



# OFFERING MEMORANDUM

BOJANGLES' NET LEASE INVESTMENT PORTFOLIO OPPORTUNITY

5.7% CAP RATE | NEW LONG TERM NNN LEASES

4 LOCATIONS IN CLOSE PROXIMITY TO THE ATLANTA MSA



# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.





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## CONTACT INFORMATION

Will Young  
President, National Retail Group  
Will@BullRealty.com  
404-876-1640 x141

Jacob Carlton  
Associate, National Retail Group  
Jacob@BullRealty.com  
404-876-1640 x182

Bull Realty, Inc.  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30328  
BullRealty.com





# PROPERTY OVERVIEW





# EXECUTIVE SUMMARY

## INVESTMENT OFFERING

Bull Realty is pleased to present the opportunity to acquire a portfolio of four, high-performing, Georgia Bojangles restaurants in Adairsville, Cedartown, Hiram, and Rockmart. Operated by one of the largest Bojangles franchisees in the country and they all have NNN leases.

The average lease term remaining is over 7.5 years remaining with four 5-year renewal options. All leases include base rent escalation of 7.7% every 5 years through the initial term and subsequent renewal terms. Landlord responsibilities are limited to roof and structure.

These properties are available either individually or as a portfolio at a 5.7% cap rate.

## INVESTMENT HIGHLIGHTS

- ★ Four high-performing, freestanding, NNN leased Bojangles restaurants
- ★ Available as a portfolio or individually at a 5.7% cap rate
- ★ Average of 7.5 years lease term remaining with four 5-year renewal options
- ★ 7.7% base rent escalations every 5 years through initial term and renewal periods
- ★ Leases guaranteed by Cedartown Chicken, LLC, a privately held company dedicated to the acquisition and development of franchised restaurants. They have seven Bojangles restaurants in the Western Georgia market and have signed an agreement with Bojangles to develop 11 new restaurants in the area.

## OFFERING MEMORANDUMS

**Click on the below links to view each individual offering. All properties are available separately or as a portfolio.**

### [Bojangles Cedartown](#)

135 North Main Street, Cedartown, GA 30125

### [Bojangles Rockmart](#)

999 Nathan Dean Parkway, Rockmart, GA 30153

### [Bojangles Adairsville](#)

6343 Joe Frank Harris Parkway, Adairsville, GA

### [Bojangles Hiram](#)

2017 Lake Road, Hiram, GA 30141



**\$8,869,565**

*Price*



**5.7%**

*Cap Rate*

# BOJANGLES CEDARTOWN

135 NORTH MAIN STREET, CEDARTOWN, GA 30125



## PROPERTY INFORMATION

Site Size	±1.06 AC
Year Built	2017
Price/SF	\$978.26
Base Rent/SF	\$56.25
Guarantor	Cedartown Chicken, LLC
Lease Commencement	07/26/2021
Lease Expiration	08/16/2027
Renewal Options	Four, 5-year option periods
Rent Increases	7.7% every 5 years through initial term
Landlord Responsibilities	Roof & structure
Tenant Responsibilities	Taxes, insurance, CAM and first \$1,500 of roof repairs



**\$3,130,435**

Price



**5.7%**

Cap Rate



**\$180,000**

NOI



**±3,200 SF**

Square Footage



**NNN**

Fee Simple



**6 Years**

Term Remaining

Lease Term	Dates		Rent			Increase	Cap Rate
	Start	End	Annual	Monthly	PSF		
Primary Term	7/26/2021	7/31/2026	\$180,000.00	\$15,000.00	\$56.25	-	5.7%
	8/1/2026	8/16/2027	\$193,860.00	\$16,155.00	\$60.58	7.7%	6.2%
Option 1	8/17/2027	7/31/2031	\$193,860.00	\$16,155.00	\$60.58	-	6.2%
	8/1/2031	8/16/2032	\$208,787.28	\$17,398.94	\$65.25	7.7%	6.7%
Option 2	8/17/2032	7/31/2036	\$208,787.28	\$17,398.94	\$65.25	-	6.7%
	8/1/2036	8/16/2037	\$224,863.80	\$18,738.65	\$70.27	7.7%	7.2%
Option 3	8/17/2037	7/31/2041	\$224,863.80	\$18,738.65	\$70.27	-	7.2%
	8/1/2041	8/16/2042	\$242,178.36	\$20,181.53	\$75.68	7.7%	7.7%
Option 4	8/17/2042	7/31/2046	\$242,178.36	\$20,181.53	\$75.68	-	7.7%
	8/1/2046	8/15/2047	\$260,826.12	\$21,735.51	\$81.51	7.7%	8.3%



