total Population	28,235	60,665	133,152
2030 Total Population	29,518	63,236	139,246
2025 Daytime Population	30,609	53,465	111,369
Ave. Household Income			
2025	\$96,029	\$104,371	\$107,735
2030	\$106,283	\$115,473	\$119,919
Ave. Home Value			
2025	\$387,395	\$401,265	\$429,421
2030	\$485,811	\$500,546	\$538,016





	LOCATION	2690 Hillsboro Blvd, Manchester, TN	View on Map 
	LOT SIZE	±1.77 acres or ±77,101 square feet	
	IMPROVEMENTS	4,987 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±82 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	August 31, 2023	
	LEASE EXPIRATION	August 31, 2038	
	ANNUAL RENT	\$266,466	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



**Prominent Retail Location
Halfway Between
Nashville & Chattanooga**



**Closest National Food
Chain to Many of
Manchester's Largest
Employers**



**Adjacent to 700-Acre
Bonnaroo Music & Arts
Festival**

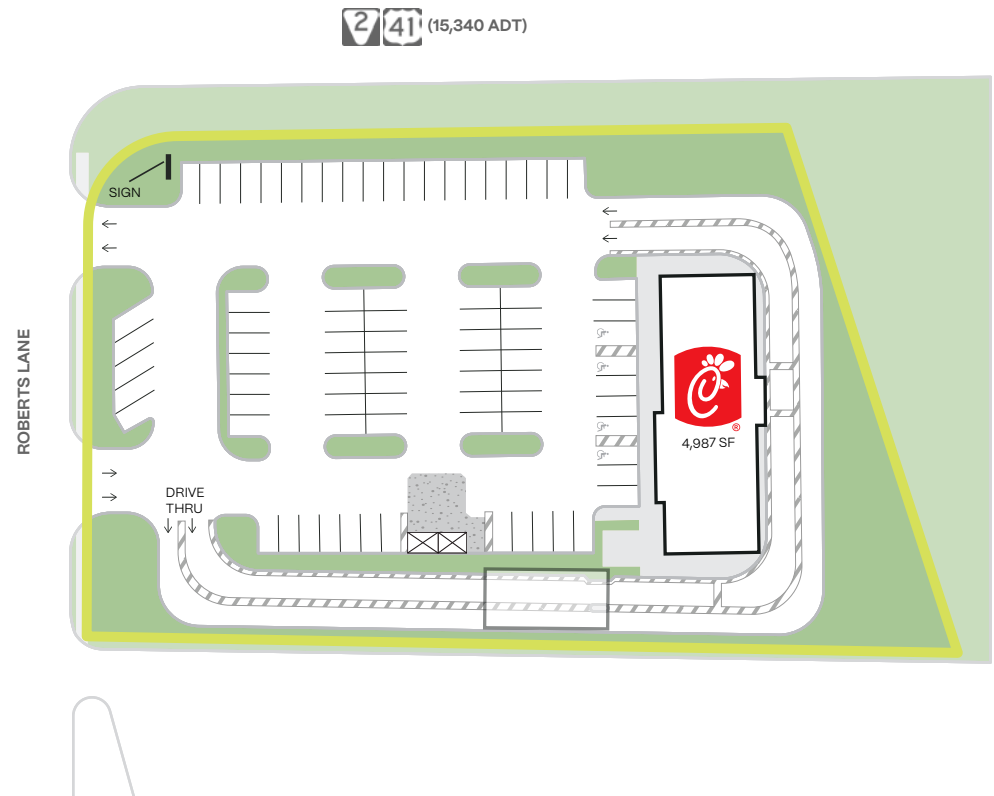
- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Prominent Location Along US-41/Hillsboro Boulevard, Manchester's Primary Commercial Corridor (15,340 ADT)
 - Adjacent to its Junction with Interstate 24 (37,968 ADT), at the Halfway Point Between Nashville and Chattanooga
 - Neighboring Retailers include Home Depot, Walmart Supercenter, 7 Brew Coffee, Starbucks, Exxon, Marathon, Dollar Tree, & Multiple National Hotel Brands
- Closest National Food Chain to Many of Manchester's Largest Employers
 - Manchester Industrial Park, Great Lakes Cheese Company, Aspen Technologies, Viam Tennessee, Ravago, Kasai North America, Kirchhoff Automotive, Collier Manufacturing, Coffee County Sheriffs Office, & More
- Less than 1 Mile from 700-Acre Bonnaroo Music & Arts Festival
 - 4-Day Event with Live Music, Camping, Activities, & Vendors Attracting Over 80,000 Attendees Annually
- 6 Miles from Arnold Air Force Base, Annual Economic Impact of Over \$1 Billion
- No State Income Tax in Tennessee
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields



Population Summary	10 Mile	20 Miles	30 Miles
2025 Total Population	37,838	126,184	261,027
2030 Total Population	39,252	130,554	273,359
2025 Daytime Population	36,916	125,419	241,595
Ave. Household Income			
2025	\$84,189	\$87,189	\$85,914
2030	\$92,913	\$96,292	\$95,054
Ave. Home Value			
2025	\$352,788	\$342,816	\$353,283
2030	\$430,548	\$421,681	\$433,665



