

Church's Chicken

1005 Joe Harvey Blvd. | Hobbs, NM 88240

Offering
Memorandum



ABSOLUTE NNN LEASED OFFERING

NAISunVista | got space

FOR MORE INFORMATION:

Chris Anderson
chris@sunvista.com
505 998 5739

Offering Memorandum

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NAI SunVista
505 878 0001



Offering Memorandum



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NAI SunVista is pleased to present the rare opportunity to acquire an absolute NNN Church's Chicken in Hobbs, New Mexico. The long-term lease features 7.5% increases every 5 years in the initial term and during the option terms and is absolute NNN with zero landlord responsibilities. This is a brand new location subject to a 20 year lease.

The site benefits from a strategically located position with surrounding retailer including:

- Home Depot
- Lowe's
- Walgreens
- Buffalo Wild Wings
- IHOP
- Discount Tire
- Chili's
- Walmart

INVESTMENT HIGHLIGHTS

- 17 years left on lease
- Zero landlord obligations
- 100% fee-simple interest
- Located in a major retail trade area
- 7.5% scheduled increases in rent every 5 years
- Strong operator

OFFERING SPECIFICATIONS

Price	\$2,100,100
Cap Rate	4.76%
Net Operating Income	\$100,000
Building Size	±2,400 SF
Year Built	2019



CHURCH'S CHICKEN

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ABSOLUTE NNN LEASE OFFERING

PRICE: **\$2,100,000** | CAP RATE: **4.76%**

LEASE SUMMARY

Tenant Name	Ampler
Building Size	±2400 SF
Lease Begins	1/6/2020
Lease Ends	1/5/2040
Annual Rent	\$100,000
Options	Four, 5-Year
Increases	7.5% increases every 5 years

OFFERING SUMMARY

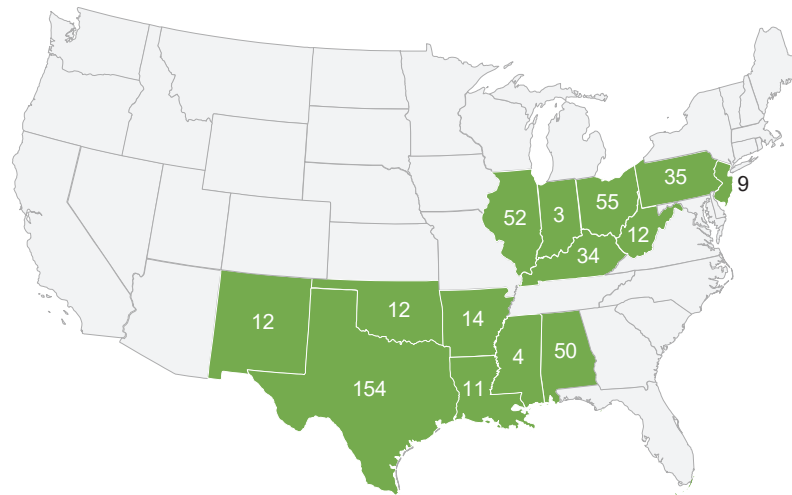
	MONTHLY RENT	ANNUAL RENT
2022-2025	\$8,333	\$100,000
2025-2030	\$8,958	\$107,500
2030-2035	\$9,630	\$115,562
2035-2040	\$10,352	\$124,229
Option 1	\$11,128	\$133,546
Option 2	\$11,963	\$143,562
Option 3	\$12,860	\$154,330
Option 4	\$13,825	\$165,904



AMPLER

Ampler Chicken, LLC orchestrated the building of this brand-new Church's Chicken location which was constructed from the ground up. It is the third newly-built Church's Chicken for the Ampler Chicken portfolio that boasts 92 stores to date. Ampler Chicken is dedicated to building new restaurants and re-imaging their existing Church's restaurants in the Star Image throughout Texas, as well as New Mexico

Ampler Group, LLC is a scaled restaurant platform operating a diversified portfolio of 457 franchised restaurants under four leading QSR brands: Burger King, Taco Bell, Church's Chicken and Little Caesars. It is their goal to have 1,000 restaurants by 2025.



