Hardee's

35 Highway 41 N
Camden, AL 36726

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

Hutt Cooke
Broker of Record
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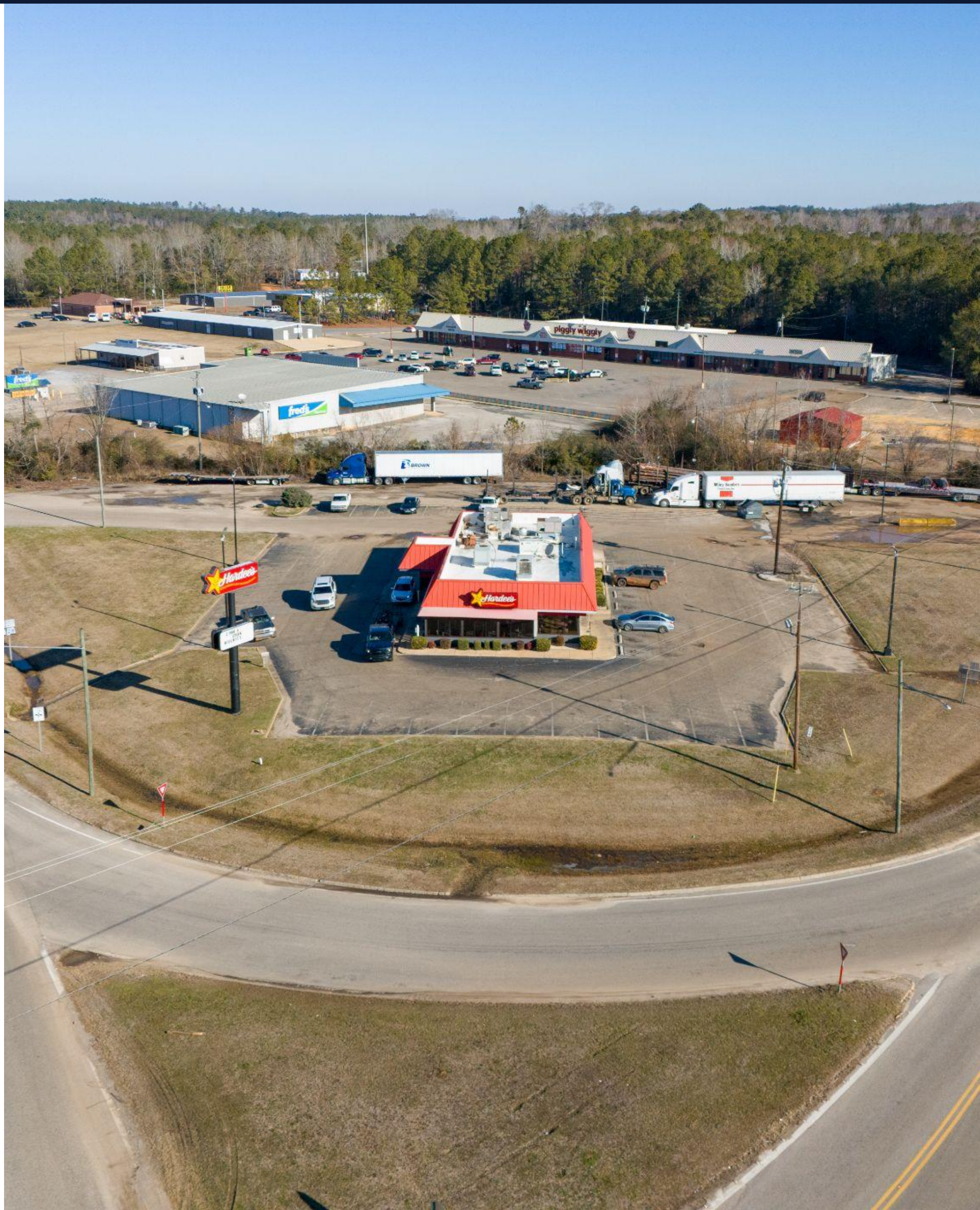
Property Overview

