

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum



BURGER KING

854 UNIVERSITY STREET | MARTIN, TN 38237



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EXECUTIVE OVERVIEW



LONG-TERM STABILIZED INVESTMENT

- Long-Term Lease – There are ± 16.5 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

- Tax Free State – Tennessee is one of 8 states out of 50 that has no state income taxes – great investment for those also living in tax free states or for those who do not want to file taxes in other states
- Strong Retail Corridor – Other national tenants in the immediate area include Pizza Hut, O'Reilly Auto Parts, Dollar General, Taco Bell, Shell, Advance Auto Parts, McDonald's, Verizon, and Subway , amongst others

SEASONED OPERATOR OF AN EXCELLENT BRAND

- Publicly Traded Company – Cambridge Franchise Holdings ("CFH") was recently acquired by Burger King's largest franchise operator, Carrols Corporation – Carrols is a publicly traded company with over \$600 million in assets (2018)
- Growth Focused Operator – With the addition of approximately 166 Burger Kings and 55 Popeyes, Carrols now operates over 1,000 stores in 20 states and plans to develop approximately 200 more BKs and 70 Popeyes over the next 6 years
- World Renowned Brand – Burger King first opened in 1954 and today there are 15,000+ BK restaurants in over 100 countries

FINANCIAL OVERVIEW



FINANCIAL HIGHLIGHTS



LIST PRICE

\$1,550,000



CAP RATE

5.88%



YEAR RENOVATED

2017

TENANT SUMMARY

Tenant Trade Name	Burger King
Type of Ownership	Fee Simple
Operator	Carrols Corporation
Lease Guarantor	Please Contact Agent for Details
Lease Type	NNN
Roof & Structure	Tenant Responsible
Original Lease Term	20 years
Lease Commencement Date	1/6/2016
Lease Expiration Date	1/5/2036
Term Remaining	± 16.5 Years
Increases	10% Every 5 Years
Options	Two, 5-Year Options

EXECUTIVE SUMMARY

Property Name	Burger King
Property Street	854 University Street
City, State, Zip	Martin, TN 38237
GLA	± 4,068 SF
Lot Size	± 1.30 AC (± 56,628 SF)
Year Built/Renovated	1997/2017

PARCEL MAP



ANNUAL OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Year 1-5	\$7,591	\$91,094	\$22.39	5.88%
Year 6-10	\$8,350	\$100,203	\$24.63	6.46%
Year 11-15	\$9,185	\$110,224	\$27.10	7.11%
Year 16-20	\$10,104	\$121,246	\$29.80	7.82%
Option 1	\$11,114	\$133,371	\$32.79	8.60%
Option 2	\$12,226	\$146,708	\$36.06	9.47%