AMPLER LEADING BRANDS



92 LOCATIONS



92 LOCATIONS

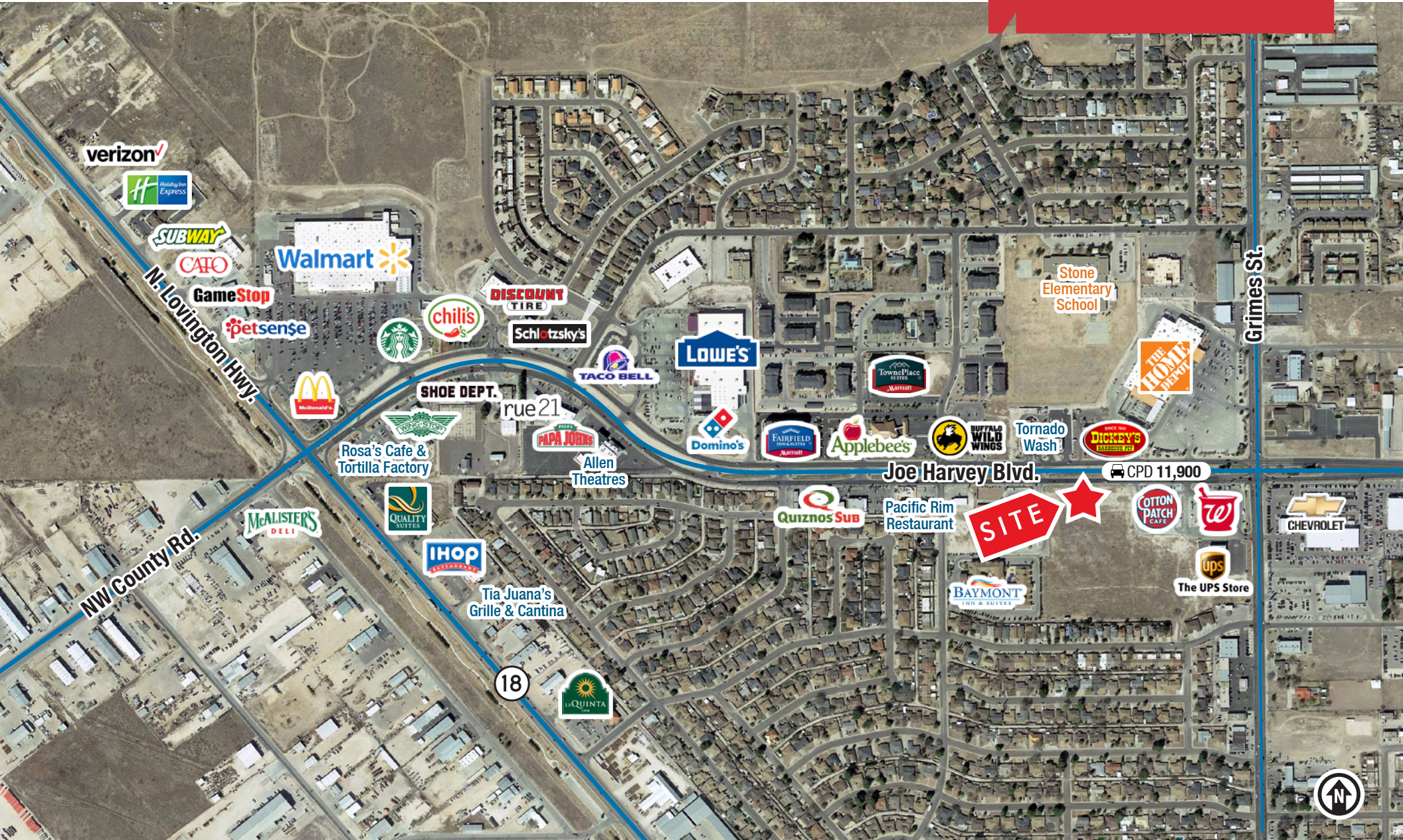


103 LOCATIONS

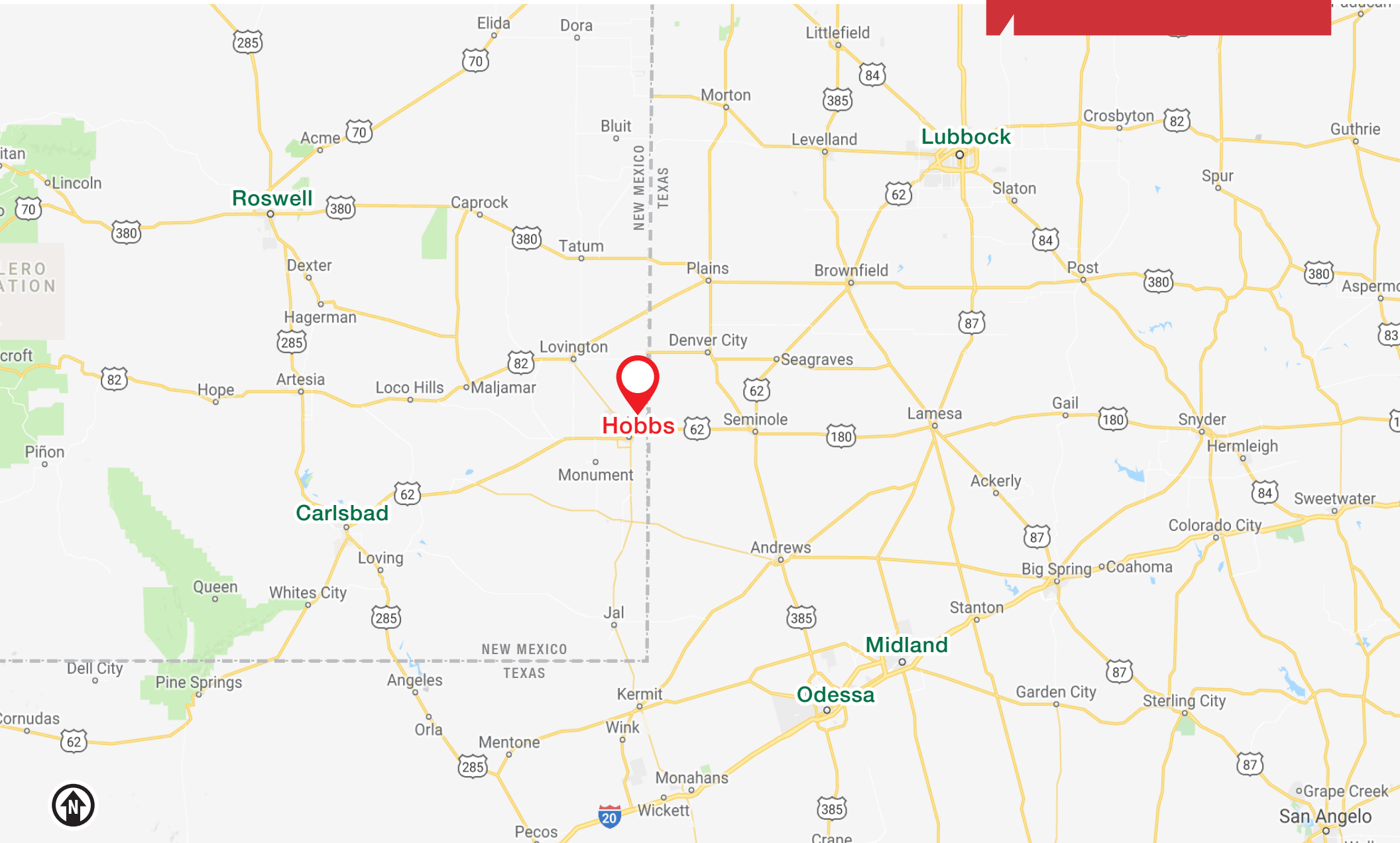


171 LOCATIONS





Regional Overview

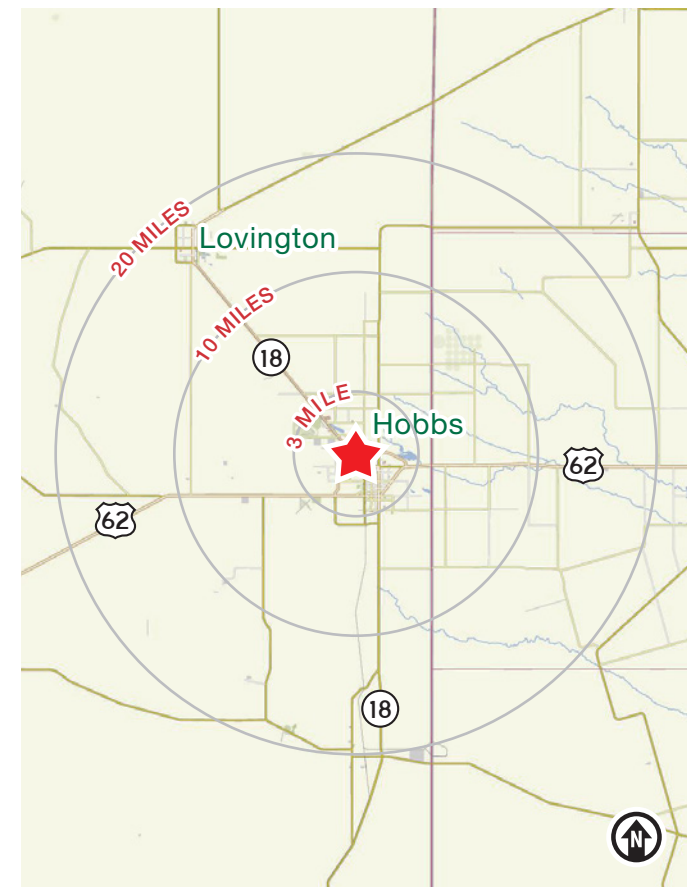


DEMOGRAPHICS | 3, 10 & 20 MILE

	3 Mile		10 Mile		20 Mile	
Summary	2021		2021		2021	
Population	32,330		49,684		65,184	
Households	11,678		17,077		22,138	
Families	8,061		12,039		15,839	
Average Household Size	2.73		2.81		2.85	
Owner Occupied Housing Units	7,123		10,596		14,216	
Renter Occupied Housing Units	4,555		6,481		7,921	
Median Age	34.3		33.5		33.3	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,395	11.9%	2,359	13.8%	2,870	13.0%
