MATTHEWS™

LONG JOHN SILVER'S

3810 N State Line Ave

Texarkana, AR, 71854

Absolute NNN
QSR Investment

Offering Memorandum

Exclusively Listed By

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Abs. NNN QSR with Drive-Thru

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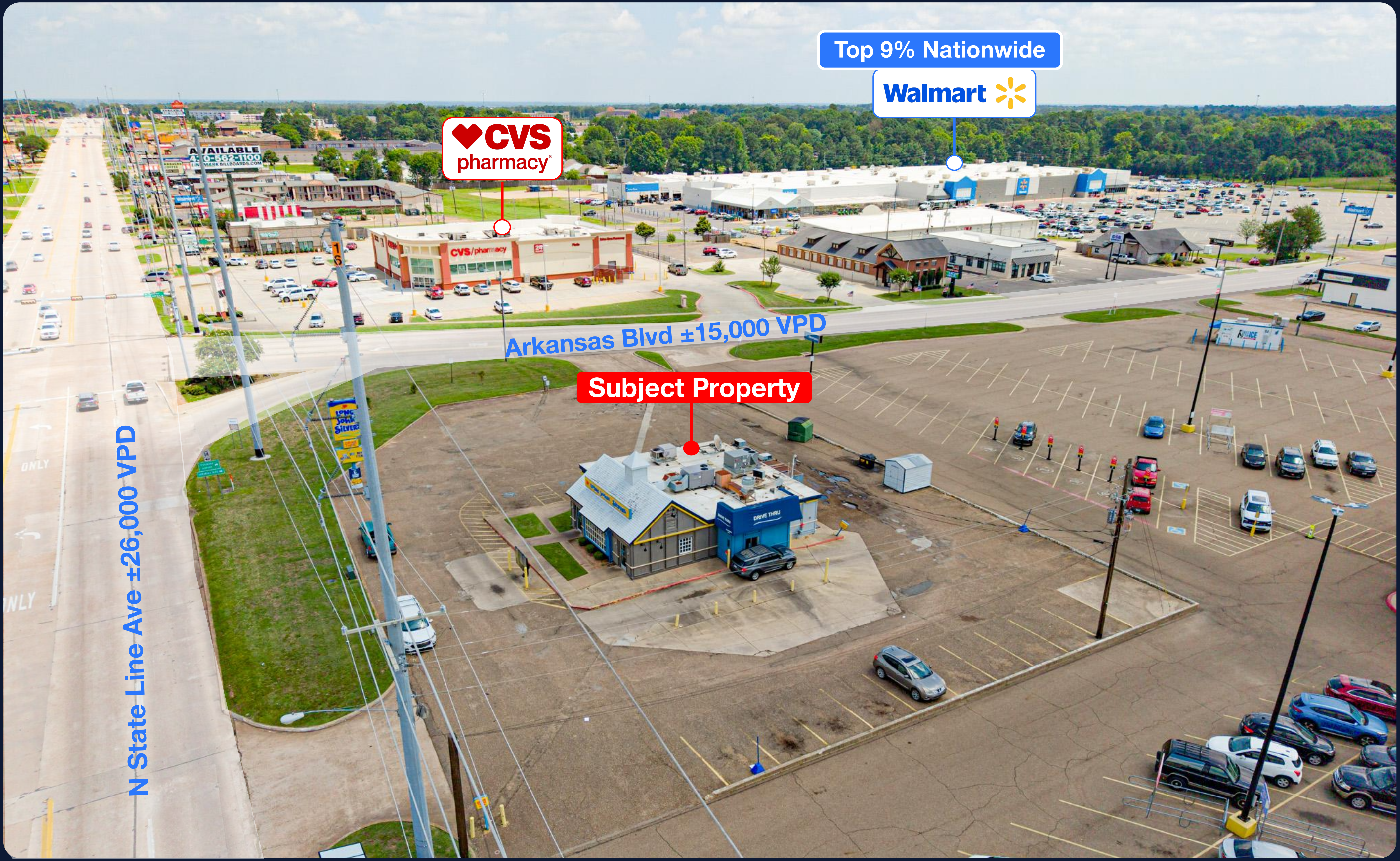