FINANCIAL 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

Managing Partner

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Lic. # 01850811

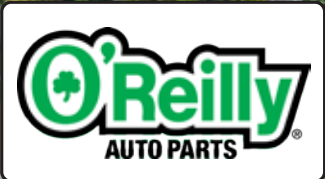


BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES



SURROUNDING AREA





UNIVERSITY ST ±9,000 VPD



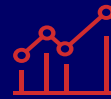


BURGER KING

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

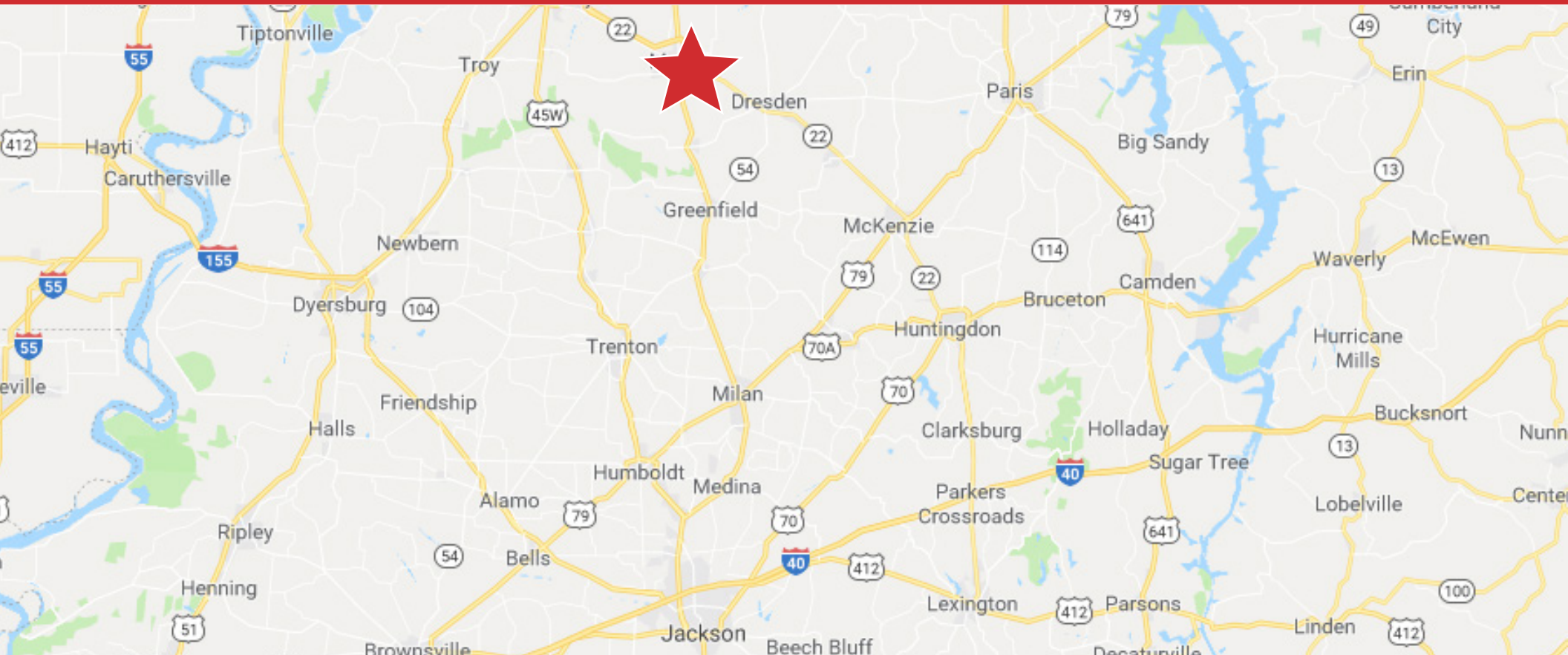


OF LOCATIONS
± 15,000



YEAR FOUNDED
1953

AREA OVERVIEW



Martin, TN

Martin, TN is a city located just over an hour from Jackson, TN. Martin is the home to the Tennessee Soybean Festival, which is an annual Labor Day week event celebrating the agricultural history and roots with many community events—not to mention turning the downtown into a festival celebrated by thousands. Martin is also home to the University of Tennessee at Martin.

Demographics

POPULATION	3 Mile	5 Mile	10 Mile
2018 Estimate	11,916	14,203	26,421
HOUSEHOLDS	3 Mile	5 Mile	10 Mile
2018 Estimate	4,553	5,488	10,570
INCOME	3 Mile	5 Mile	10 Mile
2018 Est. Average Household Income	\$49,205	\$53,312	\$57,682

University of Tennessee at Martin

Being the home to a Tennessee System school, Martin has been granted the opportunity to offer a Town & Gown experience being exposed to many cultural activities, fine arts, academic speakers, and Division I athletics. UTM is one of the five campuses of the University of Tennessee system. Prior to the acquisition of Lambuth University in Jackson by the University of Memphis in 2011, UTM was the only public four-year university in West Tennessee outside of Memphis. UTM operates a large experimental farm and several satellite centers in West Tennessee.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **854 University Street Martin, TN 38237** (“**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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