# AERIAL VIEW

135 NORTH MAIN STREET, CEDARTOWN, GA 30125



CASA

Court Appointed Special Advocates

FOR CHILDREN

Polk & Harrison



Badcock & more



WAFFLE  
HOUSE

Northside  
Elementary School

Philpot Street

North Main Street - 11,900 VPD



BULL REALTY





# BOJANGLES ROCKMART

999 NATHAN DEAN PARKWAY, ROCKMART, GA 30153



## PROPERTY INFORMATION

Site Size	±2.12 AC
Year Built	2007
Price/SF	\$591.37
Base Rent/SF	\$34
Guarantor	Cedartown Chicken, LLC
Lease Commencement	07/26/2021
Lease Expiration	03/01/2027
Renewal Options	Four, 5-year option periods
Rent Increases	7.7% every 5 years through initial term
LandLord Responsibilities	Roof & structure
Tenant Responsibilities	Taxes, insurance, CAM and first \$1,500 of roof repairs



**\$2,086,957**  
Price



**5.7%**  
Cap Rate



**\$120,000**  
NOI



**±3,529 SF**  
Square Footage



**NNN**  
Fee Simple



**6 Years**  
Term Remaining

Lease Term	Dates		Rent			Increase	Cap Rate
	Start	End	Annual	Monthly	PSF		
Primary Term	7/26/2021	7/31/2026	\$120,000.00	\$10,000.00	\$34.00	-	5.7%
	8/1/2026	2/28/2027	\$129,240.00	\$10,770.00	\$36.62	7.7%	6.5%
Option 1	3/1/2027	7/31/2031	\$129,240.00	\$10,770.00	\$36.62	-	6.5%
	8/1/2031	2/28/2032	\$139,191.48	\$11,599.29	\$39.44	7.7%	7.0%
Option 2	3/1/2032	7/31/2036	\$139,191.48	\$11,599.29	\$39.44	-	7.0%
	8/1/2036	2/28/2037	\$149,933.28	\$12,494.44	\$42.49	7.7%	7.6%
Option 3	3/1/2037	7/31/2041	\$149,933.28	\$12,494.44	\$42.49	-	7.6%
	8/1/2041	2/28/2042	\$162,544.20	\$13,545.35	\$46.06	7.7%	8.2%
Option 4	3/1/2042	7/31/2046	\$162,544.20	\$13,545.35	\$46.06	-	8.2%
	8/1/2046	2/28/2047	\$173,884.08	\$14,490.34	\$49.27	7.7%	8.8%



# AERIAL VIEW

999 NATHAN DEAN PARKWAY, ROCKMART, GA 30153





# BOJANGLES ADAIRSVILLE

6343 JOE FRANK HARRIS PARKWAY, ADAIRSVILLE, GA 30103



## PROPERTY INFORMATION

Site Size	± 0.30 AC
Year Built	2017
Price/SF	\$1,331.39
Base Rent/SF	\$76.55
Guarantor	Cedartown Chicken, LLC
Lease Commencement	07/26/2021
Lease Expiration	07/25/2031
Renewal Options	Extended initial term to January 2038 & four 5-year option periods
Rent Increases	7.7% every 5 years through initial term
Landlord Responsibilities	Roof & structure
Tenant Responsibilities	Taxes, insurance, CAM and first \$1,500 of roof repairs