📍 2690 Hillsboro Blvd, Manchester, TN 37355





	LOCATION	101 Industrial Park Rd, Forsyth, GA 31029	View on Map
	LOT SIZE	±1.784 acres or ±77,716 square feet	
	IMPROVEMENTS	5,335 square foot building with a double drive-thru component	
	YEAR BUILT	2024	
	PARKING	±68 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	August 15, 2024	
	LEASE EXPIRATION	August 31, 2039	
	ANNUAL RENT	\$287,578	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



Signalized, Hard Corner Intersection



Adjacent to I-75

Major North/South Route
Seeing 87,200 ADT



3,000 Students within 2 Miles

Driving Daily Traffic
to the Site

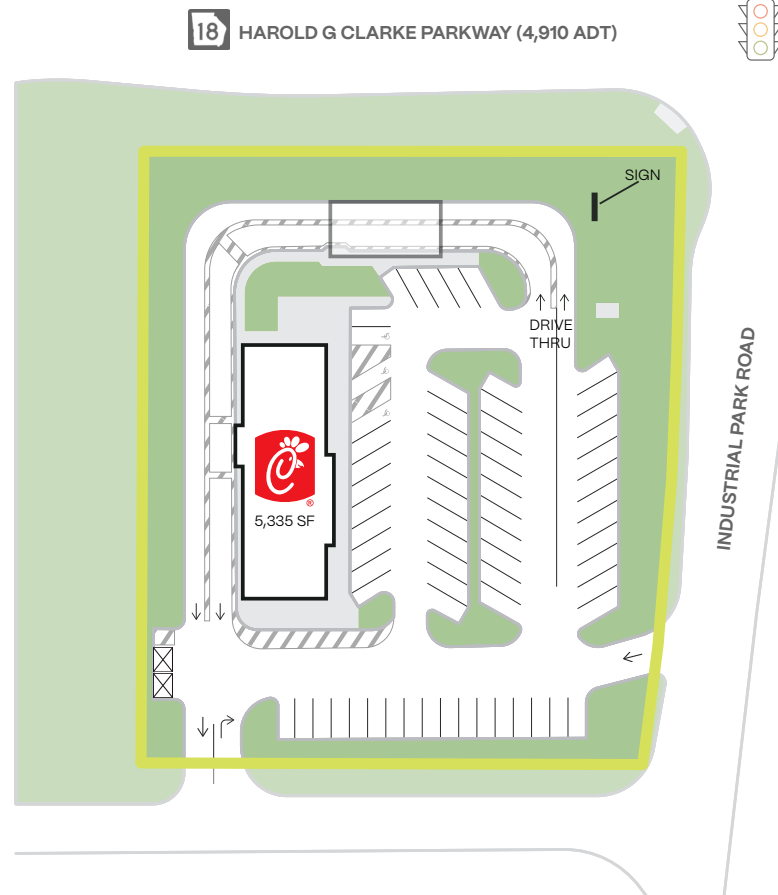
- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- New 2024 Construction Featuring Double Drive-Thru Component
- Located at the Signalized, Hard Corner Intersection of Industrial Park Road and Harold G. Clarke Pkwy (4,910 ADT)
 - Adjacent to Interstate 75 (87,200 ADT), a Major North/South Route Linking Atlanta and Tampa
- Synergistic Mix of Neighboring Retailers including QuikTrip, Shell, Circle K, Ford and Comfort Suites and Clarion Pointe Hotels
- Within 2 Miles of Mary Persons High School, Mary Persons Preschool, Monroe County Middle Schools, and TG Scott Elementary – Total of More Than 3,000 Students
- 1.5 Miles from Historic Downtown Forsyth – Home to Theaters, Museums, Galleries, and More
- 1 Hour South of Downtown Atlanta
 - Atlanta MSA Population of Nearly 6.5 Million
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields

















Population Summary	10 Mile	20 Miles	30 Miles
2025 Total Population	22,828	174,894	474,055
2030 Total Population	24,416	179,793	490,286
2025 Daytime Population	22,069	164,677	450,445
Ave. Household Income			
2025	\$105,871	\$94,642	\$87,983
2030	\$117,767	\$106,057	\$98,430
Ave. Home Value			
2025	\$336,383	\$302,749	\$288,992
2030	\$463,176	\$398,830	\$376,825



101 Industrial Park Rd, Forsyth, GA 31029





	LOCATION	801 W Main St, Cabot, AR 72023	View on Map 
	LOT SIZE	±1.299 acres or ±56,571 square feet	
	IMPROVEMENTS	4,996 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±61 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	November 9, 2023	
	LEASE EXPIRATION	November 30, 2038	
	ANNUAL RENT	\$249,480	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



