

HARDEE'S | Eutaw, AL



Joe Bertocchini - Vice President

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HARDEES Eutaw | Investment Summary

Location: 1055 County Road 208
Eutaw, AL 35462

Parcel Size: 1.38 Acres (60,239 sq.ft.)

Building Size: 3,490 sq.ft.

Net Operating Income: \$67,741*

*Rent is currently \$66,413. Seller will credit the difference in rent between the close date and the next rental increase.

Price / Cap Rate: \$846,763

8.00%

Comments: This Single Tenant Investment is located in the city of Eutaw, AL. The subject property has excellent visibility and benefits from its direct access off of I-20. A new 20 year, NNN lease provides an investor with long term income and rare 2% annual increases. With the proposed financing, this investment gives a qualified buyer an opportunity to acquire a NNN investment with a cash flow in excess of 8%.

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Invest *Preserve*
HARDEES Eutaw | Lease Summary

Lease Term:	20 Years Commencing July 31, 2006
Building Size:	3,490 Square Feet
Rental Rate:	\$67,741*
Percentage Rent:	None
Rental Increases:	2% Annually
Options:	Two – 5 Year Options
Taxes:	Tenant Pays
Insurance:	Tenant Pays
Maintenance and Repairs:	Tenant Pays
Type of Lease:	True NNN

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HARDEES Eutaw | Overview

Hardee's Restaurant System ("Hardee's") is the nation's 10th largest Quick Service Restaurant (QSR) chain by revenue, generating system-wide sales of over \$1.8 billion. There are currently 1,993 Hardee's restaurants as of the fiscal year ended January 30, 2006. A total of 663 locations are Company-owned, 1,184 are Domestic franchises and another 146 are International franchises. Almost 2,000 locations operate in 30 states in the Midwest and Southeast, Asia, the Middle East and Latin America employing approximately 17,000 people. As of second quarter FY 2006, Hardee's average unit volume was \$872,000 with approximately 48% of the system's restaurants reporting average revenues of \$1 million or greater. For FY 2005 Hardee's reported that the average check per customer was \$4.63, a 24% increase over the average three years prior. This vast system of restaurants was founded by Wilber Hardee in 1961 with the opening of his first store in Rocky Mount, North Carolina. By the end of the first decade, the Hardee's system had grown to over 200 locations, including one in Germany. By 1980 Hardee's acquired the 650 unit chain Burger Chef and opened its 2,000th restaurant. In 1999 Hardee's "Star" re-imaging program remodeled and enhanced the restaurant chain's units, introducing a higher standard of dining environment. This was followed by the Hardee's "Revolution" in 2003, which improved consumer perception of the brand through premium products and higher quality of customer service.

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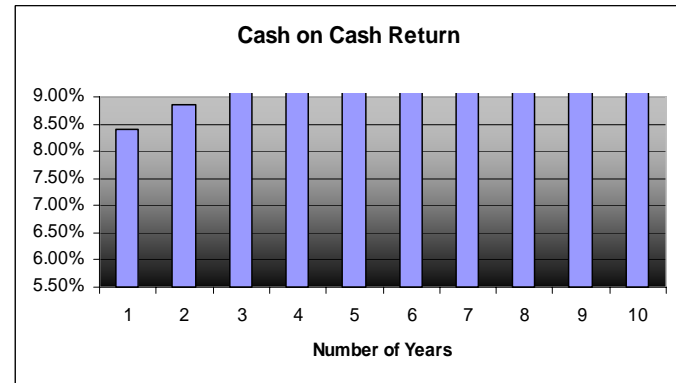
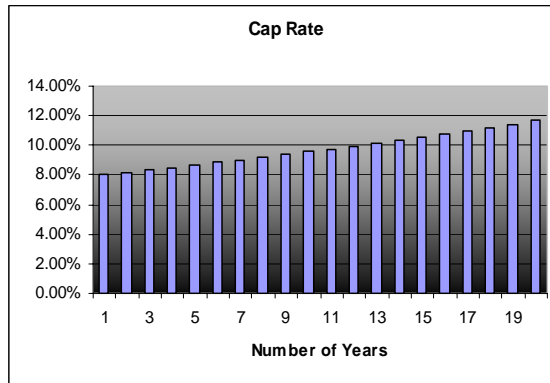
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HARDEES Eutaw | Cash Flow

