



# BURGER KING

771 BUCHANAN TRAIL EAST | GREENCASTLE, PA 17225



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# EXECUTIVE OVERVIEW



## INVESTMENT HIGHLIGHTS

### LONG-TERM, WORRY-FREE INVESTMENT

- **Brand New Development** – This store was recently built in September 2018 to match the latest Burger King prototype!
- **Long-Term Lease** – Tenant to sign a brand new lease with Two (2), 5-Year options to extend at the close of escrow
- **Absolute NNN Lease** – Tenant takes care of all landlord responsibilities including tax, insurance, maintenance, roof and structure
- **Growing Cash Flow** – There are 8% increases every 5 years – an Excellent hedge against inflation!

### EXCELLENT TENANT WITH STRONG GROWTH MODEL AND BALANCE SHEET

- **GPS Hospitality** – One of the three largest Burger King operators in the country
- **High Growth Operator** – GPS Hospitality has 475+ Burger King, Popeyes, & Pizza Hut restaurants across, Alabama, Arkansas, Florida, Georgia, Louisiana, Maryland, Mississippi, New Jersey, Michigan, Pennsylvania, and West Virginia
- **A tenant with Long-Term Outlook** – GPS has seen consistent year-over-year revenue growth and has a strong remodel and growth strategy
- **Healthy Cash Flow** – Franchise Times reports that GPS Hospitality has revenues over \$650 million and is halfway to its 10-year goal of \$1 billion in annual revenue

### FANTASTIC REAL ESTATE

- **Heavy Traffic Counts** – Property is located just off Interstate 81 which supports over  $\pm$  46,000 VPD
- **Main Retail Corridor** – Nearby national tenants include Dunkin' Donuts, AutoZone, McDonald's, Shell, Taco Bell, and many more
- **Working-Class Market** – Average household incomes are \$88,831, \$86,303 and \$86,382 in a 1, 3 and 5-mile radius



# FINANCIAL OVERVIEW



## FINANCIAL HIGHLIGHTS



### LIST PRICE

\$1,909,000



### CAP RATE

5.50%



### TERM REMAINING

± 20 Years

## TENANT SUMMARY

Tenant Trade Name	Burger King
Lease Guarantor	Contact Agent for Details
Type of Ownership	Fee Simple
Lease Type	NNN
Roof & Structure	Tenant Responsible
Landscaping	Professional
Topography	Generally Level
Original Lease Term	20 Years
Rent Commencement	COE
Lease Expiration Date	9/30/2038
Term Remaining	± 20 Years
Increases	8% Every 5 Years
Options	Two, 5 Year Options

## PARCEL MAP





## EXECUTIVE SUMMARY

Property Name	Burger King
Property Street	771 Buchanan Trail East
City, State, Zip	Greencastle, PA 17225
GLA	± 2,716 SF
Lot Size	± 0.87 AC (± 38,061 SF)
NOI	\$105,000
Year Built	2018

## ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate	Increases
Year 1-5	\$8,750	\$105,000	5.50%	
Year 6-10	\$9,450	\$113,400	5.94%	8.00%
Year 11-15	\$10,206	\$122,472	6%	8.00%
Year 16-20	\$11,022	\$132,270	6.93%	8.00%
Option 1	\$11,904	\$142,851	7.48%	8.00%
Option 2	\$12,857	\$154,279	8.08%	8.00%



Loan-To-Value	60% - 70%
Interest Rate	4.90% - 5.15%
Term	10 Years Fixed
Amortization	25-30 Years

**PLEASE CONTACT BRIAN KREBS FOR MORE INFORMATION**

Brian Krebs

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# SURROUNDING AREA





## BURGER KING

Burger King Worldwide operates the world's #3 hamburger chain by sales with almost 15,000 restaurants in the US and more than 100 other countries. In addition to its popular Whopper sandwich, the chain offers a selection of burgers, chicken sandwiches, salads, and breakfast items, along with beverages, desserts, and sides. Many of the eateries are stand-alone locations offering dine-in seating and drive-through services; the chain also includes units in high-traffic locations such as airports and shopping malls. Burger King Worldwide is owned and operated by Restaurant Brands International.

### GEOGRAPHIC OUTREACH

Burger King has restaurant locations throughout the US and more than 100 other countries. The US and Canada are responsible for about 65% of revenues. Like most other giants of the fast-food industry, Burger King has expanded its nationwide and international presence primarily through franchising.

### GPS HOSPITALITY FRANCHISEE

GPS Hospitality operates more than 400 locations in Alabama, Arkansas, Florida, Georgia, Louisiana, Maryland, Michigan, Mississippi, New Jersey, Pennsylvania and West Virginia. The hospitality group employs over 10,000 employees nationwide and in less than six years has grown to be one of the top three largest Burger King Franchisees. GPS Hospitality prides itself on the company's core values: Goals, People and Service.