\$15,000 - \$24,999	827	7.1%	1,331	7.8%	1,718	7.8%
\$25,000 - \$34,999	839	7.2%	1,246	7.3%	1,744	7.9%
\$35,000 - \$49,999	966	8.3%	1,489	8.7%	2,138	9.7%
\$50,000 - \$74,999	1,931	16.5%	2,771	16.2%	3,674	16.6%
\$75,000 - \$99,999	2,549	21.8%	3,623	21.2%	4,621	20.9%
\$100,000 - \$149,999	1,911	16.4%	2,586	15.1%	3,292	14.9%
\$150,000 - \$199,999	780	6.7%	1,079	6.3%	1,329	6.0%
\$200,000+	480	4.1%	593	3.5%	751	3.4%
Median Household Income	\$72,878		\$67,333		\$65,701	
Average Household Income	\$81,550		\$77,160		\$76,509	
Per Capita Income	\$29,373		\$26,517		\$25,999	
Population by Age	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,615	8.1%	4,126	8.3%	5,505	8.4%
5 - 9	2,566	7.9%	4,016	8.1%	5,374	8.2%
10 - 14	2,465	7.6%	3,800	7.6%	5,038	7.7%
15 - 19	2,152	6.7%	3,316	6.7%	4,396	6.7%
20 - 24	1,973	6.1%	3,216	6.5%	4,141	6.4%
25 - 34	4,723	14.6%	7,477	15.0%	9,752	15.0%
35 - 44	4,264	13.2%	6,474	13.0%	8,528	13.1%
45 - 54	3,355	10.4%	5,186	10.4%	6,697	10.3%
55 - 64	3,671	11.4%	5,483	11.0%	7,092	10.9%
65 - 74	2,666	8.2%	3,972	8.0%	5,205	8.0%
75 - 84	1,361	4.2%	1,919	3.9%	2,530	3.9%
85+	519	1.6%	698	1.4%	928	1.4%

	3 mile	10 mile	20 mile
 Total Population	32,330	49,684	65,184
 Average HH Income	\$81,550	\$77,160	\$76,509
 Daytime Employment	16,338	20,822	26,659