E
Walmart
Supercenter
Top 9% of National Locations
Source: AlphaMap
Bank OZK
TEXANA BANK
CATO
verizon
Schlotzsky's
Kids Dental Center
HealthCARE Express
Albertsons
CVS pharmacy
Long John Silver's
Subject Property
Pizza Hut
N State Line Ave ± 26,000 VPD
Jack in the box
GOLDEN CHICK
Arkansas Blvd ± 15,000 VPD
Walgreens

Investment Highlights

- **Absolute Triple-Net (NNN) Lease** with zero landlord responsibilities
- **Charter Foods** is the franchisee, who operates over 300 units across multiple QSR brands including Taco Bell, KFC & Long John Silver's
- **Signalized Intersection** with ±26,000 VPD along North State Line Ave and ±15,000 on Arkansas Blvd
- **Freestanding Restaurant** with drive-thru, situated on a 0.78 AC parcel with a 3,000 SF building
- **Walmart Supercenter** located across the intersection, is ranked in the top 9% of Walmart locations nationwide
- **Demographics** support a population of over 66,262 residents within a 5-mile radius of the site

Financial Overview

Long John Silver's
3810 N State Line Ave Texarkana, AR 71854

Financial Summary

$1,462,685 List Price	**7.00%** Cap Rate
2020 Year Remodeled	**$102,388** NOI

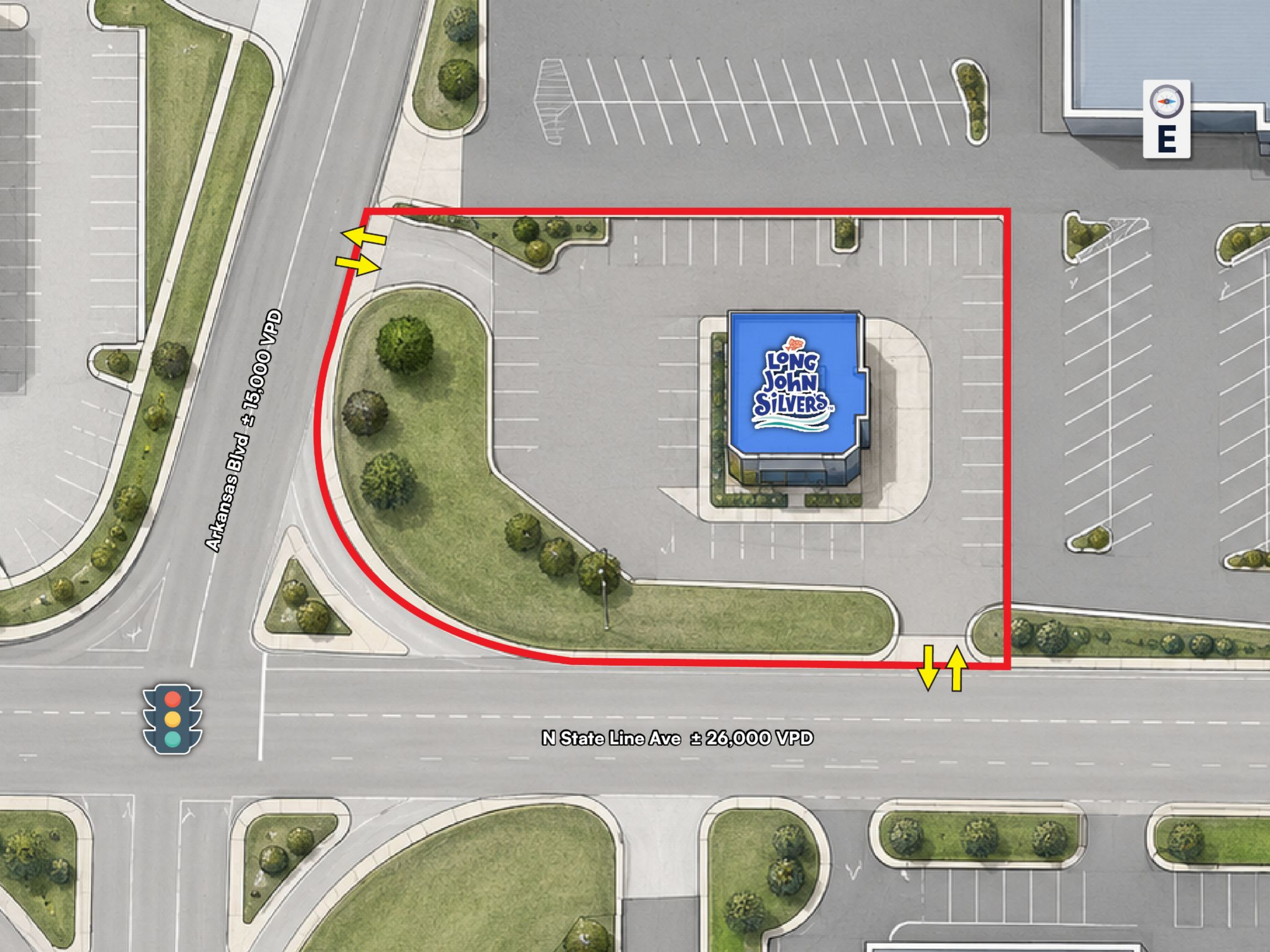
Lease Summary

Tenant	Long John Silver's
Type of Ownership	Fee Simple
Lease Guarantor	LJS Opco Two, LLC
Lease Type	Absolute Triple-Net (NNN)
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	6/21/2016
Lease Expiration Date	12/31/2031
Term Remaining	±4.5 Years
Rent Increases	7.5% Every 5 Years
# of Options	Two, 5-Year Options
ROFR	No

Financial Summary

Annualized Operating Data

Option (#)	Date	Monthly Rent	Annual Base Rent	Increases	Cap Rate
Years 1 - 5	7/21/2016 – 7/20/2021	$7,383.33	$88,600.00	-	-
Years 6 - 10	7/21/2021 – 7/20/2026	$7,937.08	$95,245.00	7.50%	-
Years 11 - 15 (Current)	**7/21/2026 – 07/20/2031**	**$8,532.36**	**$102,388.38**	**7.50%**	**7.00%**
Years 16 - 20 (Option 1)	01/01/2032 – 12/31/2037	$9,172.29	$110,067.50	7.50%	7.52%
Years 21 - 25 (Option 2)	01/01/2038 – 12/31/2043	$9,860.21	$118,322.57	7.50%	8.08%



E
LONG JOHN SILVER'S
Arkansas Blvd ± 15,000 VPD
N State Line Ave ± 26,000 VPD

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

TENANT SUMMARY

Year Founded
1969

Headquarters
Louisville, KY

Ownership Status
Privately Held

Employees
10,000+

Locations
486

Annual Revenue
$750M

Tenant Overview

