

Rally's

1159 Grand Caillou, Houma, LA 70363

**15-Year NNN
Sale Leaseback**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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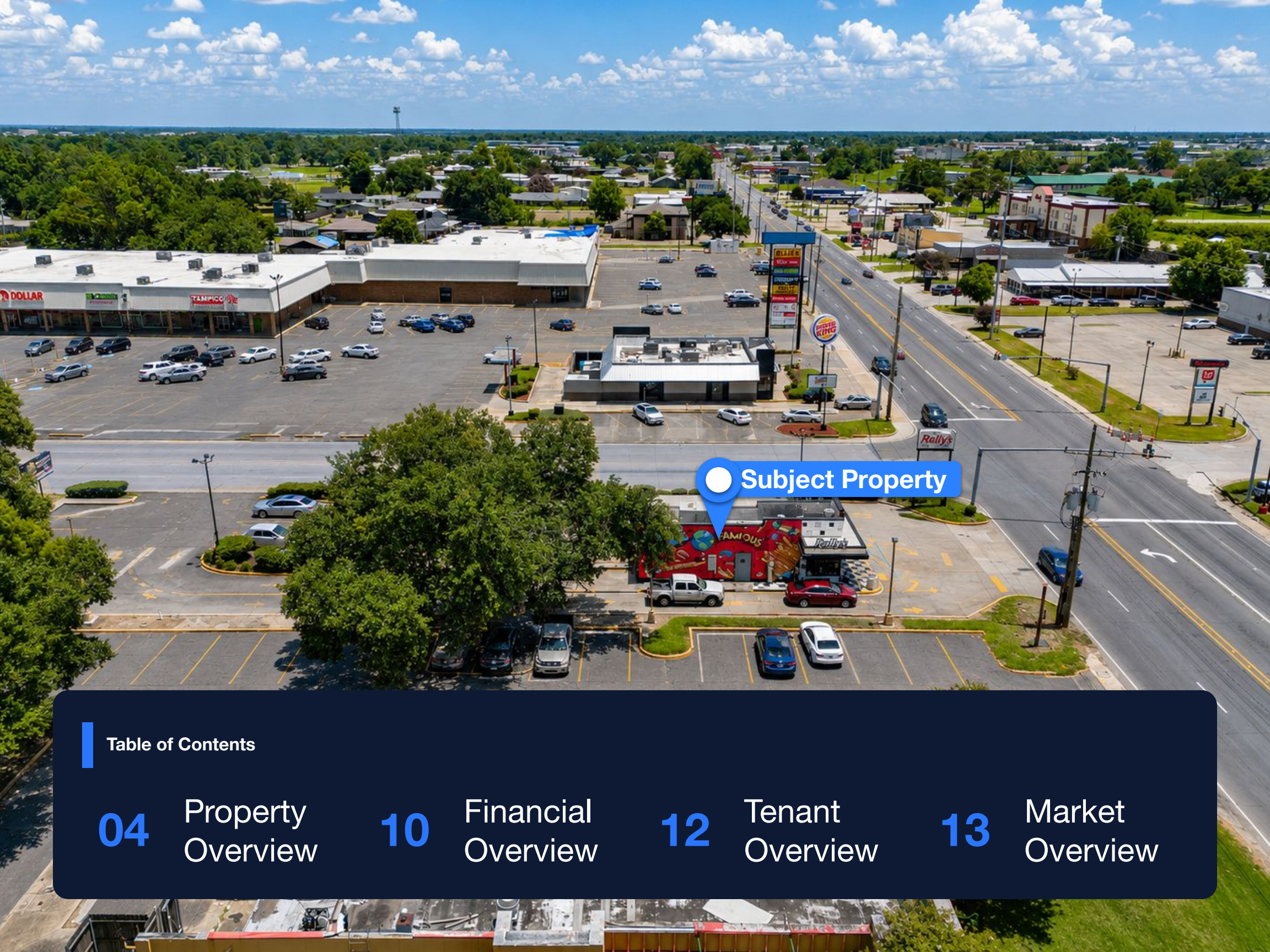
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Subject Property