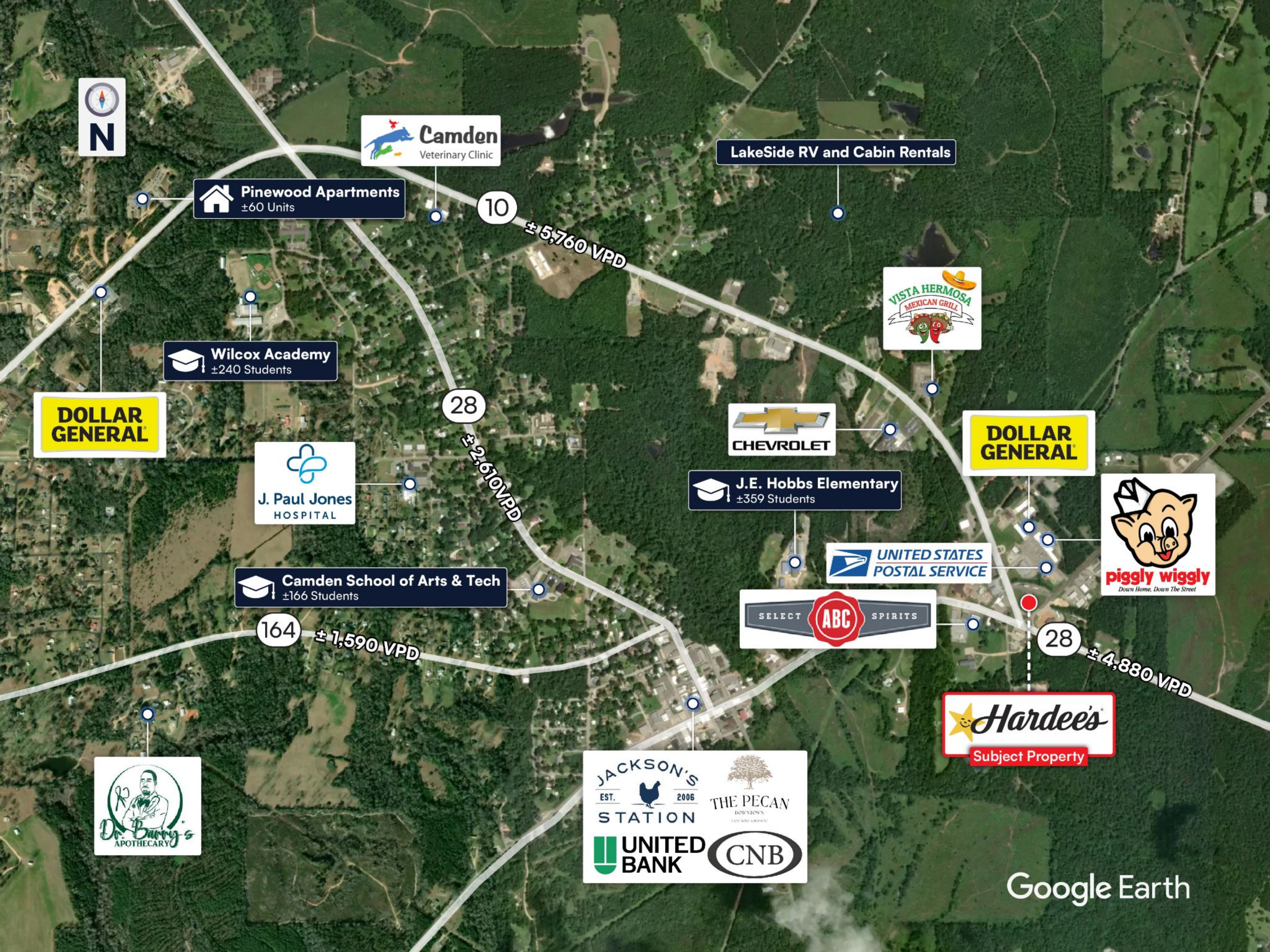
Hardee's
35 Highway 41 N, Camden, AL 36726

