

*** HOMETOWN OF THE UNIVERSITY OF ALABAMA ***

NEW 20-YEAR ABSOLUTE NNN LEASE



FILE PHOTO

ADVISORY TEAM

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PRICE

\$2,667,000

CAP RATE

6.00%

NOI

\$160,000

POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers in Tuscaloosa include Walmart, Sam's Club, Target, Lowe's, Home Depot, Academy Sports + Outdoors, Dick's Sporting Goods, Old Navy, T.J. Maxx, Ross Dress for Less, DSW, Barnes & Noble, Ulta Beauty, Best Buy, World Market, Five Below, Michaels, Ollie's Bargain Outlet, ALDI, The Fresh Market, PetSmart, Pet Supplies Plus, Ashley Store, CMX Cinemas, Planet Fitness, Bowlero

Higher Education: 3 miles from **The University of Alabama** - a public research university offering programs of study in 12 academic divisions leading to bachelor's, master's, education specialist & doctoral degrees, serving 42,360 students

Healthcare: Less than 3 miles from **DCH Regional Medical Center** - a 583-bed public, not-for-profit hospital & medical complex, offering a full range of advanced services - including cancer care, cardiology, invasive surgery & advanced trauma center, serving the West Alabama region

NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease, featuring attractive 7.50% rental escalations every 5 years with four 5-year options to renew!

TENANT | GUARANTOR

The Tenant is an experienced multi-concept owner/operator with **12 Popeyes locations** in Alabama. The lease is further guaranteed by **Ram-Z Restaurant Group** includes **39 Freddy's restaurants** (42 by year-end 2026), making it the 6th largest Freddy's franchisee in the U.S., and **33 Schlotzsky's restaurants**, making it the largest Schlotzsky's franchisee in the country (**84 TOTAL UNIT GUARANTY**). **** All units back the performance of the lease!****

STRONG SALES PERFORMANCE

Successfully open & operating since 2007 with an attractive 7.55% Rent to Sales Ratio!

TRAFFIC COUNTS | DOMINANT RETAIL CORRIDOR

Well-positioned just off the hard corner in dominant retail corridor on a ±0.574-acre lot with exceptional visibility/access on US-82/McFarland Blvd E, the market's primary north/south corridor, with **traffic counts of 51,183 CPD!** Just north of the I-20 exit ramp, benefitting from **high traffic counts of 61,863 CPD!**

2025 DEMOGRAPHICS (5-MI)

Population	131,105
Households	50,807
Average Household Income	\$77,875

Financial Analysis

SITE ADDRESS 3712 McFarland Boulevard East
Tuscaloosa | Alabama 35405

TENANT Ram-Z Roost, LLC

GUARANTOR Ram-Z Restaurant Group

ENTITY TYPE Franchise

GROSS LEASABLE AREA ±2,493 SF

LOT SIZE ±0.574 acre

YEAR BUILT 2007*

OWNERSHIP Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT This is an **Absolute NNN lease**. Tenant is responsible for all expenses.

LEASE TERM 20 years (new)

RENTAL INCREASES 7.50% every 5 years

RENT COMMENCEMENT DATE February 27, 2026

EXPIRATION DATE February 28, 2046

OPTIONS Four 5-Year Renewal Options

FINANCING All Cash or Buyer to obtain new Financing at Close of Escrow.

* According to Tuscaloosa County Assessor



Rent Roll

	TERM	ANNUAL RENT	CAP RATE
Years 1-5	02/27/26 to 02/28/31	\$160,000	6.00%
Years 6-10	03/01/31 to 02/29/36	\$172,000	6.45%
Years 11-15	03/01/36 to 02/28/41	\$184,900	6.93%
Years 16-20	03/01/41 to 02/28/46	\$198,768	7.45%
		AVG ANNUAL RETURN	6.71%

RENEWAL OPTIONS

1st Option	03/01/46 to 02/28/51	\$213,675
2nd Option	03/01/51 to 02/29/56	\$229,701
3rd Option	03/01/56 to 02/28/61	\$246,928
4th Option	03/01/61 to 02/28/65	\$265,448

Tenant Profile



Founded in 1972, **Popeyes®** has more than 50 years of history and culinary tradition. **Popeyes®** owes its beginnings to entrepreneur and culinary innovator, Al Copeland. With one small restaurant and a big idea, Copeland introduced the New Orleans–style fried chicken that has now made the brand famous throughout the world. **Popeyes®** culinary heritage is built upon the rich Cajun and creole flavor profiles that are unmistakably Louisiana. **Popeyes®** continuously draw upon and celebrate this heritage to inspire new, authentic menu creations the world craves. **Popeyes®** distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items.

Popeyes® currently operates over 4,900 locations in over 25 countries.