**COMPANY TRADE NAME**  
**RESTAURANT BRANDS**  
**INTERNATIONAL, INC**



**REVENUE**  
**\$1.15 B**



**NET INCOME**  
**± \$233.70 M**



**HEADQUARTERED**  
**MIAMI, FL**



**NO. OF EMPLOYEES**  
**± 34,248**



**WEBSITE**  
**WWW.BK.COM**



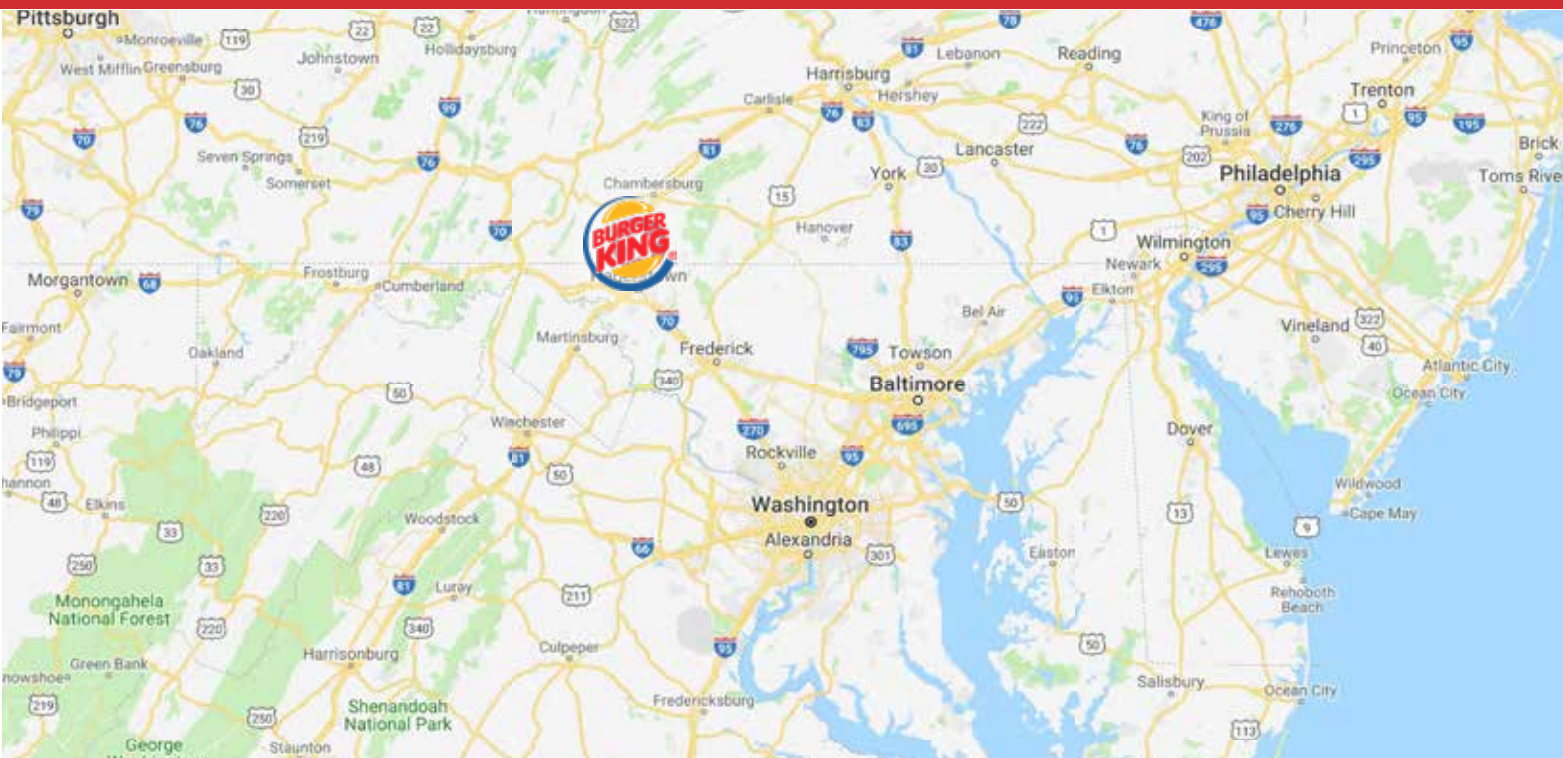
**# OF LOCATIONS**  
**± 15,000**



**YEAR FOUNDED**  
**1953**



# AREA OVERVIEW



## Greencastle, PA

Greencastle, Pennsylvania is a borough in Franklin County. Sitting in south-central Pennsylvania, Greencastle was found in 1782 and named after Greencastle, County Donegal, Ireland. Following the Civil War, Greencastle grew considerably in the late 19th century during the Industrial Revolution. There were several industrial factories and in 1902, businessman Philip Baer began a tradition where the town would hold an “Old Home Week” and now every three years, current townspeople and former residents come together in a town-wide reunion to reminisce. The next “Old Home Week” will fall during the year 2019.