Investment Highlights

Property Highlights

- **Passive Income Structure:** Absolute NNN lease with zero landlord responsibilities, offering a completely hands-off income stream with tenant covering all site maintenance.
- **Rental Increases in Options:** Features four, 5-year renewal options with 2% annual rent increases.
- **80+ Unit Operator:** Leased directly and fully obligated by Paradigm Investment Group, LLC, the 3rd largest franchisee in the Hardee's system, operating 80+ units across the Southeast.
- **Commitment to Location:** Hardee's has continuously operated at this site for 19 years (since 2007) and proactively extended its firm lease term through December 31, 2029, demonstrating long-term tenant dedication.
- **Dominant Trade Area:** Hardee's is the only national QSR with a drive-thru operating in the city of Camden, AL.
- **Captive Regional Audience:** The nearest competing national drive-thru QSR brand is located approximately 27 miles away.
- **Strategic Location:** Prominently positioned at 35 North Alabama Highway 41 near the State Highway 10 junction, offering strong daily traffic and retail corridor presence with dedicated dual access points.
- **Nearby Institutional & Retail Synergy:** Positioned near key community anchors and retail traffic generators, including CVS Pharmacy, Dollar General, United States Post Office, local schools, and major county employers.
- **Global Brand Recognition:** Hardee's is a subsidiary of CKE Restaurants, Inc., providing national brand power and marketing scale.
- **Fee-Simple Tax Advantages:** Full fee-simple ownership of both the land and building allows an investor to potentially leverage building depreciation tax benefits.




N
Camden
Veterinary Clinic
LakeSide RV and Cabin Rentals
Pinewood Apartments
±60 Units
10
± 5,760 VPD
VISTA HERMOSA
MEXICAN GRILL
Wilcox Academy
±240 Students
DOLLAR GENERAL
28
± 2,610VPD
CHEVROLET
DOLLAR GENERAL
J. Paul Jones
HOSPITAL
J.E. Hobbs Elementary
±359 Students
piggly wiggly
Down Home, Down The Street
UNITED STATES
POSTAL SERVICE
Camden School of Arts & Tech
±166 Students
SELECT ABC SPIRITS
164
± 1,590 VPD
28
± 4,880 VPD
Hardee's
Subject Property
JACKSON'S
EST. 2006
STATION
THE PECAN
Dr. Barry's
APOTHECARY
UNITED BANK
CNB
Google Earth