**\$1,669,565**

Price



**5.7%**

Cap Rate



**\$96,000**

NOI



**±1,254 SF**

Square Footage



**NNN**

Fee Simple



**10 Years**

Term Remaining

Lease Term	Dates		Rent			Increase	Cap Rate
	Start	End	Annual	Monthly	PSF		
Primary Term	7/26/2021	7/31/2026	\$96,000.00	\$8,000.00	\$76.56	-	5.8%
	8/1/2026	7/31/2031	\$103,392.00	\$8,616.00	\$82.45	7.7%	6.2%
Extension Option	8/1/2031	7/31/2036	\$111,353.16	\$9,279.43	\$88.80	7.7%	6.7%
	8/1/2036	12/31/2038	\$119,927.40	\$9,993.95	\$95.64	7.7%	7.2%
Option 1	1/1/2039	7/31/2041	\$119,927.40	\$9,993.95	\$95.64	-	7.2%
	8/1/2041	12/31/2043	\$129,161.76	\$10,763.48	\$103.00	7.7%	7.7%
Option 2	1/1/2044	7/31/2046	\$129,161.76	\$10,763.48	\$103.00	-	7.7%
	8/1/2046	12/31/2048	\$139,107.24	\$11,592.27	\$110.93	7.7%	8.3%
Option 3	1/1/2049	7/31/2051	\$139,107.24	\$11,592.27	\$110.93	-	8.3%
	8/1/2051	12/31/2053	\$149,818.56	\$12,484.88	\$119.47	7.7%	9.0%
Option 4	1/1/2054	7/31/2056	\$149,818.56	\$12,484.88	\$119.47	-	9.0%
	8/1/2056	12/31/2058	\$161,354.52	\$13,446.21	\$128.67	7.7%	9.7%



# AERIAL VIEW

6343 JOE FRANK HARRIS PARKWAY, ADAIRSVILLE, GA 30103





# BOJANGLES HIRAM

2017 LAKE ROAD, HIRAM, GA 30141



## PROPERTY INFORMATION

Site Size	±1.50 AC
Year Built	2007
Price/SF	\$600.24
Base Rent/SF	\$34.51
Guarantor	Cedartown Chicken, LLC
Lease Commencement	07/26/2021
Lease Expiration	11/30/2030
Renewal Options	Four, 5-year option periods
Rent Increases	7.7% every 5 years through initial term
Landlord Responsibilities	Roof & structure
Tenant Responsibilities	Taxes, insurance, CAM and first \$1,500 of roof repairs



**\$1,982,609**  
Price



**5.7%**  
Cap Rate



**\$114,000**  
NOI



**±3,303 SF**  
Square Footage



**NNN**  
Fee Simple



**9.5 Years**  
Term Remaining

Lease Term	Dates		Rent			Increase	Cap Rate
	Start	End	Annual	Monthly	PSF		
Primary Term	7/26/2021	7/31/2026	\$114,000.00	\$9,500.00	\$34.03	-	5.7%
	8/1/2026	11/30/2030	\$122,778.00	\$10,231.50	\$36.65	7.7%	6.2%
Option 1	12/1/2030	7/31/2031	\$122,778.00	\$10,231.50	\$36.65	-	6.2%
	8/1/2031	11/30/2035	\$132,231.96	\$11,019.33	\$39.47	7.7%	6.7%
Option 2	12/1/2035	7/30/2036	\$132,231.96	\$11,019.33	\$39.47	-	6.7%
	8/1/2036	11/30/2040	\$142,413.72	\$11,867.81	\$42.51	7.7%	7.2%
Option 3	12/1/2040	7/30/2041	\$142,413.72	\$11,867.81	\$42.51	-	7.2%
	8/1/2041	11/30/2045	\$153,379.68	\$12,781.64	\$45.78	7.7%	7.7%
Option 4	12/1/2045	7/30/2046	\$153,379.68	\$12,781.64	\$45.78	-	7.7%
	8/1/2046	11/30/2050	\$165,189.84	\$13,765.82	\$49.31	7.7%	8.3%



