



261 Bexar Ave E Hamilton, AL 35570

Retail
Investment Opportunity
Offering Memorandum

Absolute NNN Lease With Zero Management Responsibility | 18 Years of Proven Operating History | Corporately Guaranteed Lease



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Table of Contents

- 03** | Property Overview
- 07** | Financial Overview
- 09** | Tenant Overview
- 10** | Market Overview

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Property Overview



\$1,616,215

List Price

±2.25 Years

Lease Term Remaining

NNN

Lease Type

±3,275 SF

GLA

±1.00 AC

Lot Size

1979/2024

Year Built/Renovated

Investment Highlights

Lease & Location Highlights

- **Absolute NNN lease** with zero landlord responsibility, providing passive ownership and predictable cash flow
- **Corporate-Guaranteed lease** with approximately 2.5 years of term remaining and two 5-year renewal options
- **Hardee's remodeled this location in 2024** proving long term commitment to the site
- **Proven Operating History** with Hardee's successfully operating at this location since 2008, totaling 18 years of continuous occupancy and sustained business performance
- **Strong Local Customer Base** with approximately 1,585 students served by the Hamilton school district, helping drive consistent traffic from students, faculty, staff, and local families
- **Population Growth** projected at **1.08%** within the 10-mile trade area over the next five years, supporting a steadily expanding customer base
- **Average household income exceeds \$82,000** within a 5-mile radius, providing a solid consumer base for quick-service dining



About The Brand



Tenant Highlights

- **Established Brand with Regional Strength:** Founded in 1960, Hardee's is a long-standing QSR brand with deep consumer loyalty across core U.S. markets.
- **Broad Footprint and Scalable Model:** Approximately 5,800 locations, combining franchised and corporate operations, positioned in freestanding, high-traffic sites with drive-thrus.
- **Support from Parent Company:** Operates under the umbrella of CKE Restaurants, a financially backed, privately held parent with decades of QSR expertise.
- **Net Lease Stability and Flexibility:** Freestanding, build-to-suit sites with typical 20-year NNN leases and scheduled rent escalations ensure steady cash flows.
- **Credit Profile with Market Access:** Class A-2 notes issued under Hardee's Funding LLC received preliminary 'BBB (sf)' rating by S&P, reflecting structured credit support.



Aerial Map



Site Plan



Financial Overview

261 Bexar Ave E Hamilton, AL 35570



Financial Summary



\$1,616,215

List Price

7.00%

Cap Rate

1979/2024

Year Built/Renovated

±13,600 VPD

Military St

\$113,135.04

NOI

Tenant Summary

Tenant Trade Name	Hardee's
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Landlords Responsibilities	None
Original Lease Term	10 Years
Rent Commencement Date	10/1/2008
Lease Expiration Date	9/30/2028
Term Remaining on Lease	±2.25 Years
Increases	10% Increases Every 5 Years
Options	Two, 5-Year Options Remaining

Annualized Operating Data

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current (Option 2) - 9/30/2028	\$9,427.92	\$113,135.04	10.00%	7.00%
Option 3	\$10,370.71	\$124,448.54	10.00%	7.70%
Option 4	\$11,407.78	\$136,893.40	10.00%	8.47%