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Property Overview

Rally's

1159 Grand Caillou Houma, LA 70363



Investment Highlights

Property Highlights

- **New 15-Year Absolute NNN Lease**
commencing at the close of escrow
- **Experienced Multi-Unit Operator** – Lease guaranteed by RCR Foods LLC (3-units)
- **2023 Build** – Tenant fully rebuilt the restaurant to Rally's new prototype model
- **High-Visibility Corner Location** with 22,800 VPD on Grand Caillou Road
- **Built-In Rental Growth** – 5% rent increases every five years
- **Strong Unit Performance** – Sales consistent with Rally's system-wide average
- **Rent-to-Sales:** terms reflects a stable ~7.0% rent-to-sales ratio
- **Strong Demographics** – More than 56,900 residents within a five-mile radius





Top 7% of National Locations

Source: AlphaMap



Houma Junior High School

±673 Students



Top 19% of National Locations

Source: AlphaMap



Upper Little Caillou Elementary

±342 Students

24

± 15,150 VPD

ROUSES MARKETS

Downtown
Houma



Terrebonne
GENERAL HEALTH SYSTEM

General Hospital

±321 Beds | ±1,800 Employees



ROUSES MARKETS

ROUSES MARKETS

311

± 14,600 VPD



Mulberry Elementary

±789 Students



Manufacturer

±250 Employees



Subject Property



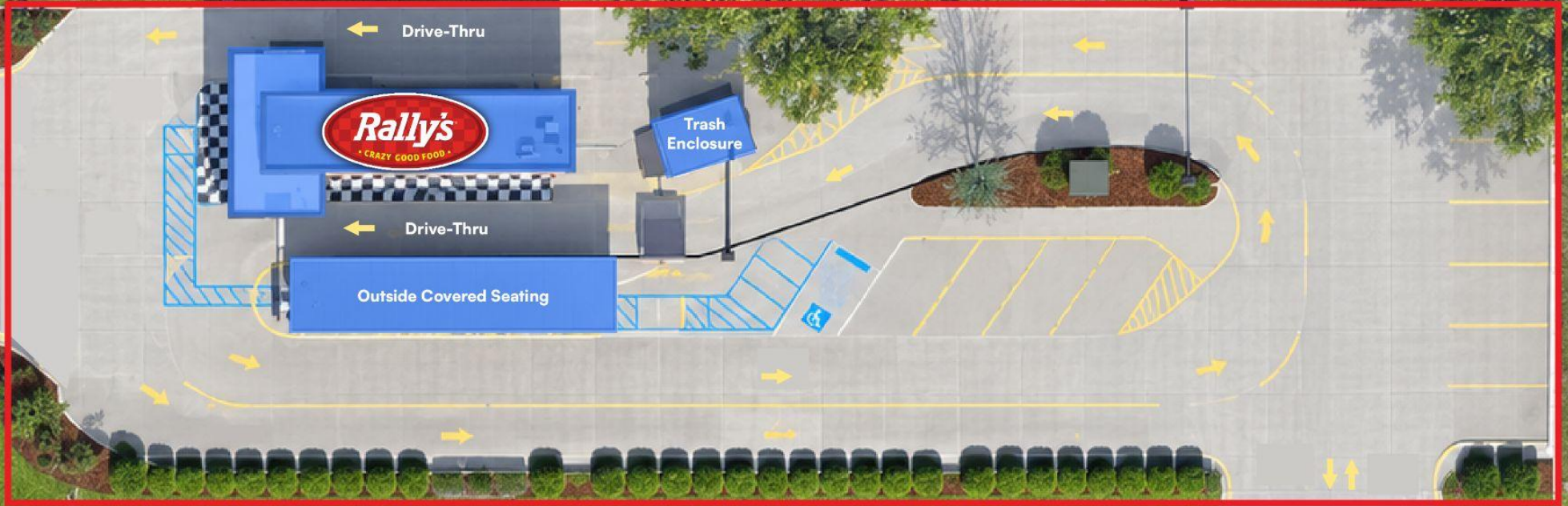
Oaklawn Middle School

±596 Students

Industrial Blvd ± 12,940 VPD

Grand Caillou Rd ± 22,800 VPD

Prospect Blvd ± 14,120 VPD



1159 Grand Caillou
Houma, LA 70363

\$850,000

Price

\$66,492

NOI

7.82%

Cap Rate

2023

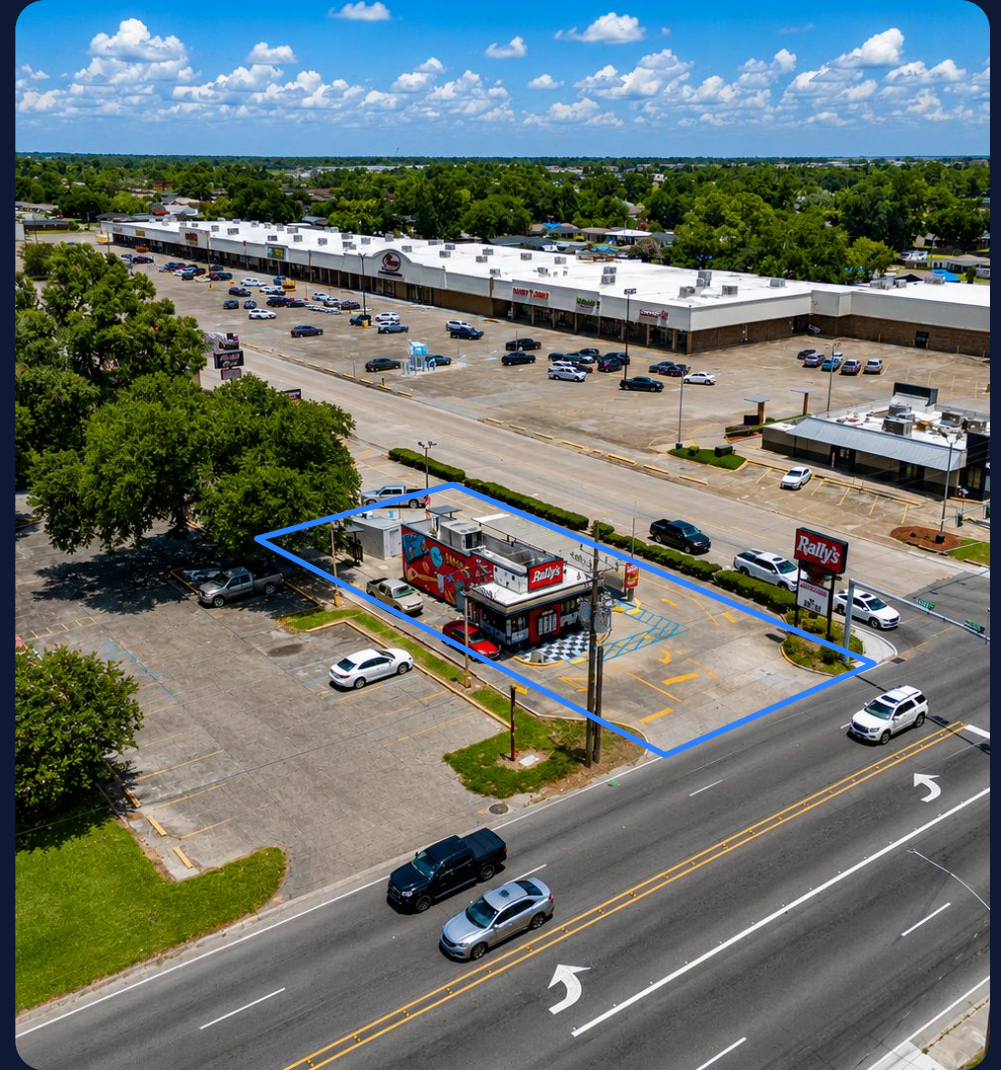
Year Built

±22,800 VPD

Grand Caillou Rd



Property Photos



Financial Overview

Rally's

1159 Grand Caillou Houma, LA 70363



Conceptual Rendering

Financial Summary

\$850,000

Price

\$66,492

NOI

7.82%

Cap Rate

NNN

Lease Type

Property Details

Tenant Trade Name	Rally's
Lease Guarantor	RCR Foods LLC (3 Units)
Lease Structure	NNN
Landlord Responsibilities	None
Lease Commencement	Close of Escrow
Lease Expiration	15 Years After Close of Escrow
Lease Term	15 Years
NOI	\$66,492
Building Size	1,500 SF
Lot Size	0.48 AC
Renewal Options	Two, 5-Year Options