# AERIAL VIEW

2017 LAKE ROAD, HIRAM, GA 30141



Jimmy Lee Smith Parkway - 36,200 VPD

**Bojangles'**

2017 LAKE ROAD, HIRAM, GA 30141

Lake Road



# TENANT PROFILE

## OVERVIEW

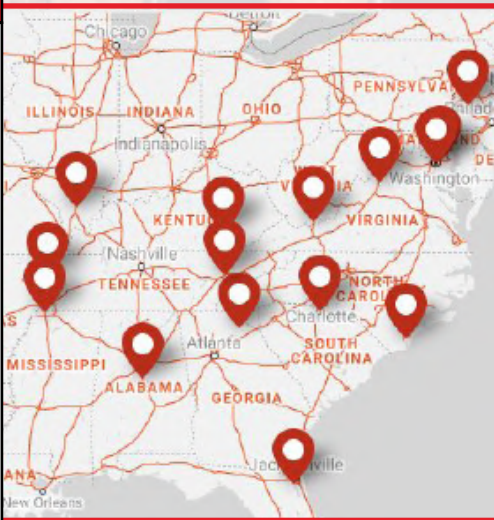
Bojangles', founded in 1977 in Charlotte, NC, is a highly differentiated chicken and biscuit fast casual dining concept. They focus on providing quality and desirable southern recipes, including breakfast. In 2019, Bojangles was purchased by two private equity firms, [The Jordan Company](#) and [Durational Capital Management](#). Their strategy is to continue expansion of corporate and franchise locations, currently with 760 locations in 14 states plus the District of Columbia. For more information, visit [www.bojangles.com](http://www.bojangles.com).

## ABOUT THE OPERATOR

[Cedartown Chicken, LLC](#) is an operating subsidiary of Cedartown Foods, LLC, led by restaurant development industry veteran Greg Vojnovic and a team of former Popeye's executives. They are a privately held company dedicated to the acquisition and development of franchised restaurants. Cedartown Chicken, LLC has 7 Bojangles restaurants in the Western Georgia market and has signed an agreement with Bojangles to develop 11 new restaurants in the area. Greg Vojnovic has previously served as chief development officer at Popeye's and other Inspire Brands. His expertise in the industry speaks to the growth potential in Bojangles. Cedartown Chicken, LLC has already begun reviewing potential development sites in western Georgia and eastern Alabama, and intend to break ground on the first store by the summer of 2022.

### U.S. LOCATIONS

- Alabama
- Arkansas
- Florida
- Georgia
- Illinois
- Kentucky
- Maryland
- Mississippi
- North Carolina
- Pennsylvania
- South Carolina
- Tennessee
- Virginia
- Washington D.C.
- West Virginia