Tenant Overview

Year Founded
1960

Headquarters
Franklin, TN

Ownership Status
Subsidiary of CKE

Employees
20,200+

Locations
1,800+

Credit Rating
Private

Annual Revenue
\$1.3 billion



Tenant Overview

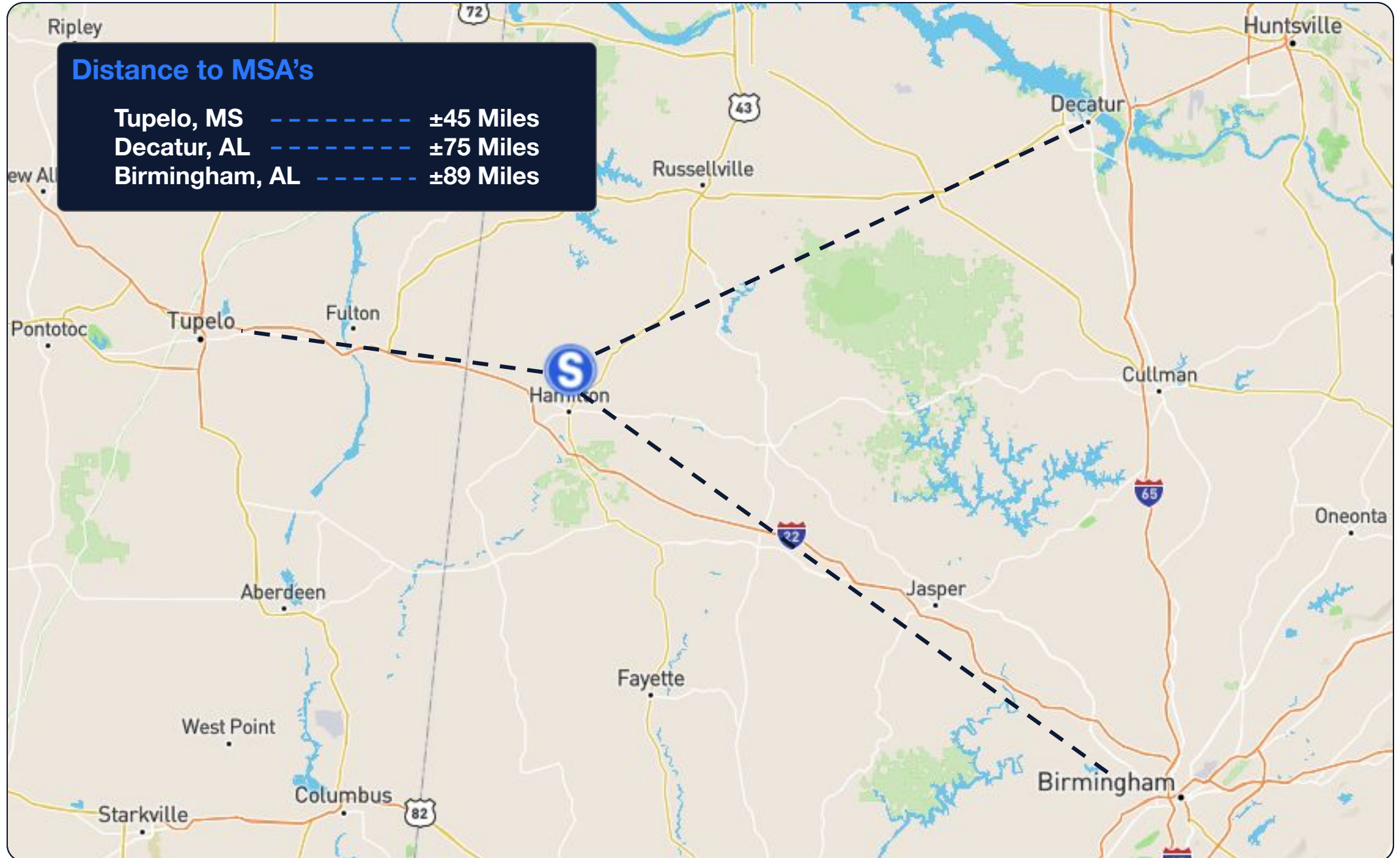
Hardee's is a well-known U.S. quick-service restaurant (QSR) brand, recognized for its charbroiled burgers, breakfast biscuit offerings and a strong presence in mid-sized and smaller markets, particularly across the Southern and Midwestern United States. Founded in 1960, Hardee's has evolved into a national franchise system and is part of the portfolio of CKE Restaurants Holdings, Inc. ("CKE"), which provides operational scale, franchise system infrastructure and brand pedigree. This affiliation offers investors a tenant with an established brand identity, a differentiated day-part strength (notably breakfast), and a long history of franchise expansion.

