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Representative Photo

# CHURCH'S CHICKEN

*Portfolio of 3 - MO & IL*



**OFFERING  
PRICE**

**\$2,857,143**

**NOI**

**\$200,000**

**CAP  
RATE**

**7.00%**

 CORPORATE GUARANTY ACROSS PORTFOLIO  
THE MASTER LEASE IS GUARANTEED JOINTLY AND  
SEVERALLY BY THE CHURCH'S TEXAS CHICKEN  
CORPORATE PARENT.

 UNDER-MARKET RENT BY 47%  
AT \$66,667 PER UNIT, THE PORTFOLIO'S  
AVERAGE RENT RUNS ROUGHLY 47% BELOW  
THE ST. LOUIS QSR AVERAGE OF \$125,652

 A TOP 25 U.S. METRO  
ST. LOUIS IS THE 23RD LARGEST METRO  
IN THE UNITED STATES WITH AN MSA  
POPULATION HOME TO OVER 2.8M

**POINTS OF CONTACT** 

**Matt Lipson**

Senior Vice President

mlipson@northmarq.com

+1 503.307.0382

**Will Pural**

Senior Vice President

wpural@northmarq.com

+1 858.768.1280

**Enoch Escalera**

Associate

eescalera@northmarq.com

+1 971.351.9232

**Chad Hoffman**

Sr Investment Sales Analyst

choffman@northmarq.com

+1 425.999.1717

**In Association With:**

**Brett Butler**

MO Lic. #2014014142

**Tom Fritz**

IL Lic. #471018602

**Northmarq**

4949 Meadows Road, Suite 490, Lake Oswego, OR 97035 | 12230 El Camino Real, Suite 220, San Diego, CA 92130