Situated Along Cabot's Primary Retail Corridor

Half a Mile from I-57



\$94,206 Average Household Income

within 5 Miles



6,500+ Students within 5 Minutes

Driving Daily Traffic

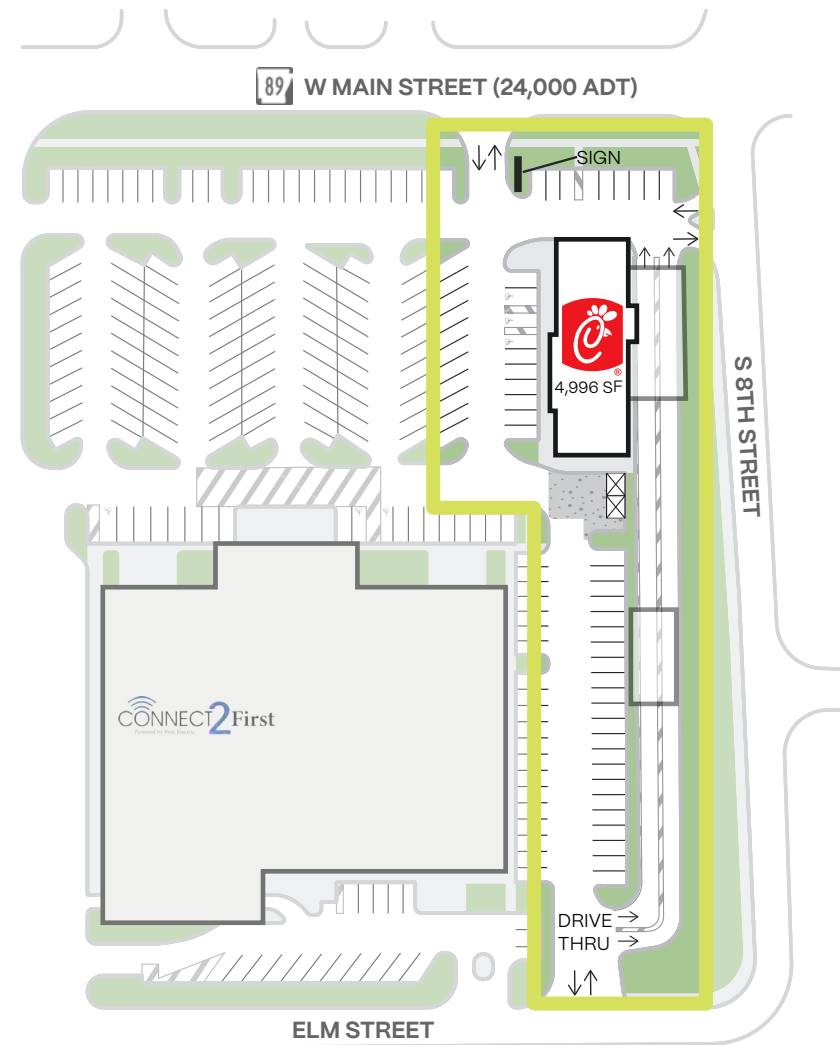
- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Excellent Access & Visibility on W Main Street, Cabot's Primary Retail Corridor (24,000 ADT)
 - Nearby Retailers include Kroger, Aldi, Cabot VIP Cinema, McDonald's, Walgreens, Waffle House, 7 Brew Coffee, Pizza Hut, Dairy Queen, & Multiple National Hotel Chains
- Prominent Location Half a Mile from I-57/U.S. Highway 67 (42,000 ADT)
- Within 5 Minutes of Cabot High School, Cabot Junior High School, Cabot Freshman Academy, Cabot Learning Academy, Northside Elementary, Cabot Middle School North, Westside Elementary, Eastside Elementary, & Central Elementary School
 - Total of More than 6,500 Students
- 11 Miles from Little Rock Air Force Base
 - 7,500+ Military Personnel & Civilians
 - Annual Economic Impact on Central Arkansas Region of Nearly \$2 Billion
- 25 Miles from Downtown Little Rock
 - MSA Population of Over 750,000
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields


















Population Summary	5 Miles	10 Miles	15 Miles
2025 Total Population	44,269	97,451	159,549
2030 Total Population	45,264	99,006	161,457
2025 Daytime Population	32,453	81,952	127,039
Ave. Household Income			
2025	\$94,206	\$89,645	\$90,545
2030	\$102,219	\$98,748	\$100,863
Ave. Home Value			
2025	\$256,956	\$266,406	\$269,188
2030	\$316,006	\$334,136	\$338,389



📍 801 W Main St, Cabot, AR 72023





	LOCATION	295 May Blvd, Danville, KY 40422	View on Map 
	LOT SIZE	±1.527 acres or ±66,515 square feet	
	IMPROVEMENTS	4,995 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±74 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	December 7, 2023	
	LEASE EXPIRATION	December 31, 2038	
	ANNUAL RENT	\$274,608	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