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Rent Increase
Years 1-5	\$5,541	\$66,492	-
Years 6-10	\$5,818	\$69,816	5.0%
Years 11-15	\$6,108	\$73,296	5.0%
Option 1	\$6,414	\$76,968	5.0%
Option 2	\$6,735	\$80,820	5.0%



Tenant Summary

Year Founded
1985

Headquarters
Tampa, Florida

Ownership Status
Privately Held

Employees
±800

Locations
720



Tenant Overview

Rally's is one of two operating brands of Checkers Drive-In Restaurants, Inc., a leading American quick-service restaurant (QSR) company specializing in value-oriented hamburgers, fries, chicken sandwiches, hot dogs, and drive-thru service. Along with its sister brand, Checkers, Rally's has built a strong regional following through its double drive-thru format, bold menu offerings, and compelling value proposition. The company has established a durable presence across the United States, with a predominantly franchised operating model that supports continued expansion while maintaining brand consistency.

Why Invest in Rally's?

- **Established National Brand:** Rally's operates under the Checkers & Rally's system, one of the largest double drive-thru quick-service restaurant operators in the United States, with approximately 720 locations nationwide and strong brand recognition in value-oriented dining.
- **Franchise-Driven Business Model:** The predominantly franchised operating structure provides operational consistency and supports long-term brand expansion while reducing corporate operating risk.
- **Resilient Quick-Service Sector:** Value-focused quick-service restaurants have historically demonstrated resilience through varying economic cycles as consumers increasingly seek affordable dining alternatives.
- **Drive-Thru-Oriented Format:** Rally's restaurants are purpose-built around double drive-thru service, positioning the brand to benefit from sustained consumer demand for convenience, speed, and off-premise dining.
- **Ongoing Brand Investment:** The company continues to invest in digital ordering, loyalty programs, menu innovation, and modern restaurant prototypes designed to improve customer engagement and franchisee economics.