Year	Income	CAP	Loan Payment	Cash Flow	% Return Cash/Cash	Principal Reduction	Total Return	%Return Total Return	Assumptions
1	\$67,741	8.00%	\$42,838	\$24,903	8.40%	\$5,866	\$30,769	10.38%	Price: \$846,763 Down Payment: \$296,367 35.00% Loan Amount: \$550,396 65.00% Interest: 6.75% Amortization: 30 Due Date: 10 Monthly Payment: \$3,569.86 Annual debt service: \$42,838.27 Notes:
2	\$69,096	8.16%	\$42,838	\$26,258	8.86%	\$6,274	\$32,532	10.98%	
3	\$70,478	8.32%	\$42,838	\$27,640	9.33%	\$6,711	\$34,351	11.59%	
4	\$71,887	8.49%	\$42,838	\$29,049	9.80%	\$7,178	\$36,228	12.22%	
5	\$73,325	8.66%	\$42,838	\$30,487	10.29%	\$7,678	\$38,165	12.88%	
6	\$74,792	8.83%	\$42,838	\$31,953	10.78%	\$8,213	\$40,166	13.55%	
7	\$76,288	9.01%	\$42,838	\$33,449	11.29%	\$8,785	\$42,234	14.25%	
8	\$77,813	9.19%	\$42,838	\$34,975	11.80%	\$9,396	\$44,371	14.97%	
9	\$79,370	9.37%	\$42,838	\$36,531	12.33%	\$10,051	\$46,582	15.72%	
10	\$80,957	9.56%	\$42,838	\$38,119	12.86%	\$10,750	\$48,869	16.49%	
11	\$82,576	9.75%				Total:	\$394,267		
12	\$84,228	9.95%							
13	\$85,912	10.15%							
14	\$87,630	10.35%							
15	\$89,383	10.56%							
16	\$91,171	10.77%							
17	\$92,994	10.98%							
18	\$94,854	11.20%							
19	\$96,751	11.43%							
20	\$98,686	11.65%							



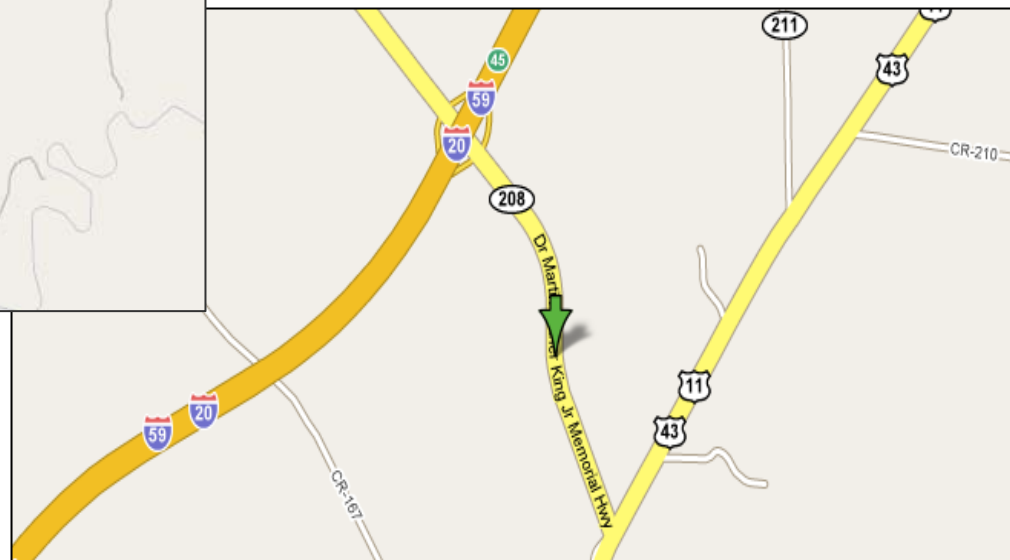
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HARDEES Eutaw | Maps



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