Long John Silver's is a longstanding quick-service restaurant brand specializing in seafood and related fast-casual fare, with a history dating back to 1969. The concept is widely recognized for its hand-battered seafood offerings and coastal-inspired branding, appealing to value-oriented consumers across regional markets. The company operates a predominantly franchise-based system with a diversified geographic footprint across the United States and select international markets. Positioned in the affordable dining segment, Long John Silver's continues to pursue selective growth and brand revitalization initiatives under experienced restaurant industry leadership.

Why Invest in Long John Silver's?

- **Established Brand with Longevity:** Over 50 years in the fast-food landscape with enduring brand recognition in the seafood QSR segment.
- **Franchise-Driven Model:** Predominantly franchisee operated, which supports asset light cash flows and scalability while aligning operator-landlord incentives.
- **Consumer Traffic Generator:** Well-known fast-food identity that attracts consistent repeat traffic and visibility, particularly in secondary and tertiary markets.
- **Growth & Renewal Option Potential:** Continued repositioning efforts and menu expansions seeking to broaden appeal beyond traditional seafood.
- **Resilient QSR Demand:** Quick-service dining remains a stable consumer category, supporting long-term lease commitments with experienced operators.

Texarkana, AR

Market Demographics

29,123
Total Population

11,400
Employed Population

Local Market Overview

Texarkana, Arkansas continues to offer an attractive housing market characterized by affordability, stability, and broad appeal. As a regional center serving communities in both Arkansas and Texas, the area benefits from a diverse economy, convenient transportation access, and a cost of living that remains competitive compared to many larger markets. These qualities continue to attract a mix of first-time buyers, growing families, retirees, and investors seeking long-term value.

Consumer demand is supported by steady employment, a diverse customer base, and ongoing residential development throughout the region. Retailers continue to adapt to evolving shopping preferences by emphasizing convenience, customer experience, and a blend of in-store and online services. Local businesses remain an important part of the market, contributing to the area's unique character and helping attract both residents and visitors.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,423	41,803	65,623
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,168	17,276	26,822
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$65,634	$70,402	$76,801

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