OFFERING MEMORANDUM

HOUSE SPRINGS MISSOURI

CKE Restaurants LLC Guaranteed

Marcus & Millichap
NNN DEAL GROUP

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AutoZone
Walgreens
Hardee's
GRAVOIS RD - 9,266 VPD
STATE HWY 30 - 21,611 VPD

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Marcus & Millichap
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Hardee's
CHARBROILED THICKBURGERS
Red BURRITO
THIS LOCATION NOW OFFERS
ORDER AHEAD
ON HARDEES.COM
FEED YOUR
HAPPY
PRIME RIB
MONSTER

INVESTMENT SUMMARY

4699 GRAVOIS ROAD, HOUSE SPRINGS, MO 63051

PRICE: $2,199,000 **CAP: 5.19%** **RENT: $114,101**

OVERVIEW

Price	$2,199,000
Gross Leasable Area (GLA)	3,403 SF
Lot Size	1.07 Acres
Net Operating Income (Future Rent)	$114,101
CAP Rate	5.19%
Year Built	1988

LEASE ABSTRACT

Lease Type	NNN
Lease Term	30 Years
Lease Start	6/11/1999
Lease Expiration	6/10/2029
Renewal Options	2x5
Increase	CPI subject to 10% cap every 5-yrs
Landlord Obligation	None At All

ANNUALIZED OPERATING DATA*

Lease Term	Annual Rent
Current	$114,101
2024	$125,511
2029	$138,062
2034	$151,868

* Rent escalations have been calculated at 10% for ease in reference, but actual increases may vary.

Hardee's
BURRITO
Hardee's
CHARBROILED THICKBURGERS
BURRITO
NOW HIRING
OPEN 24 HRS

INVESTMENT HIGHLIGHTS

- CKE Restaurants guaranteed, offering security to a passive investor
- QSRs' have shown to be Covid-19, e-commerce and recession resistant operations
- Long term true NNN fee simple location offers CPI rent bumps every five years, giving an owner the ability to stay ahead of inflation.
- Location has a vital drive through which combats against possible dining restrictions
- Truly passive investment opportunity. No landlord obligations