Market Overview

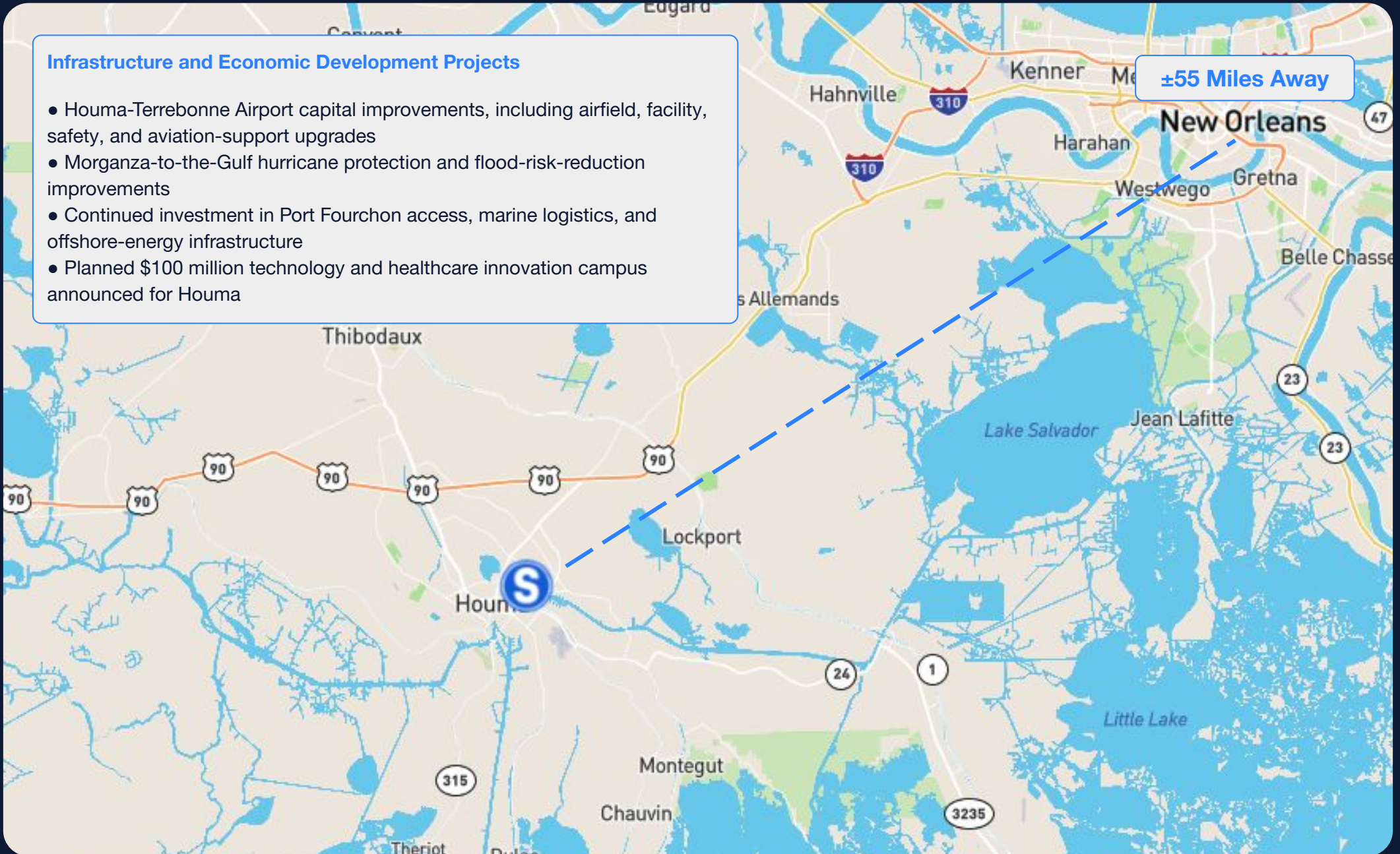
Rally's

1159 Grand Caillou Houma, LA 70363

Infrastructure and Economic Development Projects

- Houma-Terrebonne Airport capital improvements, including airfield, facility, safety, and aviation-support upgrades
- Morganza-to-the-Gulf hurricane protection and flood-risk-reduction improvements
- Continued investment in Port Fourchon access, marine logistics, and offshore-energy infrastructure
- Planned \$100 million technology and healthcare innovation campus announced for Houma

±55 Miles Away



Houma, LA

Market Demographics

33,406

Total Population

\$58,194

Median HH Income

19,400

Employed Population

4.5%

Retail Vacancy

New Orleans



Local Market Overview

Houma serves as the primary commercial and service center for Terrebonne Parish and a broader group of communities across Louisiana's Bayou Region. The area supports a stable base of households, skilled workers, healthcare providers, marine operators, energy-service companies, and public-sector employees. Its retail economy benefits from Houma's role as a regional destination for shopping, dining, medical care, professional services, and everyday necessities. A high rate of vehicle ownership and limited fixed-route transportation reinforce demand for accessible retail properties located along established arterial roads.

Grand Caillou Road is an important neighborhood commercial corridor extending south from central Houma into densely settled residential areas. Retailers along the corridor benefit from daily commuter activity, nearby households, schools, churches, medical services, and businesses supporting the marine and offshore economy. Houma's comparatively attainable housing costs and short average commute support local consumer spending, while the city's position near Gulf Coast ports and energy infrastructure sustains daytime employment. For retail investors, the market offers an established customer base, limited speculative construction, and demand concentrated around visible, convenient locations.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,747	26,154	54,093
Current Year Estimate	6,158	27,704	56,919
2020 Census	6,869	30,066	61,451
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,198	10,574	21,089
Current Year Estimate	2,382	11,274	22,352
2020 Census	2,579	11,928	23,454
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$74,157	\$78,903	\$89,406



\$6B+

Terrebonne Parish
GDP

±55 MI

New Orleans

**12M+ Annual
Passengers**

Louis Armstrong New Orleans International Airport

Economic Drivers

Houma is the commercial and employment center of Louisiana's Bayou Region, supported by energy, marine transportation, healthcare, government, and consumer-service industries.

Houma's economic identity is closely tied to offshore energy production, vessel construction and repair, marine logistics, aviation services, healthcare, and government operations. Terrebonne Parish contains an extensive network of navigable waterways and marine-service facilities that support offshore platforms, commercial vessels, fishing operations, and Gulf Coast infrastructure. Healthcare, education, retail, hospitality, and public administration provide additional employment diversity and stabilize consumer activity when energy markets fluctuate.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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