**AUV**  
(Average Unit Volume)  
**\$13 B+**



**FOUNDED**  
**1977**



**LOCATIONS**  
**760+**



**HEADQUARTERS**  
**CHARLOTTE, NC**



# SALE COMPS



**5861 ALABAMA HIGHWAY  
RINGGOLD, GA**

PRICE	\$3,035,000
BLDG SIZE	2,278 SF
YEAR BUILT	2020
CAP RATE	5.8%
SOLD DATE	03/29/2021
PRICE/SF	\$1,332



**1657 BESSEMER CITY ROAD  
GASTONIA, NC**

PRICE	\$2,165,000
BLDG SIZE	2,670 SF
YEAR BUILT	1983
CAP RATE	5.6%
SOLD DATE	05/26/2021
PRICE/SF	\$810.86



**9785 CHARLOTTE HIGHWAY  
FORT MILL, SC**

PRICE	\$2,344,000
BLDG SIZE	3,865 SF
YEAR BUILT	2004
CAP RATE	5.7%
SOLD DATE	03/22/2021
PRICE/SF	\$606.47



**2072 EAGLE DRIVE  
WOODSTOCK, GA**

PRICE	\$2,860,000
BLDG SIZE	3,841 SF
YEAR BUILT	2016
CAP RATE	5.9%
SOLD DATE	10/07/2020
PRICE/SF	\$744.60



# SALE COMPS

5



**1235 JESSE JEWELL PKWY SW  
GAINESVILLE, GA**

PRICE	\$1,445,000
BLDG SIZE	3,614 SF
YEAR BUILT	2005
CAP RATE	5.5%
SOLD DATE	09/02/2020
PRICE/SF	\$399.83

6



**6308 PROVIDENCE FARM LANE  
CHARLOTTE, NC**

PRICE	\$3,673,469
BLDG SIZE	3,973 SF
YEAR BUILT	2019
CAP RATE	4.9%
SOLD DATE	09/24/2019
PRICE/SF	\$924.61

7



**3103 TAYLORSVILLE HIGHWAY  
STATESVILLE, NC**

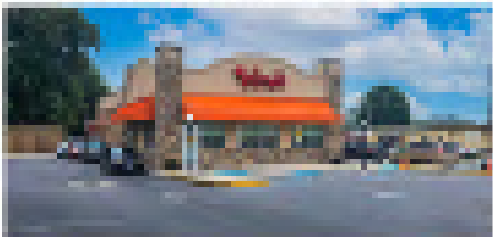
PRICE	\$2,537,175
BLDG SIZE	2,995 SF
YEAR BUILT	2020
CAP RATE	5.7%
SOLD DATE	12/02/2020
PRICE/SF	\$847.14



# AREA OVERVIEW




**Bojangles Cedartown**  
145 North Main Street



**Bojangles Adairsville**  
6343 Joe Frank Harris Parkway



**Bojangles Rockmart**  
999 Nathan Dean Parkway



**Bojangles Hiram**  
2017 Lake Road





# NORTHWEST GEORGIA

Dubbed “the land of sights and legends,” northwest Georgia claims more than its fair share of history and natural beauty. This fifteen county region in the northwest corner of Georgia includes some of the southernmost portions of the Appalachian mountains. Explore an endless variety of things to do outdoors in northwest Georgia, pausing to learn about the region’s history from the Native Americans to the Civil War. Explore both histories in this region, which is rich with natural beauty just begging visitors to get outside and enjoy it.

The region is steeped in history, outdoor life and leisure activities. From Gibbs Garden in Ball Ground, historic Berry College in Rome, and Chickamauga National Military Park in Ft. Oglethorpe, to historic Blue Ridge in Fannin County and the Booth Western Museum in Cartersville, this unique area offers abundant business opportunity in the shadow of the Blue Ridge Mountains.

It is the home to the state’s first inland terminal, a powerful logistics rail gateway to and from the Port of Savannah. Operated by CSX and the Georgia Ports Authority, it will serve as an economic development boon for the state and entire southeast U.S. while removing an estimated 50,000 trucks from local highways each year.





# ABOUT THE AREA

## Cedartown, GA



Cedartown, the county seat for Polk County, was incorporated in 1854. The city takes its name from the abundance of red cedar trees that once bordered the county line. The city also houses other natural wonders, like Big Spring, the largest natural limestone spring in the South. The downtown district of Cedartown is listed on the National Register of Historic Places because of the city's 1890s style architecture.

Visitors can stroll down Main Street, dine in one of the restaurants and shop the quaint stores while enjoying how the past meets the present. They can also enjoy a leisurely bike or walk on the Silver Comet Trail that runs through the town.



## Rockmart, GA

Located in the heart of the Coosa Valley area of North Georgia, Rockmart's name was derived from the two words Rock and Market. The town was once a scene of roofing slate business.

This area has an abundance of slate, limestone, iron shale, and clay. Now, it's one of the cities along the multi-purpose Silver Comet Trail, a favorite for locals and visitors alike.

Many visitors travel to Rockmart in July for the annual Homespun Festival. Nearby sites of interest include the historic community of Van Wert, Cedartown Performing Arts Center, and more to be discovered on the Polk County Historic Driving Tour.



## Adairsville, GA



Adairsville is a city in Bartow County, Georgia approximately halfway between Atlanta and Chattanooga on Interstate 75. Adairsville was the first Georgia town to be listed in its entirety on the National Register of Historic Places (December 1987).

Major employers in the area include industrial manufacturers such as Yanmar's American Corporate HQ, Shaw Industries and Vulcan Materials Company.

Other area attractions include discount shopping at Calhoun Premium Outlets, Rabbit Run Golf Club (9-holes), various antique auctions and factory direct savings on tile and home decor.

## Hiram, GA

Established in 1891 as a sleepy, rural railroad town, the City of Hiram has progressed into the major commercial corridor for Paulding County, one of the fastest growing counties in the United States.