THE TENANT & THE LEASE GUARANTOR:

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THE PARENT COMPANY: 

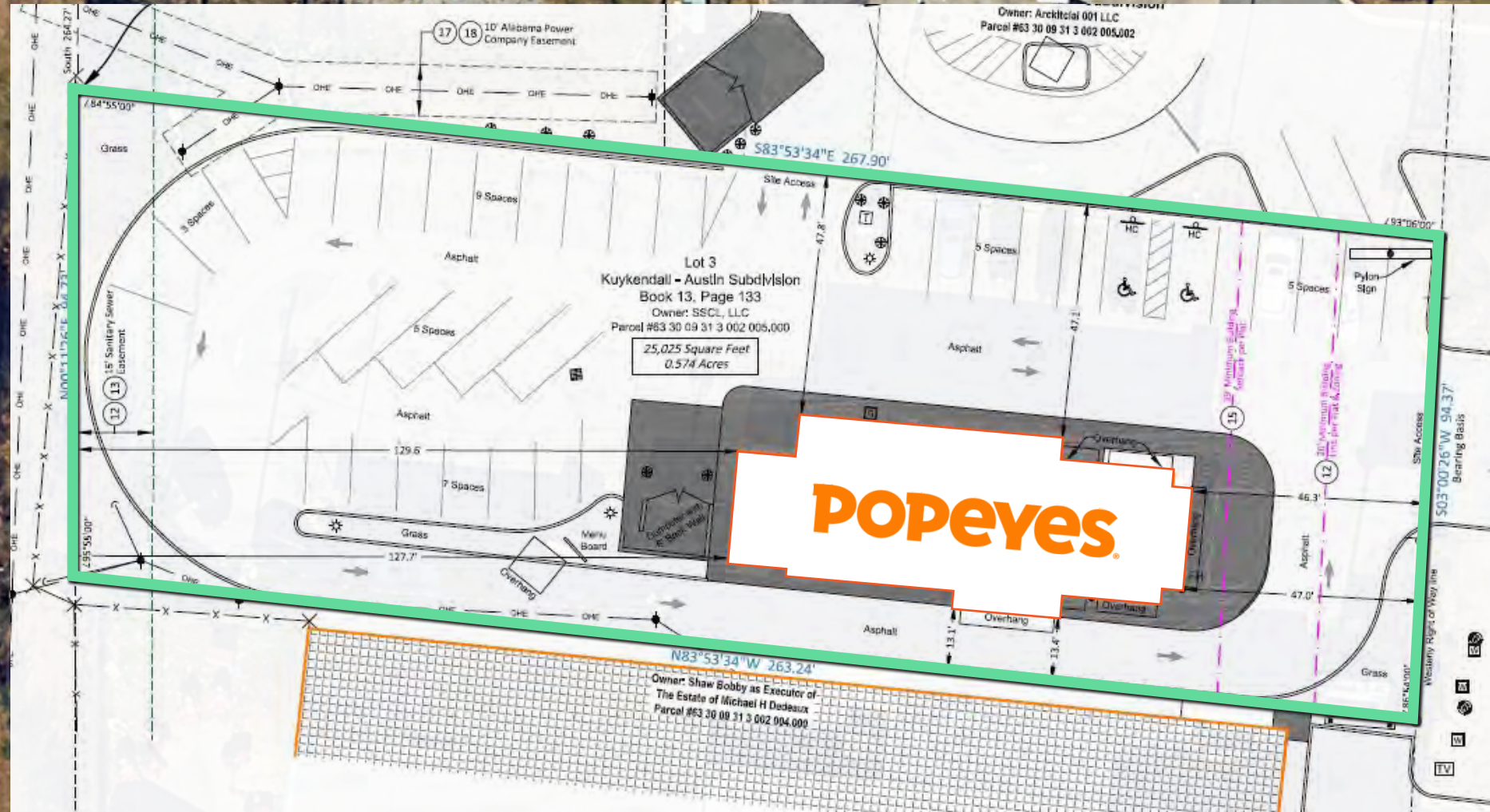
TYPE	Public
TRADED AS	NYSE: QSR
S&P CREDIT RATING	BB Stable
INDUSTRY	Restaurants: Fast Food
MARKET CAP	25.27B (06/01/26)
FOUNDED HQ	2014 Toronto, Canada

Restaurant Brands International Inc. (NYSE: QSR) is one of the world’s largest quick service restaurant companies with nearly \$45 billion in annual system-wide sales and **over 32,000 restaurants in more than 120 countries and territories.**

RBI owns four of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES®, and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.



Site Plan



Property Specifications

Lot Size ±0.574 Acre

GLA ±2,493 SF

Parking Stalls

Regular 34

Handicap 2

Tuscaloosa



HAVERTYS

82



US-82
MCFARLAND BLVD E
51,183 CPD

37TH E ST | 7,018 CPD

INTERSTATE
20



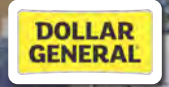
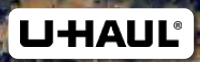
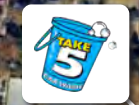
I-20 | 61,863 CPD

INTERSTATE
20

SKYLAND
ELEMENTARY
456 STUDENTS



US-11/SKYLAND E BLVD | 29,378 CPD



11



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FOR MORE INFORMATION:

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