



Burger King

2103 Houston Highway • Victoria, TX 77901

Tony Sekulovski

tony@Sekulovskigroup.com

New Albany, Ohio

118 E. Main St.
New Albany, OH 43054
855.975.5599

Adam L Slutzky

Broker of Record
TN License# 301797

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Sekulovski Group and should not be made available to any other person or entity without the written consent of The Sekulovski Group. This offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Sekulovski Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering has been obtained from sources we believe to be reliable; however, The Sekulovski Group has not verified, and will not verify, any of the information contained herein, nor has The Sekulovski Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





The Sekulovski Group has been exclusively retained by ownership to sell the 100% fee simple interest in a Burger King Restaurant. The property is located on a main business corridor in Victoria, Texas and has a triple net lease in place with over 8 years remaining. This Burger King has great visibility and is strategically located along Houston Highway with close proximity to Citizens Medical Center and University of Houston Victoria.

Key Points:

- NNN Lease
- Annual Rent Increases
- One Of The Largest BK Franchisee (290+ Locations)
- 750+ Locations Across 8 Concepts





Pricing & Financial Analysis

Burger King

Victoria, TX



Key Points:

Price:	\$2,153,044
GLA in SF:	2,231
CAP Rate:	5.70
Year Built	2007
Lot Size	0.83 Acres

Lease Terms:

Current Rent	\$122,724
Lease Type	NNN
Lease Expiration	11/16/27
Increase	1% / Yr
Options	(4) 5 Yr





www.bk.com

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because Burger King is known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, it's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 50 successful years. Traded on the NYSE under BKW.

Tenant Rent Schedule:

Monthly

Current - 10/31/19	\$10,226.96
11/1/19 - 10/31/20	\$10,226.96
11/1/20 - 10/31/21	\$10,329.23
11/1/21 - 10/31/22	\$10,432.52
11/1/22 - 10/31/23	\$10,536.85
11/1/23 - 10/31/24	\$10,642.22
11/1/24 - 10/31/25	\$10,748.64
11/1/25 - 10/31/26	\$10,856.12
11/1/26 - 10/31/27	\$10,964.69

Options:

Monthly

11/1/27 - 10/31/32	\$11,185.08*
11/1/32 - 10/31/37	\$11,755.63*
11/1/37 - 10/31/42	\$12,355.28*
11/1/42 - 10/31/47	\$12,985.53*

*1% Annual Increase





Guillermo Perales stated his career in 1994. As the peso devalued, and lending in Mexico dried up, he convinced Golden Corral to give him the development rights for Dallas, Texas, the only franchise market they had available. They agreed, and he was given a five-store deal. With this deal, Perales was able to emigrate to the United States, where he worked with the Small Business Administration to secure funding for his restaurants.



In 1997, Perales opened his first restaurant in Richardson, Texas. Since then, he has grown his company, and has become the eighth-largest franchisee in the country, with nearly 800 stores. He is also the largest Latin franchisee. His company, Sun Holdings, employs 17,000 people, and ranks among the largest franchisees in 8 different concepts: Arby's, Burger King, Cici's Pizza, GNC, Krispy Kreme, Popeyes, and T-Mobile.

GNC is Perales' most recent franchise expansion. In 2016, Sun Holdings spent \$17 million on the purchase of 84 GNC stores, in the Austin and Dallas MSAs. Perales has plans to build 30 more by 2020, but believes it will be done sooner.

2016 sales came close to \$700 million, and in 2017, the company is on track to add an additional 150 stores in multiple concepts, 50 through acquisition, and opening 100 new stores.