28,749
TOTAL POPULATION WITHIN 5-MILE RADIUS

$79,175
AVERAGE HOUSEHOLD INCOME WITHIN 5-MILE RADIUS

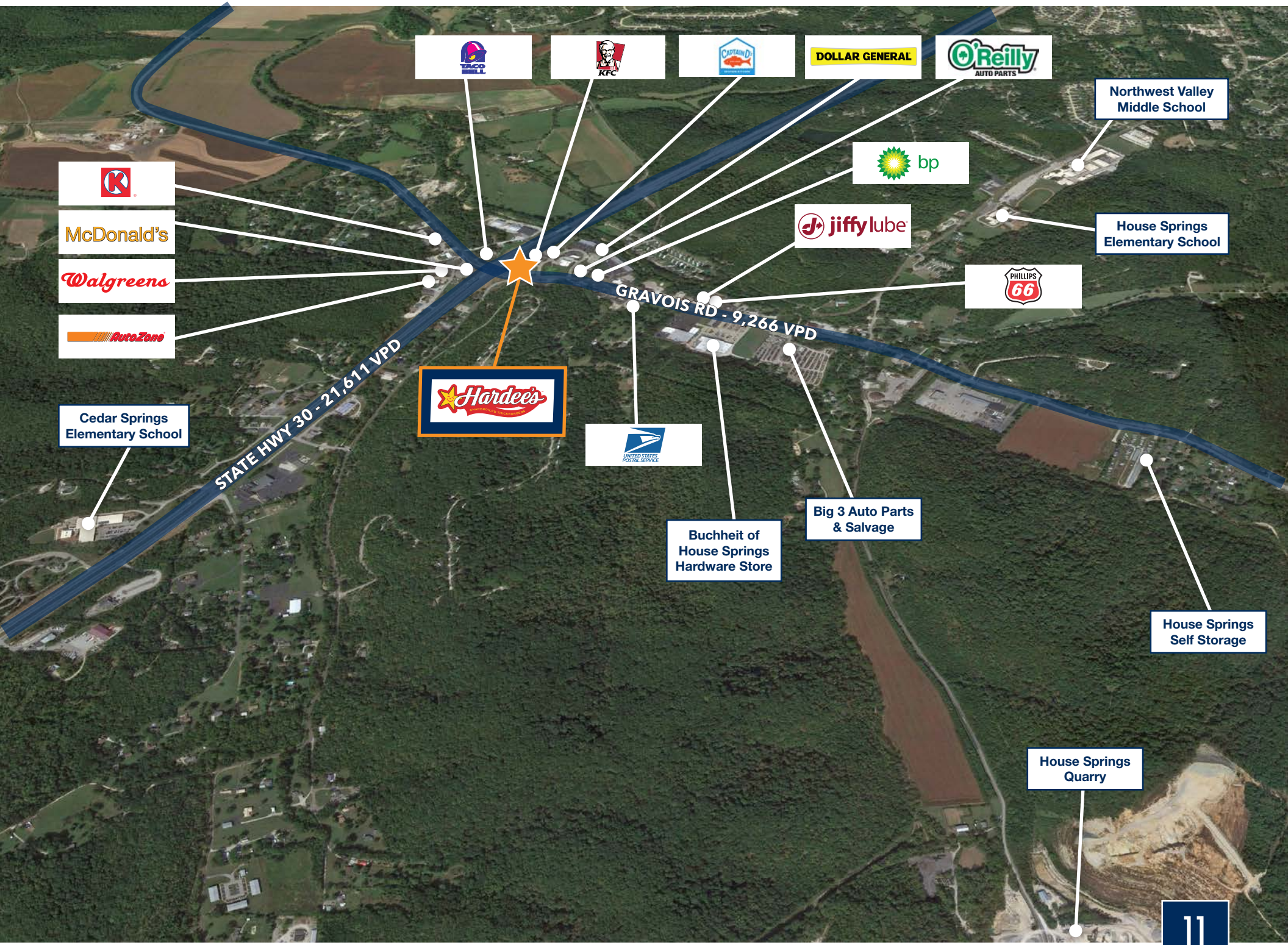
9,266 VPD - GRAVOIS RD
21,611 VPD - STATE HWY 30

INVESTMENT HIGHLIGHTS

This true NNN lease has been operating as a Hardee's since 1999 when it first started as a 20 year true NNN lease. In 2019, the Tenant exercised their first option, proving their desire to continue at this seasoned location, and in April 2020 (in response to the Covid pandemic) after a brief rent reduction, they extended the lease again through June 10, 2029, essentially making this lease a 30 year base term. There remains two more 5-year options to be exercised.

Additionally, the next rent escalation is to occur in 2024, which is just 44 months from the time this listing was launched.

The qualified investor acquiring this location will enjoy the sleep at night aspect of this QSR investment, both because it is recession, e-commerce, pandemic and recession resistant in nature, but it is also corporately guaranteed by CKE Restaurants, LLC. CKE Restaurants Holdings, Inc. ("CKE") is a privately held company that operates Carl's Jr., and Hardee's, with over 3,800 restaurants in 44 states and 43 foreign countries and U.S. territories.


Taco Bell
KFC
Captain D's
DOLLAR GENERAL
O'Reilly Auto Parts
Northwest Valley Middle School
bp
jiffy lube
House Springs Elementary School
Circle K
McDonald's
Walgreens
AutoZone
Phillips 66
GRAVOIS RD - 9,266 VPD
STATE HWY 30 - 21,611 VPD
Hardee's
Cedar Springs Elementary School
United States Postal Service
Buchheit of House Springs Hardware Store
Big 3 Auto Parts & Salvage
House Springs Self Storage
House Springs Quarry

Hardee's
LANE 1
LANE 2

TENANT SUMMARY

HARDEE'S

Hardee's is an American-based quick service restaurant chain, which is the 13th largest fast-food chain in the world. It is owned and operated by CKE Restaurants Holdings, Inc.