35 Highway 41 N
Camden, AL 36726

±3,612 SF
GLA

80+ Unit Operator
Paradigm Investments Group

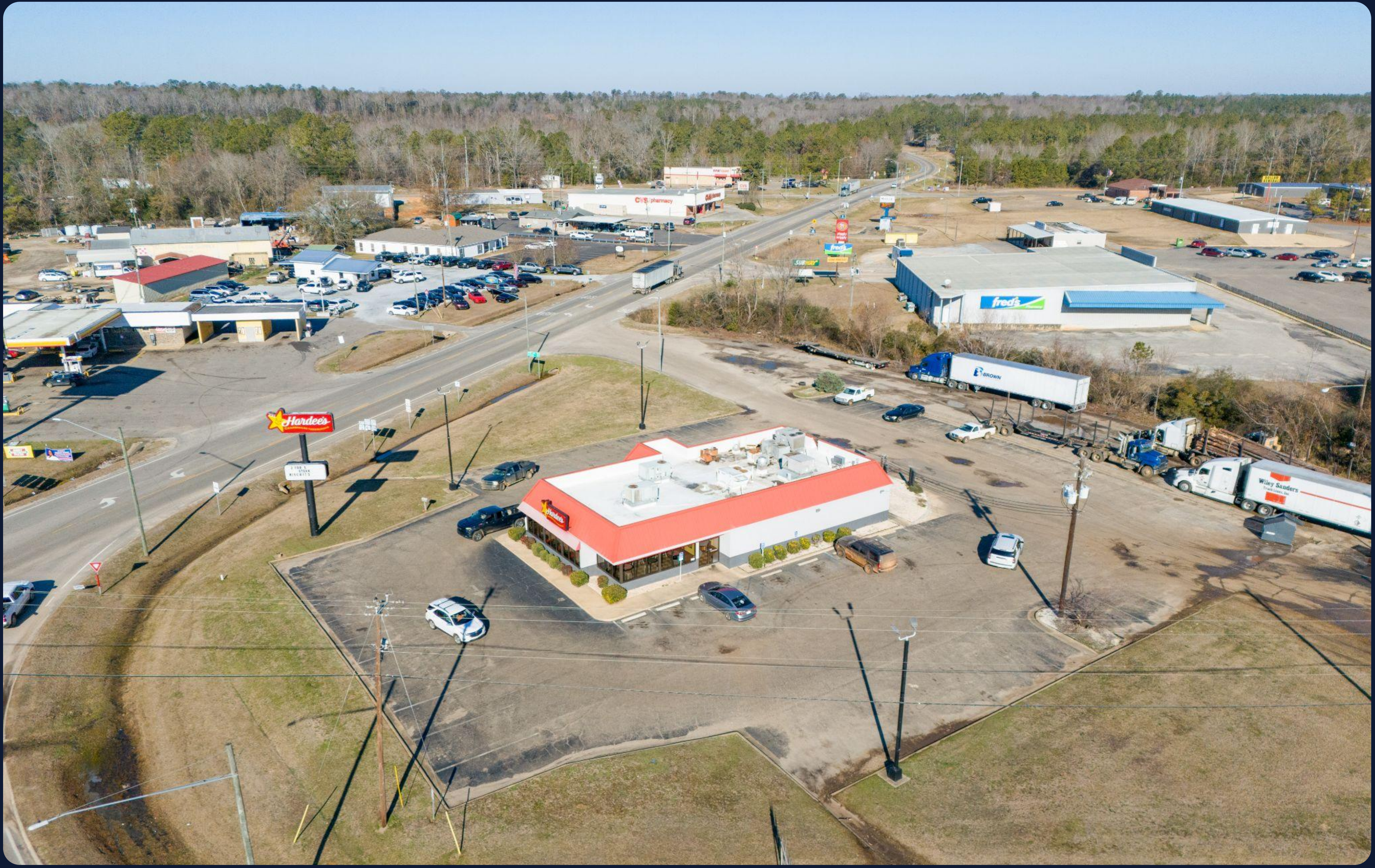
±4,880
Vehicles Per Day

Absolute NNN
Lease Type

$283.86
Price Per SF

Financial Overview

Hardee's
35 Highway 41 N, Camden, AL 36726



Financial Summary

$1,025,294	8.50%	80+ Units	Abs. NNN
List Price	Cap Rate	Operator	Lease Type

Property Details

Tenant Trade Name	Hardee's
Type of Ownership	Fee Simple
Operator	Paradigm Investment Group, LLC (80+ Units)
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibilities
Lease Expiration Date	12/31/2029
Term Remaining on Lease	±3.4 Years
*Increase	2% Annually in Options
Options	Four, 5-Year Options
Lot Size	± 2.10 AC

Annualized Operating Data

Date	Monthly Rent	Annual Rent	*Increases	Cap Rate
12/31/2024 - 12/31/2029	**$7,250**	**$87,000**	***10.00%**	**8.50%**
Option 1 (5-Years)	$7,975	$95,700	*10.00%	9.33%
Option 2 (5-Years)	$8,773	$105,270	*10.00%	10.27%
Option 3 (5-Years)	$9,650	$115,797	*10.00%	11.29%
Option 4 (5-Years)	$10,615	$127,377	*10.00%	12.42%

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?