22,725 ADT on S Danville Bypass

Highest Traffic Count in the Trade Area



2 Miles from Ephraim McDowell Regional Medical Center

Danville's Top Employer



2.5 Miles from Centre College

1,400 Students

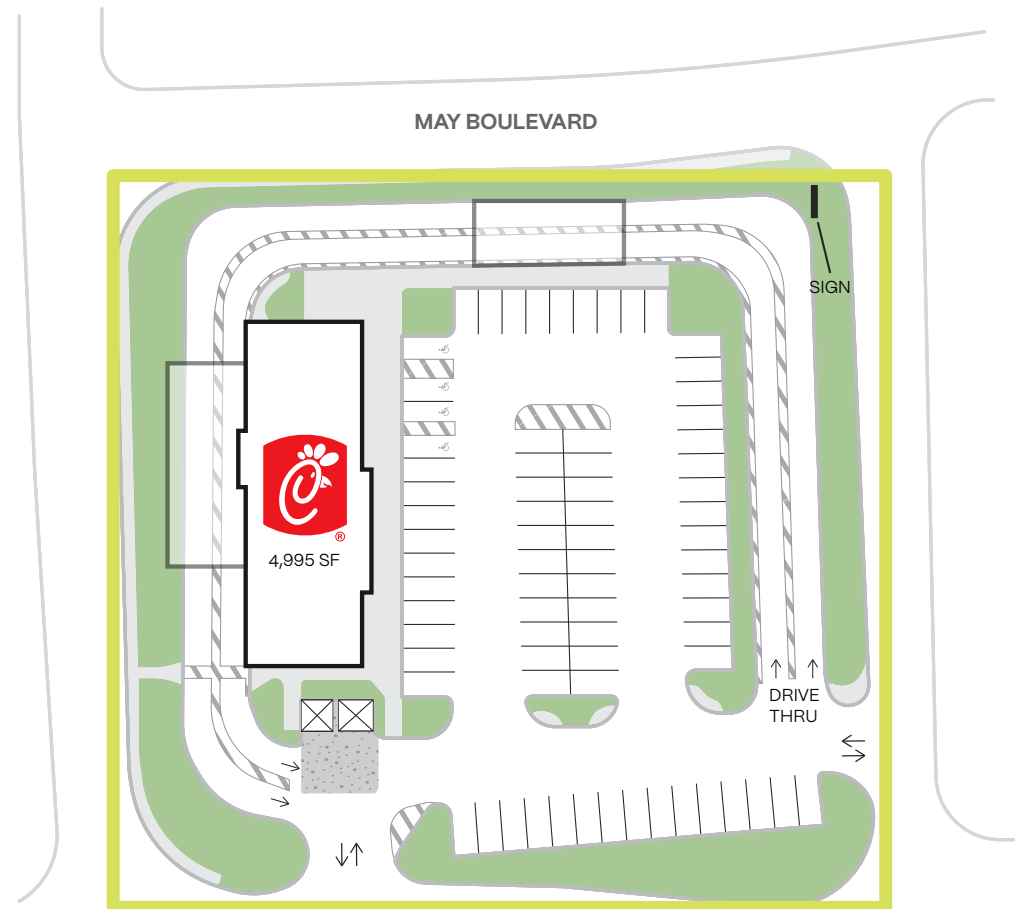
- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Prominent Location Shadow Anchored by Lowe's
 - Nearby Retailers include Walmart Supercenter, Kroger, Hobby Lobby, T.J. Maxx, Tractor Supply, Planet Fitness, Starbucks, Cracker Barrel, McDonald's, Cheddar's, & More
- Within 5 Minutes of Some of Area's Largest Employers including American Greetings, Chapin, VF Corporation, LSC Communications, Denyo America, United Warehousing Co., Honeywell, Amcor (Berry Plastic), Essity, Hobart, & More
- 2 Miles from Ephraim McDowell Regional Medical Center
 - Award-Winning, 222-Bed, Full-Service Hospital Employing More Than 1,700
- 2 Miles from Historic Downtown Danville
 - Draws Visitors with Walkable, Revitalized Square and Main Street, an Arts Center, Historical Attractions, & Unique Local Businesses
- 3.5 Miles from Boyle County High School (900 Students)
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields



Population Summary	5 Miles	10 Miles	15 Miles
2025 Total Population	25,057	49,360	80,547
2030 Total Population	25,265	49,727	81,612
2025 Daytime Population	29,733	49,843	76,459
Ave. Household Income			
2025	\$83,374	\$83,540	\$81,586
2030	\$90,002	\$90,239	\$88,027
Ave. Home Value			
2025	\$253,599	\$254,893	\$248,432
2030	\$331,091	\$322,088	\$298,016



📍 295 May Blvd, Danville, KY 40422





	LOCATION	2107 S 5th St, Chickasha, OK 73018	View on Map
	LOT SIZE	±1.816 acres or ±79,115 square feet	
	IMPROVEMENTS	5,028 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±77 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	November 30, 2023	
	LEASE EXPIRATION	November 30, 2038	
	ANNUAL RENT	\$259,908	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