CKE Restaurants Holdings, Inc. ("CKE"), a privately held company based in Franklin, Tennessee, runs and operates Carl's Jr. and Hardee's, two beloved regional brands, known for one-of-a-kind premium and innovative menu items such as 100 percent Black Angus Thickburgers®, Made from Scratch™ Biscuits and Hand-Breaded Chicken Tenders™. With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,800 franchised or company-operated restaurants in 44 states and 43 foreign countries and U.S. territories.

Carl's Jr. is known for its hearty burgers, hand-scooped ice cream shakes, malts, and lean chicken sandwiches, fries, salads, and much more. The restaurant chain's innovative menu items have helped out-deliver the company's competitors. Under CKE, **Hardee's generates more than $1Bil a year in revenue, surpassing most of its competition.**

HISTORY: Hardee's was founded by Wilber Hardee in Greenville, North Carolina in 1960. Towards the end of the 1960s, there were over 200 Hardee's in the Midwest and Southwestern parts of the US. Canadian company Imasco purchased Hardee's in 1981 and continued to expand the company, as more locations rapidly opened. In April 1997, Hardee's was purchased from Imasco by CKE Restaurants Holdings, the parent company of Carl's Jr, for more than 320 million dollars. Since then, Hardee's has expanded even more and have made their operations similar compared to its sister chain, Carl's Jr. There are currently 1,932 Hardee's restaurants.