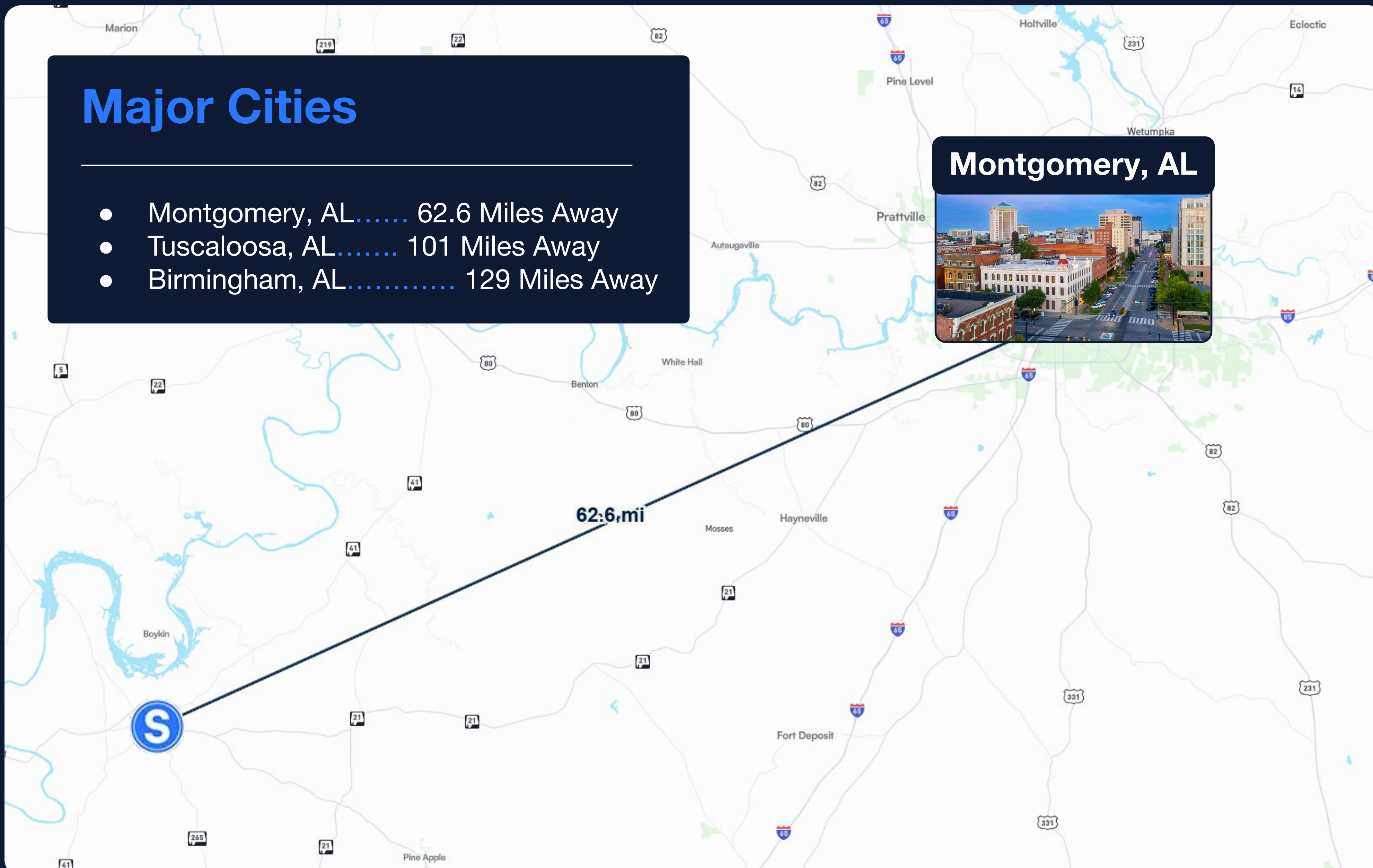
- **Long-standing brand:** Founded in 1960, Hardee's has over six decades of market presence and brand recognition across the U.S.
- **Proven scale:** Operating under the CKE umbrella, the Hardee's system benefits from shared operational, franchise and marketing infrastructure.
- **Net-lease compatibility:** 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