2021 Forecasted by Esri



Trade Area Analysis

HOBBS | NEW MEXICO

Hobbs is the gateway to New Mexico—the Land of Enchantment. Hobbs is the largest municipality in Lea County, the southeastern-most county of New Mexico's 33 counties, and situated on the far western edge of the Llano Estacado. Like much of southern New Mexico, the Hobbs area represents the best of the "high desert," with its blue skies and warm sunshine. The Hobbs area exhibits a truly multicultural heritage: Native American legacy, cowboy legend, farming traditions and Hispanic culture. With their agricultural roots and pioneer spirits, Lea County residents are surrounded by folklore and Western mythology, all enshrined in its museums and libraries. Amateur archaeologists can still find arrowheads left behind by the native people, including the Comanche and Apache Indians, who once ruled over these vast plains.

Hobbs by the Numbers (ESRI 2021 Demographics)



Lea County and its 5 rural municipalities comprise a local economy based almost solely on petroleum for more than 8 decades.

HOBBS CONSUMER EXPENDITURES

EST. TOTAL HOUSEHOLD EXPENDITURE:
\$753 M

EST. APPAREL EXPENDITURE:
\$26.4 M

EST. ENTERTAINMENT EXPENDITURE:
\$42.2 M

EST. FOOD/BEVERAGES/TOBACCO EXPENDITURE:
\$115 M

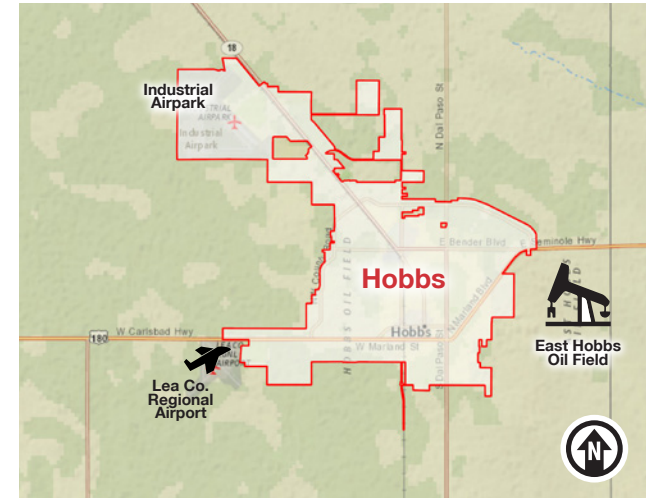
Interesting Things About Hobbs

- Hobbs is 4 miles from the Texas/New Mexico border and serves numerous surrounding communities
- The NM Junior College has more than 3,200 students and 250 full-time employees
- The Zia Park Casino is a 154-room hotel with a horse race track, restaurants and the Ocotillo Golf Course
- The Lee County Event Center is the 2nd largest in the state and hosts around 50 events/month
- Following the outbreak of World War II, in 1942 Hobbs Army Air Base was built north of town. In 1948 the city bought the air base and converted it into the Hobbs Industrial Air Park, which is now used for glider soaring competitions.



Permian Basin

Hobbs is located in the Permian Basin, the hottest US shale oil field, where Exxon Mobile plans to triple oil production by 2025.



got space

OUR COMPANY

NAI SunVista is a full-service commercial real estate company serving New Mexico since 1996. The company is a dynamic commercial real estate firm offering best-in-class real estate services in brokerage, property management, asset management, business brokerage and development services. The company represents institutional, private investors, and businesses throughout New Mexico and West Texas.



The company is comprised of over 50 employees including 29 advisors. Of the 29 advisors, 8 have earned the elite Certified Commercial Investment Member (CCIM) designation status and 3 have achieved the prestigious professional SIOR Designation. The Albuquerque Business First Book of Lists recognizes NAI SunVista as the largest commercial real estate company in New Mexico in 2013 and second largest in 2014 and 2015. NAI SunVista has also been voted one of the "Best Places To Work" by the New Mexico Business Weekly. The company is a customer-centric organization that delivers third party services to our valued relationships. Our clients gain the maximum benefit of the expertise of our highly skilled, best trained, collaborative team.



Chris Anderson

Mobile 505 355 1116

Office 505 998 5739

chris@sunvista.com



505 878 0001 | sunvista.com    

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109