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o Winter | o 2015

**KIMBALL & COMPANY**

# Restaurant Report

## RESTAURANT RELATED REAL PROPERTY AND BUSINESS BROKERAGE

PROVIDING YOU BETTER RESULTS, MORE QUICKLY, AND WITH LESS HASSLE THAN YOU COULD ACHIEVE ON YOUR OWN

*The Kimball & Company Restaurant Report is a newsletter provided free to restaurant owners, landlords, clients, prospects, associates, and the investment community. To subscribe to your own free subscription simply call us at (919) 782-1110, or go to [www.kimballandcompany.com](http://www.kimballandcompany.com) and submit a request via "contact us".*

## Restaurant Real Estate For Sale?

Do you know of a land or building property that has a restaurant use and is for sale? Whether the tenant is in place, or not, Kimball & Company is actively seeking free-standing buildings or small shopping centers that are restaurant related to acquire.

Should you be a restaurant operator and own your real estate this could give you an opportunity to sell and lease back your facility. This could

mean taking the money you now have tied up in your property and re-investing for a far better return by freeing up this capital to grow your business.

Should you be a Landlord and own property that is primarily restaurant related and would be interested in exploring a sale we would be interested in talking with you.

**Continued on page 2...**



## Finding Restaurant Locations Without Buying a Business?

Second generation restaurant buildings and locations which can be bought or leased without having to buy a business are highly sought after opportunities in which we can assist you in finding – while still obtaining our fee for services from the seller or landlord. Contact us today for more information, at (919) 782-1110 or visit: [www.kimballandcompany.com](http://www.kimballandcompany.com)



# SKYHOUSE

RALEIGH

A new high-rise apartment building in downtown Raleigh promises to give young professionals what they want—a towering place to live in the heart of the city.



Retail now leasing for April, 2015 occupancy. Call for rates.

SkyHouse Raleigh is a 23-story, 320-unit high-rise apartment development with 5,533 sf of street level retail. The development is ideally located between Moore Square / City Market and the Fayetteville Street District.



## “Restaurant Real Estate for Sale?” *(cont'd from page 1)*

...As example, if you were to sell your property for \$500K and remain as the tenant paying \$50K in annual rent you would provide an investor a 10% annual return.

You could then take the \$500K and open another restaurant. If the Return on Investment (ROI) for the new restaurant business in a new location is 20% you would then make \$100K Net Operating Income (NOI). Doesn't it make sense to double your ROI with this strategy?

It's always great to own real estate - but the bottom line is there is a greater annual return investing in a business than investing in real estate.

Contact us about learning more how you can take advantage of a sale leaseback strategy when you find that new ideal location you want to expand into.

Are you a Landlord? Ready to move on? Kimball & Company may pay more than market. Our “ready tenant” list gives us less risk.

### Available Retail Space:

sf	878
sf	2,430
sf	2,225

Ceiling heights range from 13' to 19'.  
Tenant upgrade allowance available.

Your retail business can benefit from the over \$2.3 Billion in completed, planned, or under construction development projects in the CBD since 2003.

Over 1,600 apartment units are planned or under construction in the Raleigh Downtown Districts.



*Should you like a free consultation on ANY of your commercial real estate or leasing needs, no matter what the product type, do not hesitate to call us at:*

**Kimball & Company**  
207 Fayetteville Street  
Suite 200  
Raleigh, NC 27601  
(919) 782-1110

[www.kimballandcompany.com](http://www.kimballandcompany.com)



## Sale Leaseback Opportunity

Are you an investor?

Sale Leaseback opportunity for this Class A Checkers Restaurant land and building property with a ten year lease plus four five year options to renew in place.

Rent bumps are 2% per year. Strong corporate guarantees on the lease from this multiple unit successful Checkers franchisee.

Call for details!

Busiest exit of 45 exits off I95



## Restaurant Broker Needed

Do you see yourself as a restaurant broker; and either have or can work toward a NC Real Estate license?

If you are serious about a career and not just a job, contact us today for more information.

**Call (919) 782-1110**  
[careers@kimballandcompany.com](mailto:careers@kimballandcompany.com)