Hardee's

HARDEE'S

FRANKLIN, TN

HEADQUARTERS

1,800 +/-

LOCATIONS

PRIVATE

OWNERSHIP

CKE RESTAURANTS, LLC

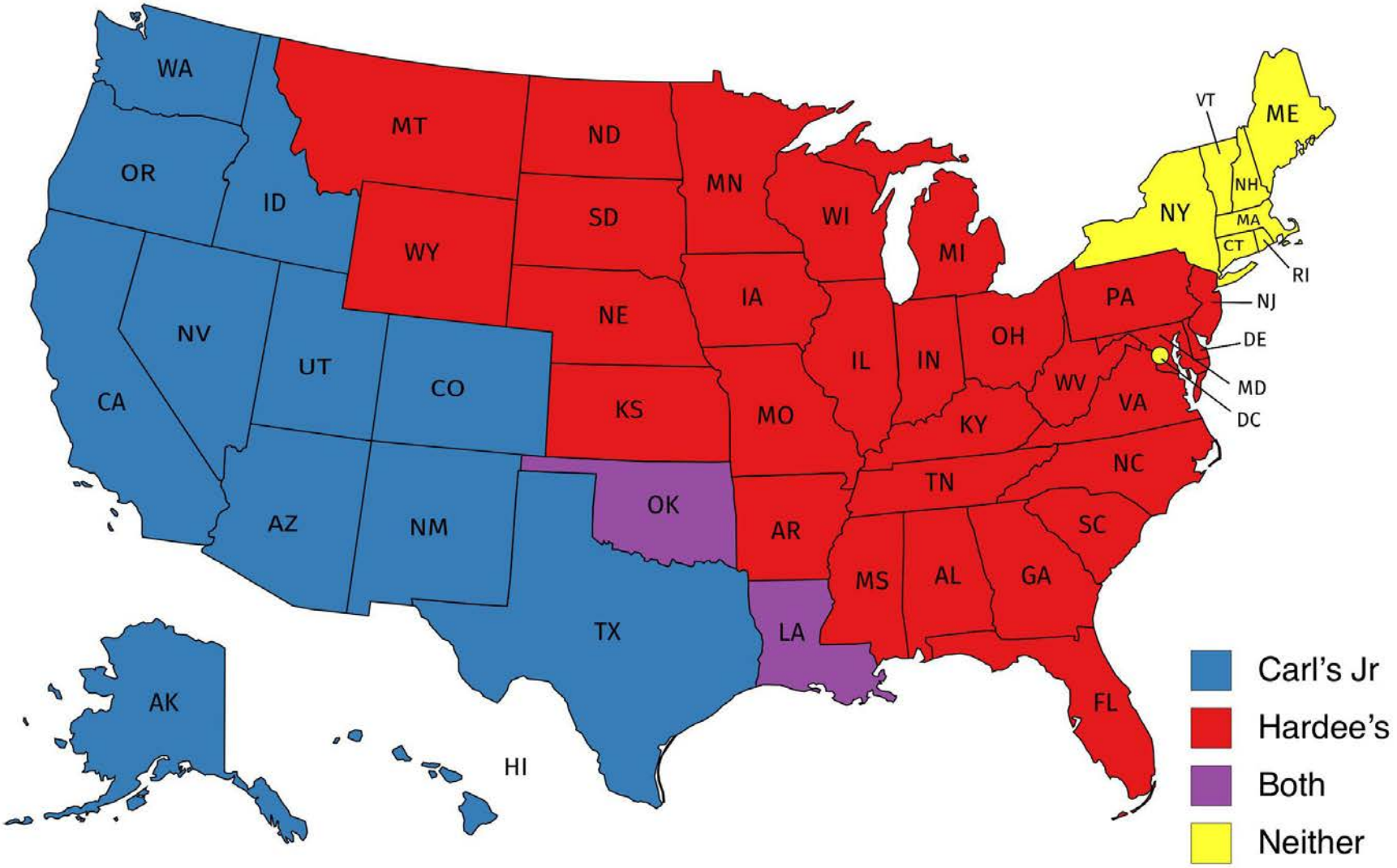
GUARANTOR

WWW.HARDEES.COM

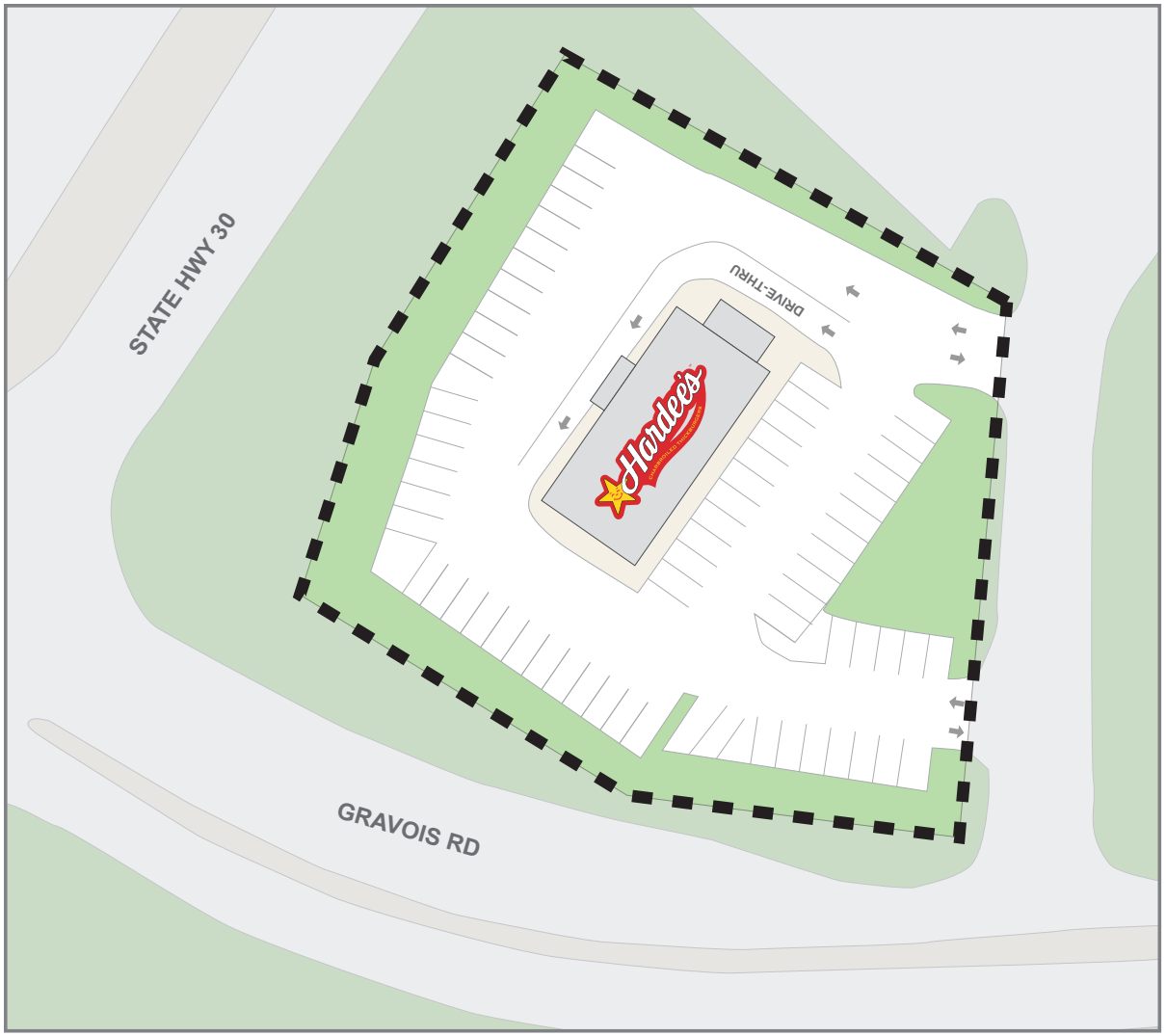
WEBSITE

Hardee's
PRIME RIB
& CHEDDAR
MONSTER
ANGUS THICKBURGER
PRIME RIB
BURRITO AND BISCUIT
PARKING

STATE LOCATIONS

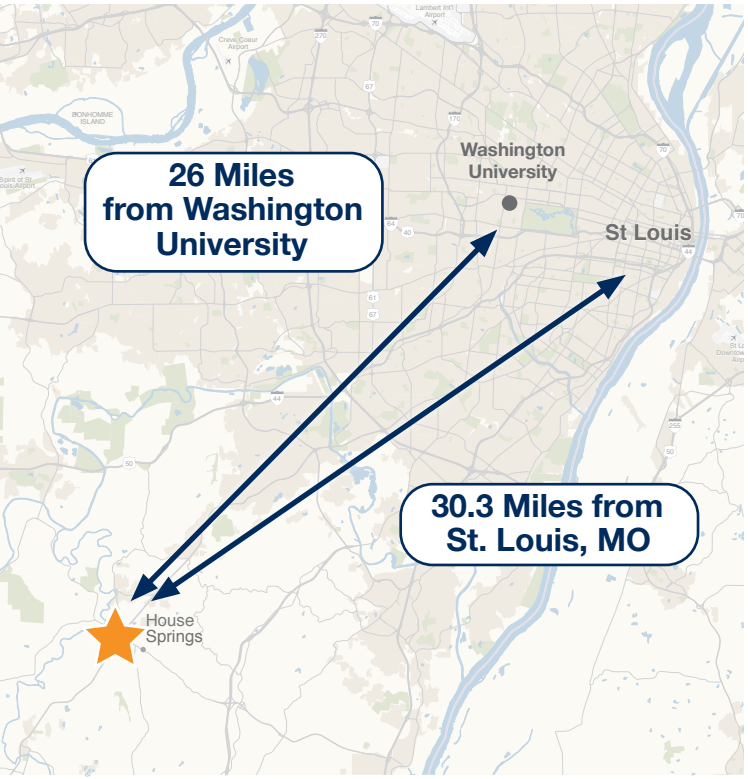


SITE PLAN



Hardee's
Hideaway Hl
Shady Hollow Dr
Waldermar Way
Meadow Ln
Olde Mill Dr
Mill View Dr
Mill Lake Ct
Vogt Rd
Valley View Dr
Vy. Rd
Vista View Dr
Scarlet Oak Dr
Misty Meadow Ln
Bush Rd
Bluejay Hl
Cardinal Ln
Brooks Fm. Dr
Weber Hill
Carol St
Carol Park Rd
Brouk Vy. D
Bear Creek Rd
Fischer Rd
Circle Dr
Midridge Dr
Straathaven Dr
Sycamore Dr
Serene Dr
Brookside Pl
Elizabeth Dr
Kingsway Dr
S Lakeside Dr
Dellwood Ln
Ridge Dr
Holly Pl
Grandview Rd
Wildwd. Ln
Fernwood Dr
Lisan Dr
Lower Byrnes Mill Rd
Betty Hill Dr
Glendale Rd
Schulze Rd
Northwest Point Dr
Sembr Pl
Hickory Ln
Dogwd. Ln
Erin Mdw
Gravois Rd
Hickory Trl
Oakcrest Dr
Moder Rd
Byrnesville Rd
Rockford Beach
ROCKFORD BEACH
Hallmark Dr
Big River
Cottage Grove Dr
Arlow Dr
Burgan Grove Rd
Hunter Ln
Burnau Dr
Byrnes Mill Rd
Gravois Rd
Lang Valley Dr
House Springs
Ch. Rd
Geerdes Dr
Scenic Forest Dr
Springview Dr
Demaree Dr
Demaree Ct
King Terra Dr
Big Three Acrs
Peaceful Dr