15,054 Population
within 5 Miles



1 Mile from Massive
Chickasha Sports
Complex



43 Miles from
Oklahoma City
MSA Population 1.4+ Million

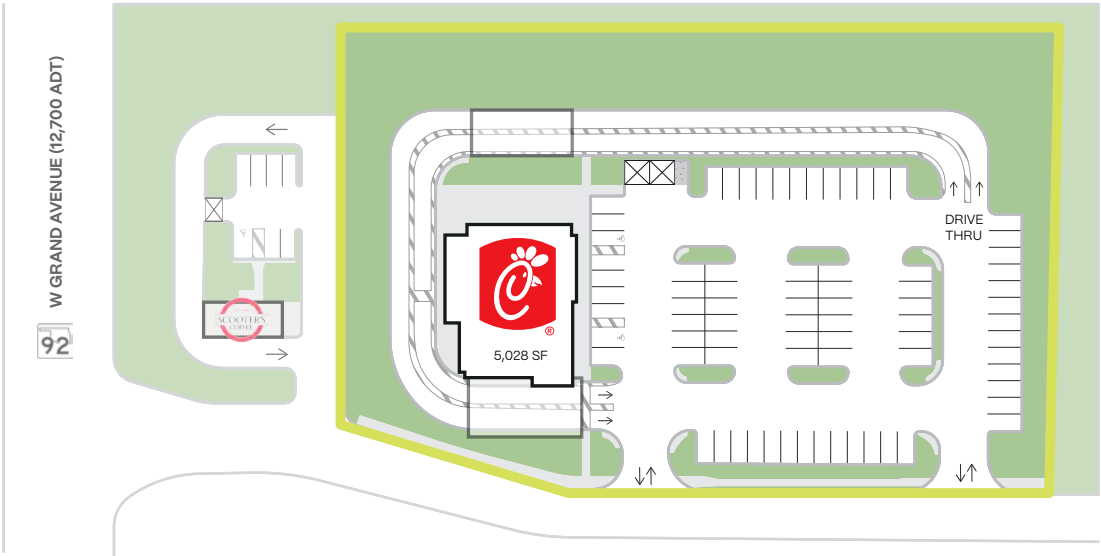
- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Prominent Retail Location Adjacent to the Intersection of W Grand Ave & US-227 (31,000 Combined ADT)
- Half a Mile from Interstate 44 (10,812 ADT) which Leads to Downtown Oklahoma City (43 Miles)
- Surrounded by Many National Tenants including Walmart Supercenter, Aldi, Walgreens, Bealls, Tractor Supply, McDonald's, Starbucks, Arby's, Taco Bell, Burger King, Dollar General, AutoZone, & More
- 2.5 Miles from Grady Memorial Hospital (400 Employees) & Chickasha High School (750 Students)
- 1 Mile from University of Science & Arts of Oklahoma (900+ Students)
- Less than 2 Miles from Downtown Chickasha & Grady County Fairgrounds
- High Population Growth Area with Significant Commercial & Residential Development Activity
- Oklahoma City MSA Population of Over 1.4 Million
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields



Population Summary	10 Miles	20 Miles	30 Miles
2025 Total Population	23,704	48,544	135,080
2030 Total Population	23,981	48,764	139,724
2025 Daytime Population	24,942	44,644	111,402
Ave. Household Income			
2025	\$80,493	\$81,205	\$96,117
2030	\$88,557	\$89,412	\$105,270
Ave. Home Value			
2025	\$184,717	\$200,075	\$252,541
2030	\$238,241	\$248,452	\$297,212



📍 2107 S 5th St, Chickasha, OK 73018





	LOCATION	3215 20th Ave, Valley AL 36854	View on Map
	LOT SIZE	±2.154 acres or ±93,818 square feet	
	IMPROVEMENTS	5,336 square foot building with a double drive-thru component	
	YEAR BUILT	2024	
	PARKING	±73 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	December 5, 2024	
	LEASE EXPIRATION	December 31, 2039	
	ANNUAL RENT	\$272,256	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



Prominent Location Along Valley's Primary Retail Corridor
(24,733 ADT)



Less than Half a Mile from I-85 (34,550 ADT)
Halfway Point Between Montgomery & Atlanta



1.5 Miles from East Alabama Medical Center Lanier Campus

- **15-Year Corporate Absolute Net Lease to Chick-fil-A**
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- **Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation**
- **New 2024 Construction Featuring Double Drive-Thru Component**
- **Prominent Location with Extensive Frontage along 20th Avenue/US-29 (24,733 ADT), Valley's Primary Retail Corridor**
 - Hard Corner Location with Multiple Access Points
 - Neighboring Retailers include Walmart Supercenter, Five Below, McDonald's, Arby's, Little Caesars, Dairy Queen, and More
- **Less than Half a Mile from Interstate 85 (34,550 ADT), which Connects Montgomery to Atlanta**
- **1.5 Miles from East Alabama Medical Center Lanier Campus**
 - 98-Bed Hospital with Emergency and Outpatient Services, Diagnostic Imaging, Physical Therapy and Rehabilitation, 103-Bed Skilled Nursing Home, and an Ambulatory Surgery Center
- **4.5 Miles from Camilla Crossing, New 300+ Acre Development with 200+ New Homes, Commercial, and Multi-Family Space**
- **Fast-Growing Southeast Alabama Region, within a Short Drive of Atlanta, Birmingham, Montgomery, and Columbus**
 - Strong Demographics and Income Growth
- **2025 Tax Act – First Year Depreciation Advantage**
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields


















Population Summary	10 Miles	20 Miles	30 Miles
2025 Total Population	38,707	157,474	535,601
2030 Total Population	38,746	163,345	552,656
2025 Daytime Population	36,032	163,847	540,182
Ave. Household Income			
2025	\$75,866	\$87,411	\$86,021
2030	\$82,629	\$96,067	\$95,571
Ave. Home Value			
2025	\$222,379	\$287,227	\$301,689
2030	\$275,193	\$363,858	\$371,412



