



# BURGER KING

2080 N S WASHINGTON ST | FORREST CITY, AR 72335

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum





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# EXECUTIVE OVERVIEW



## LONG-TERM STABILIZED INVESTMENT

- **Long Term Lease** – There are ± 17 years remaining on the original 20-year lease with two (2), 5-year options for the tenant to extend
- **Strong Hedge Against Inflation** – There are 10% increases in rent every 5 years allowing properties to keep up with rising market rents
- **Attractive Tax Benefits** – Ownership includes land and improvements, allowing owners to depreciate the improvements over a 39-year depreciation schedule
- **Absolute NNN Lease** – Landlord has zero landlord responsibilities, the tenant takes care of insurance, real estate taxes, and maintenance

## EXCELLENT LOCATION IN STRONG RETAIL AREA

- **Located on Main State Highway** – Located on Arkansas Highway 18 which sees 20,000 VPD and just off of US Highway 63 which sees 29,000 VPD
- **Strong Retail Corridor** – Other national tenants in the immediate area include Walmart, KFC, Pizza Hut, Dollar Tree, Taco Bell, McDonald's, and Walgreens, amongst others

## SEASONED OPERATOR OF AN EXCELLENT BRAND

- **Substantial Guarantee** – The entity is backed by over 40+ units and is the regional operating company for Cambridge Franchise Holdings' BK units in TN, MS, AR, etc.
- **Capital Partnered with Experience** – Backed by Garnett Station Partners, Cambridge Franchise Holdings has grown to operate over 200+ QSR stores (165 Burger King restaurants and 60 Popeyes restaurants) – BK/Popeyes operations are led by Ray Meeks who is a recipient of multiple BK Franchisee of the Year Awards and has been an operator of QSR concepts since 1984
- **World Renowned Brand** – Burger King first opened in 1954 and today there are 15,000+ BK restaurants in over 100 countries

# FINANCIAL OVERVIEW

## EXECUTIVE SUMMARY

Property Name	Burger King
Property Street	2080 N S Washington St
City, State, Zip	Forrest City, AR 72335
GLA	± 2,860 SF
Lot Size	± 0.86 AC (± 37,518 SF)
Year Built/Renovated	2001/2017



### LIST PRICE

\$2,461,000



### CAP RATE

6.00%

## ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Year 1-5	\$12,304	\$147,650	\$51.63	6.00%
Year 6-10	\$13,535	\$162,415	\$56.79	6.60%
Year 11-15	\$14,888	\$178,657	\$62.47	7.26%
Year 16-20	\$16,377	\$196,522	\$68.71	7.99%
Option 1	\$18,015	\$216,174	\$75.59	8.78%
Option 2	\$19,816	\$237,792	\$83.14	9.66%

## TENANT SUMMARY

Tenant Trade Name	Burger King
Type of Ownership	Fee Simple
Lease Type	NNN
Roof & Structure	Tenant Responsible
Original Lease Term	20 years
Rent Commencement Date	1/6/2016
Lease Expiration Date	1/5/2036
Term Remaining	± 17 Years
Increases	10% Every 5 Years
Options	Two, 5-Year Options





## FINANCING OVERVIEW

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







Forrest City  
Junior/High  
School

Walmart

Pizza  
Hut

KFC

N Washington St ±20,000 ADT

verizon  
wireless

Domino's  
Pizza

DOLLAR TREE  
CATO

Dixie  
Furniture

Pizza  
Hut

TACO  
BELL

BURGER  
KING

Walgreens



# TENANT OVERVIEW





# 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.



**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



Cambridge Franchise Holdings is led by Ray Meeks (CEO), a 30-year Burger King Franchisee and seasoned restaurant operator. He has been the recipient of several Burger King Awards such as the Franchisee of the Year, the Burger King Development, Excellence, and Leadership Award, the Burger King National Award of Excellence, and the Burger King National Brand Leadership Award. Ray has also served as Vice Chairman of the National Franchise Association, which represents Burger King Franchisees across the country and Canada. The company currently operates 200+ locations all over the Southeastern states. Their outstanding track record has allowed Cambridge Franchise Holdings to be recognized as one of the fastest growing and most profitable Burger King franchisees in the Burger King network. They have achieved this with a strong management team, a culture of partnership among all of its employees and healthy financial support from Garnett Station. The company plans to continue growth and expansion through the Southeast through development of new restaurants and acquisitions.

Mirabile Investment Corp (MIC) is owned and operated by Cambridge Franchise Holdings and has 165+ locations with long operating history and above average sales numbers. A large majority of the MIC stores have been renovated in the past 4-5 years

For further information or questions, please contact Gary Chou.



Parent Company	Cambridge Franchise Holdings / Mirabile Investment Corporation
Number of Locations	200 Units
Ownership	Private
Headquartered	Memphis, TN
Website	<a href="http://www.garnettstation.com/burger-king/">http://www.garnettstation.com/burger-king/</a>
Year Founded	2014



# AREA OVERVIEW



## Forrest City, AR

Forrest City, on the western slopes of Crowley's Ridge, is a popular exit from Interstate 40 for travelers seeking recreation, historic sites and accommodations. Village Creek State Park is nearby, offering 7,000 acres of woodlands, streams, lakes, cabins and camping. Crowley's Ridge National Scenic Byway passes through Forrest City as part of its course along the delta's most unique natural wonder.

The St. Francis County Museum, in the downtown area, is filled with memorabilia from the past, including pre-historic artifacts found in the area. Forrest City offers a sports complex, convention facilities and accommodations.

Forrest City strategically located on I-40, which runs East and West (over 28,000 vehicles travel I-40 daily) and Arkansas Highway 1, which is the major thoroughfare running north and south. They also have two railways that serve in all directions, with America's #1 transportation hub, Memphis, being less than 50 miles away.



## Demographics

POPULATION	1 Mile	3 Mile	5 Mile
2018 Estimate	3,023	10,743	18,054
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2018 Estimate	1,192	4,169	5,512
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$45,769	\$47,763	\$48,864





## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **2080 N S Washington St, Forrest City, AR 72335 ("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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