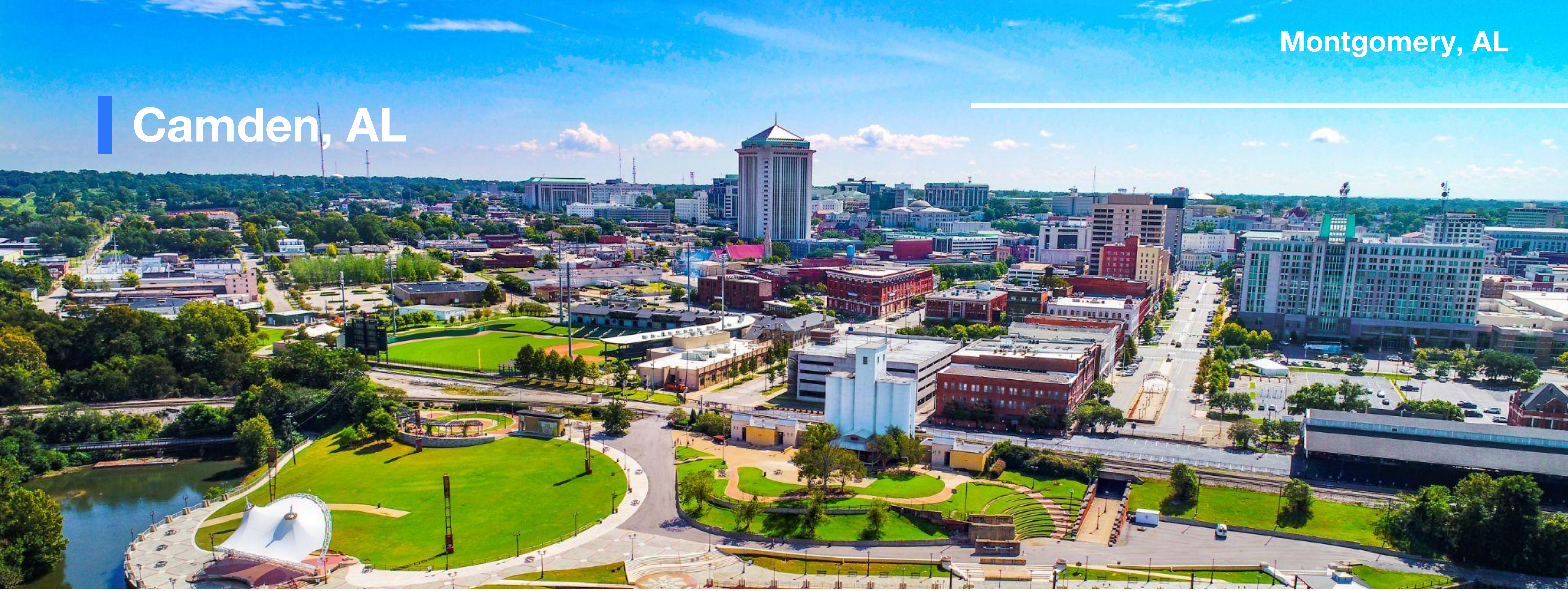
Hardee's
35 Highway 41 N, Camden, AL 36726

Major Cities

- Montgomery, AL...... 62.6 Miles Away
- Tuscaloosa, AL....... 101 Miles Away
- Birmingham, AL........... 129 Miles Away



Camden, AL



Local Market Overview

Camden is an established community in Wilcox County in south-central Alabama, serving as the county seat and a center for government, commerce, and community services for the surrounding rural area. The city offers convenient access to regional destinations via State Routes 10, 28, and 41, connecting residents and businesses to communities throughout southwest and central Alabama. Its location near the Alabama River and William “Bill” Dannelly Reservoir also supports a strong outdoor recreation and tourism presence.

The local economy is supported by a mix of government services, education, healthcare, retail, agriculture, forestry, and small businesses serving Camden and the broader Wilcox County area. The community benefits from its established civic infrastructure, affordable cost environment, natural resources, and access to recreational amenities including boating, fishing, and hunting. With its role as the county’s administrative center, existing residential base, and opportunities for continued investment and economic development, Camden remains an important community within Alabama’s Black Belt region.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,391	3,718	4,710

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	934	1,486	1,902

Income	3-Mile	5-Mile	10-Mile
Average Household Income	$56,393	$54,768	$55,252

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2. You will hold it and treat it in the strictest of confidence; and

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.

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.

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