Hidden Glen Ct
Rivermont Trl
Trails End Dr
Duda Dr
Woodridge Dr
Wedge Wood Dr
Hillsboro House Springs Rd
Heads Creek
Hidden Acrs
Saddle Tr. Trl
Twin Ridge Trl
Georgia Creek Rd
Scotsdale
Scottsdale Rd
Bonanza Dr
Treetop Ln
Providence Dr
Saxony Ln
Dulin Cre
Windmill Dr
Prides Xing
Bourne Creek
Country Creek Dr
Parkedge Dr
Town and Country Ln
Sherwood

GRAVOIS RD - 9,266 VPD
STATE HWY 30 - 21,611 VPD
Hardee's



MAJOR EMPLOYERS: ST. LOUIS, MO	
Washington University	17,851
BJC Health Systems	15,335
St. Louis University	9,782
City of St. Louis	8,069
Defense Finance & Acct Services	6,138
A G Edwards/Wells Fargo	5,598
St. Louis Board of Education	4,653
US Postal Service	4,376
SSM Health SLUH	4,142
STL Children's Hospital	3,953

LOCATION HIGHLIGHTS

HOUSE SPRINGS, MISSOURI

HOME TO LONE ELK PARK

Off Route 30 connector to St Louis, MO

Strong visibility for multiple points of ingress/egress

Only 26 miles south of Washington University, one of the Country's most prestigious universities

Located at the hub of the region's QSRs

Coca-Cola

LOCATION OVERVIEW

HOUSE SPRINGS, MISSOURI

House Springs is located in Jefferson County, Missouri. It is located just off Route 30, connecting it to major cities such as St. Louis and Kansas City. House Springs is less than 30 miles south of St. Louis. The area's ease of living and attractive suburban market due to its low cost of living yet accessibility to St. Louis makes it the perfect place for anyone to relocate.

Although House Springs has access to St. Louis, it is filled with an array of activities. House Springs is home to a site listed on the National Register of Historic Places. The Valentine Leight General Store is a historic general store that has Late Victorian architecture and was added to the National Register of Historic Places in 1992. House Springs also is home to Balloons Over the Rainbow, a hot air balloon attraction. This attraction brings thousands of visitors from across the region and beyond, to experience an adventure of a lifetime where the sky is filled with painted hot air balloons.

The region is also home to The Young Conservation Area. A 970-acre conservation area located just outside of House Springs. Being the closest conservation area to St. Louis, the site hosts hunters and fishermen seven days a week, as the open fields provide diverse wildlife habitat. House Springs' main street, Gravios road, runs through Downtown House Springs and hosts a vast number of eateries and shops. A local favorite is El Mariachi, a Mexican restaurant that is packed on any weekend night. With endless activities, House Springs is sure to guarantee any local or visitor a great time.