📍 3215 20th Ave, Valley, AL 36854





	LOCATION	368 Micah Way, Scottsboro, AL 35769	View on Map 
	LOT SIZE	±3.237 acres or ±141,026 square feet	
	IMPROVEMENTS	4,852 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±85 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	September 12, 2023	
	LEASE EXPIRATION	September 30, 2038	
	ANNUAL RENT	\$272,617	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



**Large Pylon Signage
Visible from US-72**
(14,180 ADT)



**40 Miles from Huntsville
& 60 Miles from
Chattanooga**



**1.5 Miles from Scottsboro
High School**
±740 Students

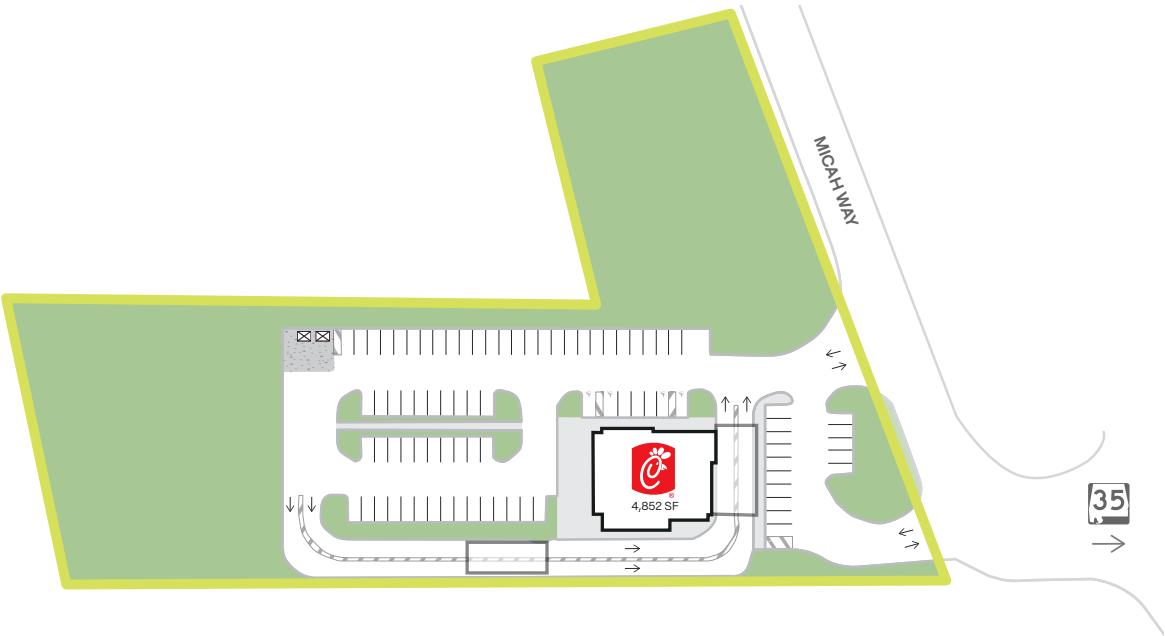
- 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- 2023 Construction Featuring Double Drive-Thru Component
- Conveniently Located at the Junction of John T Reid Pkwy/US-72 & Veterans Dr/AL-35 (35,044 Combined ADT)
- Nearby Retailers include Walmart Supercenter, Home Depot, Publix, T.J. Maxx, Pet Supplies Plus, Ruby Tuesday, Dunkin', Arby's, Zaxby's, Jersey Mike's, Ford, Chevrolet, & Multiple National Hotel Brands
- 1.5 Miles from Scottsboro High School (±740 Students)
- 2.5 Miles from Highlands Medical Center
 - 170-Bed Hospital, Part of the Huntsville Hospital Health System
- 2.5 Miles from Scottsboro Municipal Airport
 - 236-Acre General Aviation Airport that Plays a Direct Part In the Economic Growth of the Area
- Scottsboro is a Tourism Destination
 - Vibrant Downtown with Seasonal Events & Festivals, Unclaimed Baggage Center, Goose Pond Colony Resort, Access to the Tennessee River, and Well-Maintained Parks & Hiking Trails
- 40 Miles from Huntsville & 60 Miles from Chattanooga
- Huntsville-Decatur-Albertville, AL-TN CSA Population of Over 900,000
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields



Population Summary	10 Miles	20 Miles	30 Miles
2025 Total Population	26,851	77,262	249,405
2030 Total Population	26,785	77,435	253,945
2025 Daytime Population	29,288	68,325	225,141
Ave. Household Income			
2025	\$75,939	\$72,585	\$94,382
2030	\$83,066	\$78,814	\$103,043
Ave. Home Value			
2025	\$231,594	\$238,933	\$305,310
2030	\$247,427	\$255,697	\$335,395



368 Micah Way, Scottsboro, AL 35769





	LOCATION	201 E Tamarack Rd, Altus, OK 73521	View on Map
	LOT SIZE	±2.87 acres or ±125,017 square feet	
	IMPROVEMENTS	5,305 square foot building with a double drive-thru component	
	YEAR BUILT	2023	
	PARKING	±77 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	September 21, 2023	
	LEASE EXPIRATION	September 30, 2038	
	ANNUAL RENT	\$272,328	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	