Just a short drive northwest of Atlanta, Hiram blends the best of the past, present, and future. Hiram's downtown business district offers a more relaxed, nostalgic dining and shopping experience while only a moment away from an impressive and growing variety of modern conveniences, including shopping, dining and entertainment.

The Silver Comet Trail is a quiet, non-motorized, paved trail dedicated for walkers and bikers that runs 61.5 miles through Hiram, Cobb, Paulding and Polk counties.







# SILVER COMET TRAIL

The Silver Comet Trail is 61.5 miles long, and located 13 miles northwest of Atlanta, Georgia. The trail starts at the Mavell Road Trailhead in Smyrna, Georgia and ends at the Georgia Alabama state line. It is free to the public, and travels west through Cobb, Paulding and Polk counties. This quiet, non motorized, paved trail is for walkers, hikers, bicyclists, rollerbladers, horses, dog walkers and is wheelchair accessible.

The Silver Comet Trail was built over an abandoned rail line and connects to the Chief Ladiga Trail in northeast Alabama. Both trails were built on connected rail lines that carried passengers and freight throughout the south and southeastern United States.





# CONTACT

# INFORMATION





# BROKER PROFILES



## **WILL YOUNG**

President, National Retail Group  
Will@BullRealty.com  
404-876-1640 x141

Will Young delivers over 15 years of commercial real estate sales and valuation experience. While he is experienced in various types of commercial properties, his primary brokerage focus is in retail investment acquisitions and dispositions throughout the Southeast.

The Rome, Georgia native graduated with a Bachelor of Business Administration in Real Estate from the University of Mississippi. Prior to working in commercial real estate sales, Mr. Young gained experience in Atlanta as a commercial real estate appraiser at Grubb & Ellis Landauer and G. Randall Hammond & Company.

Will joined Bull Realty in 2016 and began building his brokerage practice based on integrity, superior client service, and exceptional results. Licensed as an appraiser and broker by the State of Georgia, Will has extensive knowledge of retail trends throughout the Southeast and focuses especially on emerging markets and metro Atlanta's multi-tenant retail real estate market. He continues to enhance value proposition for his clients by leveraging on the proven marketing platform and systems delivered by Bull Realty.

Will is a member of the Atlanta Commercial Board of Realtors (ACBR), Urban Land Institute (ULI), a candidate member of the Certified Commercial Investment Member Institute (CCIM), a ACBR Million Dollar Club Member, and is a member of the International Council of Shopping Centers (ICSC).



## **JACOB CARLTON**

Associate, National Retail Group  
Jacob@BullRealty.com  
404-876-1640 x182

Jacob Carlton provides commercial real estate research, financial modeling and asset pricing for our Bull Realty National Retail Group while supporting counsel to our clients in the acquisition, disposition, and leasing of retail investment properties throughout the Southeast.

Utilizing Bull Realty's industry-leading marketing strategies and research tools, Jacob maximizes the value of clients' properties while delivering superior services through his in-depth knowledge of the markets, comps and market demand.

Born in Atlanta, Jacob graduated from Georgia Tech with a bachelor's degree in Industrial Engineering. Jacob is a member of the Atlanta Commercial Board of Realtors (ACBR) and Association of Young Real Estate Professionals (AYREP).





# ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and [www.CREshow.com](http://www.CREshow.com).



# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as Bojangles Portfolio, with the following address:

- 135 North Main Street, Cedartown, GA 30125
- 999 Nathan Dean Parkway, Rockmart, GA 30153
- 6353 Joe Frank Harris Parkway, Adairsville, GA 30103
- 2017 Lake Road, Hiram, GA 30141

Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents,

affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

**Will Young**  
**President, National Retail Group**  
**Will@BullRealty.com**  
**404-876-1640 x141**

**Jacob Carlton**  
**Associate, National Retail Group**  
**Jacob@BullRealty.com**  
**404-876-1640 x182**

**Bull Realty, Inc.**  
**50 Glenlake Parkway, Suite 600**  
**Atlanta, GA 30328**  
**Fax: 404-876-7073**

**SIGN CONFIDENTIALITY  
AGREEMENT ONLINE**