Being located right off Route 30, House Springs has access to more than 225,000 workers in its surrounding areas due to multiple factories outside of St. Louis. The population of House Springs has been progressively growing for decades, averaging around 8% growth. Although House Springs is right off Route 30, there is limited competition in Jefferson County, making it the perfect place for this business to thrive. Whether you are simply passing by on Route 30 or visiting House Springs, the city's accessibility to St. Louis and endless attractions make it an ideal place to start any business.

DEMOGRAPHICS / HOUSE SPRINGS, MO

28,749
Total Population Within 5-Mile Radius

$79,175
Average Household Income
Within 5-Mile Radius

$65,122
Median Household Income
Within 5-Mile Radius

10,832
Total Households in 5-Mile Radius

24.28%
From 2000

Marcus & Millichap

POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	1,694	9,978	28,749
2020 Estimate	1,636	9,661	27,817
Growth 2020 - 2025	3.56%	3.27%	3.35%
2000 Census	1,213	8,336	24,634
2010 Census	1,579	9,275	26,636
Growth 2000 - 2010	30.13%	11.26%	8.13%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Projections	622	3,726	10,832
2020 Estimate	599	3,585	10,409
Growth 2020 - 2025	3.87%	3.94%	4.07%
2000 Census	439	2,957	8,678
2010 Census	570	3,393	9,827
Growth 2000 - 2010	29.67%	14.73%	13.24%

HOUSEHOLDS BY INCOME (2020 Est.)	1 MILE	3 MILES	5 MILES
$200,000 or More	1.72%	2.29%	2.73%
$150,000 - $199,999	7.72%	6.93%	6.32%
$100,000 - $149,999	20.28%	18.67%	17.32%
$75,000 - $99,999	14.67%	14.44%	15.01%
$50,000 - $74,999	16.72%	20.68%	22.58%
$35,000 - $49,999	13.11%	13.50%	12.91%
$25,000 - $34,999	8.21%	8.31%	8.34%
$15,000 - $24,999	9.79%	8.35%	8.09%
$10,000 - $14,999	4.86%	3.47%	2.96%
Under $9,999	2.90%	3.35%	3.75%
2020 Est. Average Household Income	$78,573	$79,860	$79,175
2020 Est. Median Household Income	$66,268	$65,199	$65,122
2020 Est. Per Capita Income	$28,756	$29,632	$29,655

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2020 Estimated Population by Age	1,636	9,661	27,817
Under 4	5.4%	5.6%	5.6%
5 to 14 Years	15.0%	13.1%	12.8%
15 to 17 Years	4.1%	3.9%	3.9%
18 to 19 Years	2.2%	2.1%	2.2%
20 to 24 Years	4.8%	4.9%	5.1%
25 to 29 Years	5.9%	5.9%	6.2%
30 to 34 Years	6.7%	6.4%	6.4%
35 to 39 Years	8.2%	7.1%	6.8%
40 to 49 Years	13.7%	13.0%	13.1%
50 to 59 Years	14.6%	15.6%	16.1%
60 to 64 Years	6.8%	7.7%	7.6%
65 to 69 Years	5.1%	6.1%	5.7%
70 to 74 Years	3.5%	4.2%	4.0%
Age 75+	4.0%	4.5%	4.5%
2020 Median Age	38.6	40.8	40.7
2020 Population 25 + by Education Level	1,121	6,804	19,575
Elementary (0-8)	1.76%	1.59%	1.69%
Some High School (9-11)	8.69%	9.28%	8.97%
High School Graduate (12)	31.21%	33.57%	33.27%
Some College (13-15)	28.73%	27.27%	26.65%
Associates Degree Only	9.61%	10.12%	10.32%
Bachelors Degree Only	13.82%	11.27%	12.19%
Graduate Degree	5.61%	6.44%	6.51%

Hardee's
CHARBROILED THICKBURGERS

HOUSE SPRINGS
MISSOURI

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