2023 Construction with Double Drive-Thru Component



Limited Competition
Only Chick-fil-A in a 50+ Mile Radius



3.5 Miles from Altus Air Force Base
4,800+ Personnel

- New 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- High Quality 2023 Construction Featuring Double Drive-Thru Component
- Limited Competition – Only Chick-fil-A in 50+ Mile Radius
- Strategic Retail Location with Excellent Visibility and Access
 - Located along Primary East-West Thoroughfare in Altus Adjacent to Walmart, Starbucks, Whataburger, and more
- 3.5 Miles from Altus Air Force Base
 - 4,800 + Personnel and Total Annual Economic Impact of \$1.15+ Billion
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields

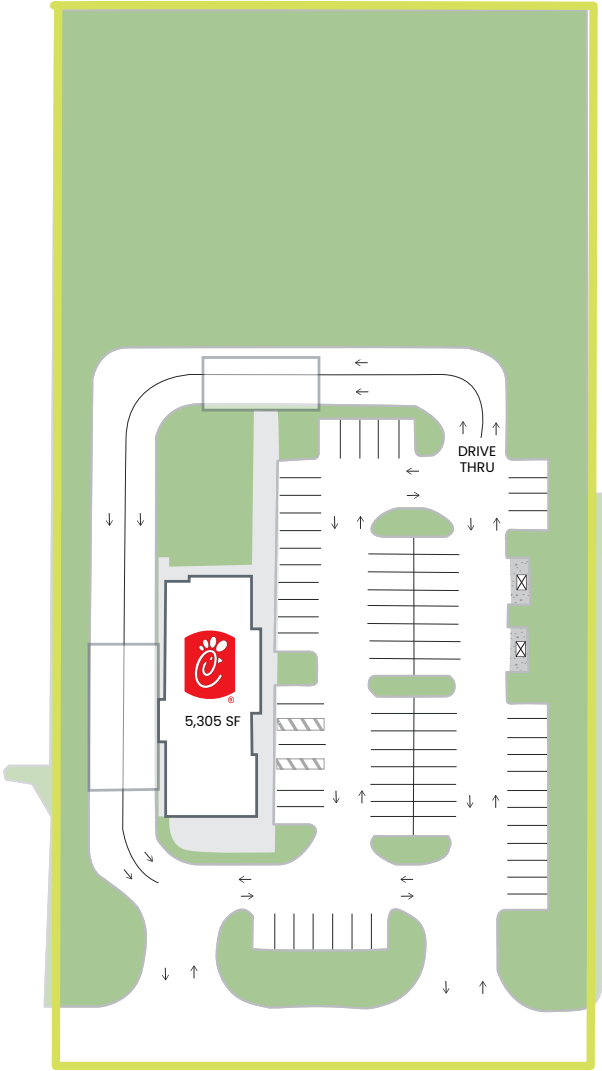




Population Summary	10 Miles	20 Miles	30 Miles
2025 Total Population	22,956	29,615	42,916
2030 Total Population	22,710	29,221	41,959
2025 Daytime Population	23,880	29,298	41,646
Ave. Household Income			
2025	\$78,941	\$77,710	\$72,841
2030	\$84,515	\$83,322	\$78,063
Ave. Home Value			
2025	\$200,180	\$193,177	\$175,684
2030	\$254,813	\$238,373	\$210,822



📍 201 E Tamarack Rd, Altus, OK 73521



E TAMARACK RD



	LOCATION	736 E Forsyth St, Americus, GA 31709	View on Map
	LOT SIZE	±1.869 acres or ±81,414 square feet	
	IMPROVEMENTS	4,526 square foot building with a double drive-thru component	
	YEAR BUILT	2022	
	PARKING	±79 parking stalls	
	LESSEE	Chick-fil-A, Inc.	
	LEASE TERM	15 years	
	RENT COMMENCEMENT	November 17, 2022	
	LEASE EXPIRATION	November 30, 2037	
	ANNUAL RENT	\$240,141	
	RENEWAL OPTIONS	Thirteen (13) five-year options	
	RENTAL INCREASES	10% every five years	
	LEASE TYPE	Absolute net with tenant responsible for all insurance, taxes, and maintenance	
	LANDLORD RESPONSIBILITIES	None	

**2022 Construction**

with a Double Drive-Thru

**Limited Competition**

Only Chick-fil-A in a 30+ Mile Radius

**~1 Mile from Georgia Southwestern State University**

Student Body of 3,000+

- New 15-Year Corporate Absolute Net Lease to Chick-fil-A
 - No Landlord Maintenance Responsibilities
 - Scheduled 10% Rental Escalations Throughout Primary Term & Options
- Unique Fee Simple Chick-fil-A Property Including Improvements – Benefit of Depreciation
- High Quality 2022 Construction Featuring Double Drive-Thru Component
- 470,000 Annual Visits to this Location per Placer.ai
- Prominent Location Along Primary Retail Corridor (12,800 ADT)
- Total Daytime Population of 23,807 within 5 Miles of the Site
- Limited Competition – Only Chick-fil-A in 30+ Mile Radius
- Approximately 60 Miles from Columbus & 125 Miles from Tallahassee
- 2025 Tax Act – First Year Depreciation Advantage
 - 100% Bonus Depreciation in Year 1 via Cost Segregation
 - Maximizing Upfront Tax Shelter and Boosting After-Tax Yields



