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Representative Photo

CHURCH'S CHICKEN

Portfolio of 5 - MO



OFFERING
PRICE

\$3,450,000 NOI

\$241,500

CAP
RATE

7.00%



CORPORATE GUARANTY ACROSS PORTFOLIO
THE MASTER LEASE IS GUARANTEED JOINTLY AND
SEVERALLY BY THE CHURCH'S TEXAS CHICKEN
CORPORATE PARENT.



UNDER-MARKET RENT BY 63%
AT \$48,300 PER UNIT, THE PORTFOLIO'S
AVERAGE RENT RUNS ROUGHLY 63% BELOW
THE ST. LOUIS QSR AVERAGE OF \$125,652



A TOP 25 U.S. METRO
ST. LOUIS IS THE 23RD LARGEST METRO
IN THE UNITED STATES WITH AN MSA
POPULATION HOME TO OVER 2.8M

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