Why Invest in Hardee's?

- **Long-standing brand:** Founded in 1960, Hardee's has over six decades of market presence and brand recognition across the U.S.
- **Proven scale:** Operating under the CKE umbrella, the Hardee's system benefits from shared operational, franchise and marketing infrastructure.
- **Net-lease compatibility:** Many Hardee's restaurant sites are freestanding, single-tenant, triple-net lease candidates — attractive for institutional investors seeking stable, passive real-estate cash flow.
- **Brand differentiation:** Hardee's unique focus on breakfast biscuits and char-broiled burgers provides a differentiated daypart and product offering compared with some competitors.
- **Growth via remodel & digital investment:** The parent company has announced substantial investments in restaurant refreshes, digital ordering enhancements and operational upgrades — supporting long-term viability.

Market Overview

261 Bexar Ave E Hamilton, AL 35570



Hamilton, AL

Market Demographics

6,944

Total Population

3.61%

Household Growth Since 2020 (10-Mile)

\$82,423

Average HH Income

66.7%

Homeownership Rate



Local Market Overview

Hamilton serves as the governmental and commercial center of Marion County in northwest Alabama. Positioned along the Interstate 22 corridor between Birmingham, Alabama and Memphis, Tennessee, the city benefits from regional connectivity that supports commerce, logistics, healthcare services, education, and retail activity. The community maintains a stable residential base supported by affordable housing costs, strong homeownership levels, and a cost of living significantly below national averages. Local residents are drawn to the area's accessibility, small-town environment, and proximity to larger employment centers throughout North Alabama and Northeast Mississippi.

Economic development efforts continue to focus on industrial recruitment, workforce training, and transportation-driven growth opportunities. Hamilton's position along I-22 has become a significant competitive advantage, attracting investment into industrial sites and supporting expansion opportunities for manufacturers and logistics users.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	5,685	8,228	11,892
Current Year Estimate	5,635	8,152	11,765
Growth Current Year-Five-Year	0.88%	0.93%	1.08%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,371	3,380	4,918
2020 Census	2,302	3,279	4,747
Growth 2020-Current Year	3.00%	3.07%	3.61%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$75,136	\$82,423	\$87,329

Northwest Alabama Regional Overview



Regional Overview

Northwest Alabama occupies a strategic location between Birmingham and the Mid-South, connected by major interstate highways, rail networks, and industrial corridors. The region benefits from proximity to several of Alabama's most influential economic centers, including Birmingham, Decatur, Huntsville, Florence-Muscle Shoals, and Hamilton. Strong population growth across North Alabama, particularly in Huntsville and surrounding markets, continues to support regional demand for housing, retail services, healthcare, logistics, and commercial development.

The regional economy is anchored by a diverse mix of manufacturing, aerospace and defense, healthcare, logistics, automotive production, education, and professional services. Birmingham serves as Alabama's largest financial and healthcare center, while Huntsville has emerged as one of the nation's fastest-growing technology and defense markets. Decatur plays a critical role as a major industrial and transportation hub, supported by advanced manufacturing operations, chemical production facilities, and access to the Tennessee River. Together, these economic centers generate significant employment opportunities and create a broad regional workforce base that supports economic activity throughout Northwest Alabama and the surrounding markets.

Hamilton and Marion County benefit directly from their location along Interstate 22, which provides efficient connectivity between Birmingham and Memphis while offering access to the larger economic engines throughout North Alabama. The corridor has become increasingly attractive for industrial users, manufacturers, and logistics operators seeking affordable locations with strong transportation access. Ongoing investments in industrial development, workforce training, and infrastructure improvements continue to strengthen the region's long-term economic outlook. Supported by expanding employment centers, diversified industry sectors, and strategic transportation advantages, Northwest Alabama remains well-positioned for sustained growth and long-term investment activity across the broader Southeast.

\$8 Billion+ Regional Economy

3M+ Annual Passengers

Northwest Alabama Regional Airport

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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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.