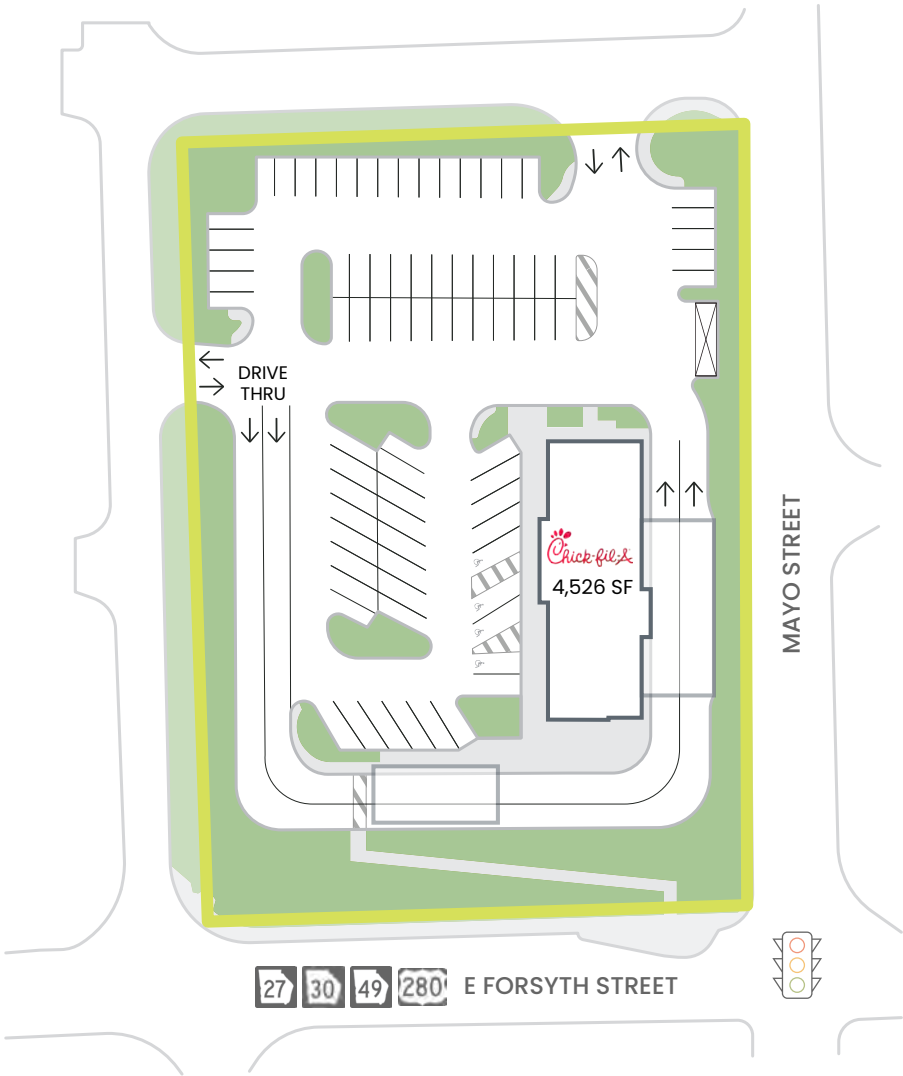


Population Summary	10 Miles	20 Miles	30 Miles
2025 Total Population	26,347	47,019	108,197
2030 Total Population	25,104	45,218	105,027
2025 Daytime Population	27,815	45,943	101,748
Ave. Household Income			
2025	\$65,968	\$66,450	\$70,915
2030	\$71,816	\$73,124	\$78,185
Ave. Home Value			
2025	\$225,298	\$214,162	\$215,757
2030	\$267,404	\$256,379	\$272,374

Major Employers in Sumter County

- Sumter County School System
- Cooper Lighting
- Habitat for Humanity
- Walmart Supercenter
- Magnolia Manor
- Phoebe Sumter Medical Center
- CE Minerals/Mulcoa
- Georgia Southwestern State University
- Sumter County Board of Commissioners
- Middle Flint Behavioral Health

736 E Forsyth St, Americus, GA 31709





PUTNAM DAILY
Managing Partner

(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

VAHE NOKHOUDIAN
Partner

(626) 484-4034
vahe@fisherjamescapital.com
CA RE License #01963342

SCOTT REID
ParaSell, Inc. / Broker

(949) 942-6578
broker@parasellinc.com
AL RE License #000126182-0
AR RE License #PB00078916
GA RE License #367495
KY RE License #260934
TN RE License #347634

In Association with Scott Reid &
ParaSell, Inc. | P: 949.942.6578 |
A Licensed Real Estate Broker in:
Alabama (#000127148-0) | Arkansas
(#PB00078916) | Georgia (#77666)
| Kentucky (#260997) | Tennessee
(#264531)