### Demographics

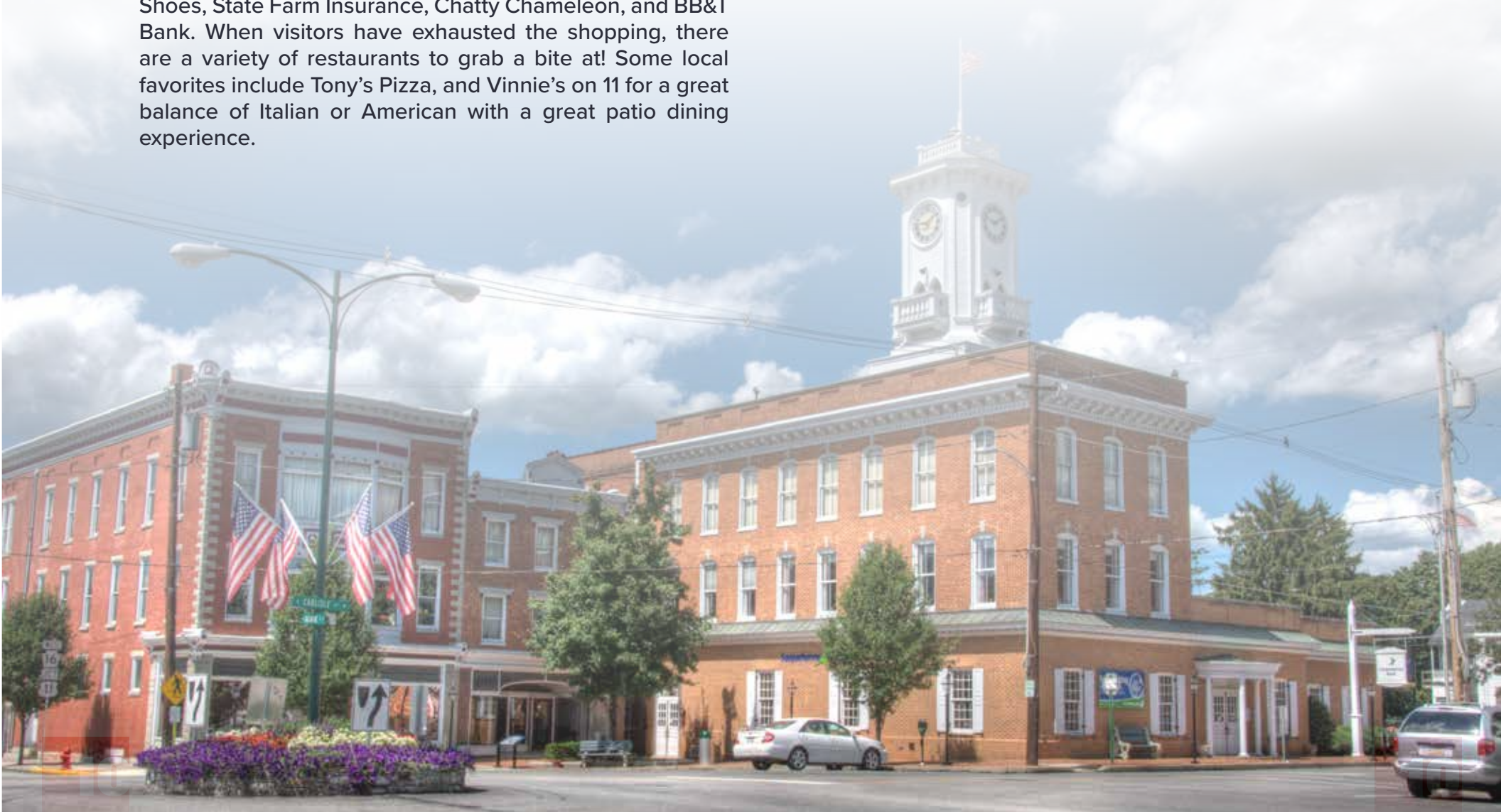
POPULATION	1 Mile	3 Mile	5 Mile
2023 Projection	3,377	10,405	21,889
2018 Estimate	3,307	10,237	21,566
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Projection	1,461	4,197	8,589
2018 Estimate	1,403	4,052	8,308
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$88,831	\$86,303	\$86,382

## Shopping & Dining

Shopping in Greencastle allows visitors to return back to the traditional storefronts before the “big box” stores. These independently owned shops provide a genuinely friendly atmosphere and personal customer service. Shoppers can explore the 20 storefronts in the downtown area and shop for clothing, shoes, art, antiques, memorabilia, coffee, jewelry, and more! Their downtown shopping center remains anchored by E.L.M. Department Store and ELM Shoes, State Farm Insurance, Chatty Chameleon, and BB&T Bank. When visitors have exhausted the shopping, there are a variety of restaurants to grab a bite at! Some local favorites include Tony’s Pizza, and Vinnie’s on 11 for a great balance of Italian or American with a great patio dining experience.

## Economy

The city of Greencastle is projected to see an increase in the job market by 2.4% and the future growth for the next decade is set to 39.6%, which is higher than the U.S. average of 38.0%. The most common industries in Greencastle are Manufacturing, Healthcare, Social Assistance, Transportation, Food Services, Finance, and Insurance.





## **CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **771 Buchanan Trail East, Greencastle, PA 17225** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



**EXCLUSIVELY LISTED BY**

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