Number of Locations by Concept

Burger King	293
-------------	-----

T-Mobile	120
----------	-----

Popeyes	110
---------	-----

GNC	85
-----	----

Arby's	61
--------	----

Cici's Pizza	36
--------------	----

Golden Corral	24
---------------	----

Krispy Kreme	14
--------------	----

Airport Restaurants	10
---------------------	----





Citizens
MEDICAL CENTER

UHV
RESIDENCE LIFE

Jaguar Village
Student Housing

McDonald's

JAGUAR COURT

Frances Marie's
RESTAURANT & BAR

VICTORIA
CHRYSLER
Jeep
DODGE
RAM

CITGO

Featured
Property

BURGER KING

neighbors
COMMUNITY CENTER

EXPRESSLANE
FAST OIL CHANGES & MORE

Texas State
LOW COST
INSURANCE

VICTORIA PUBLIC SCHOOLS
EST. 1898
EVERYONE CAN LEARN

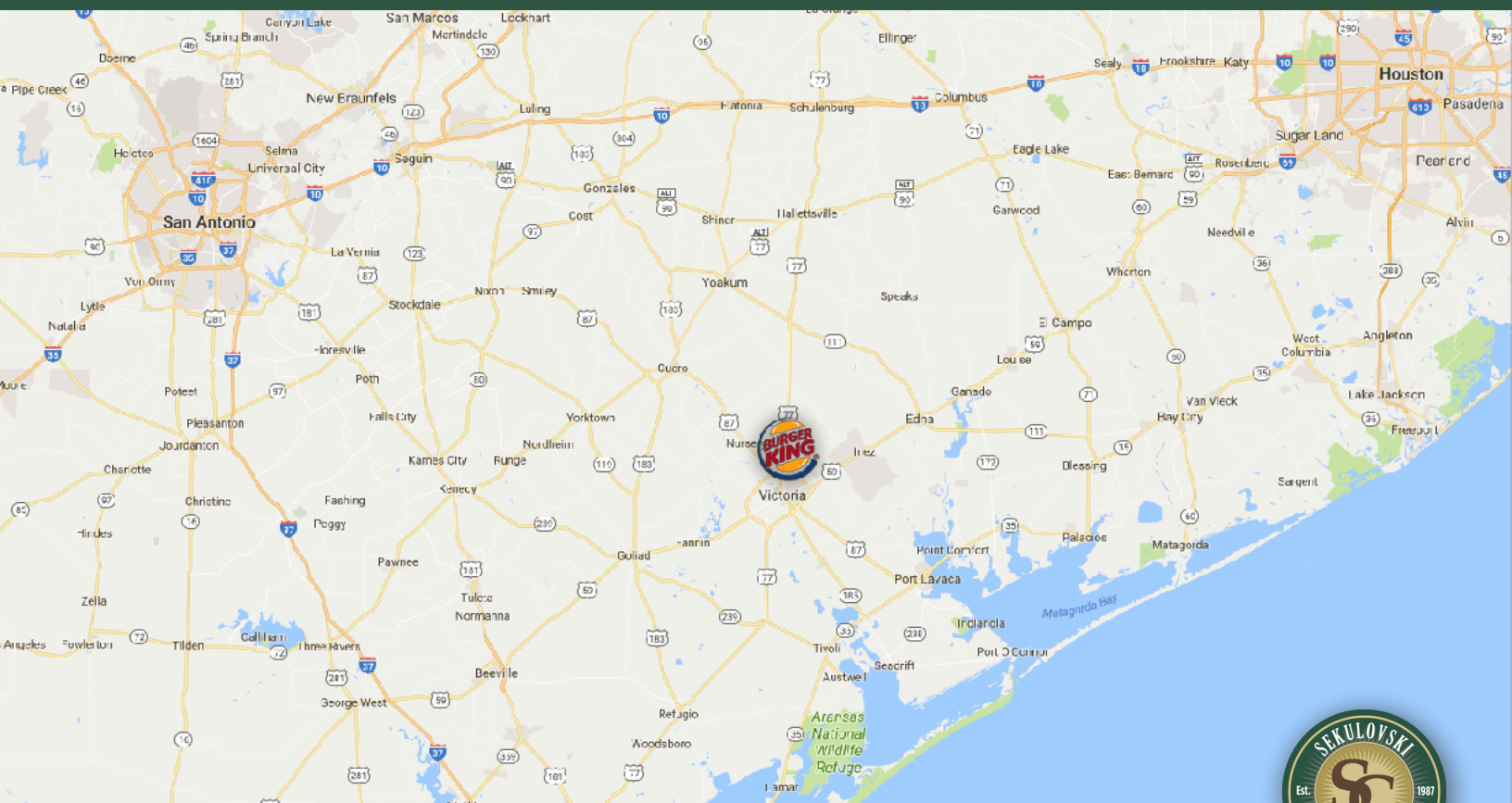
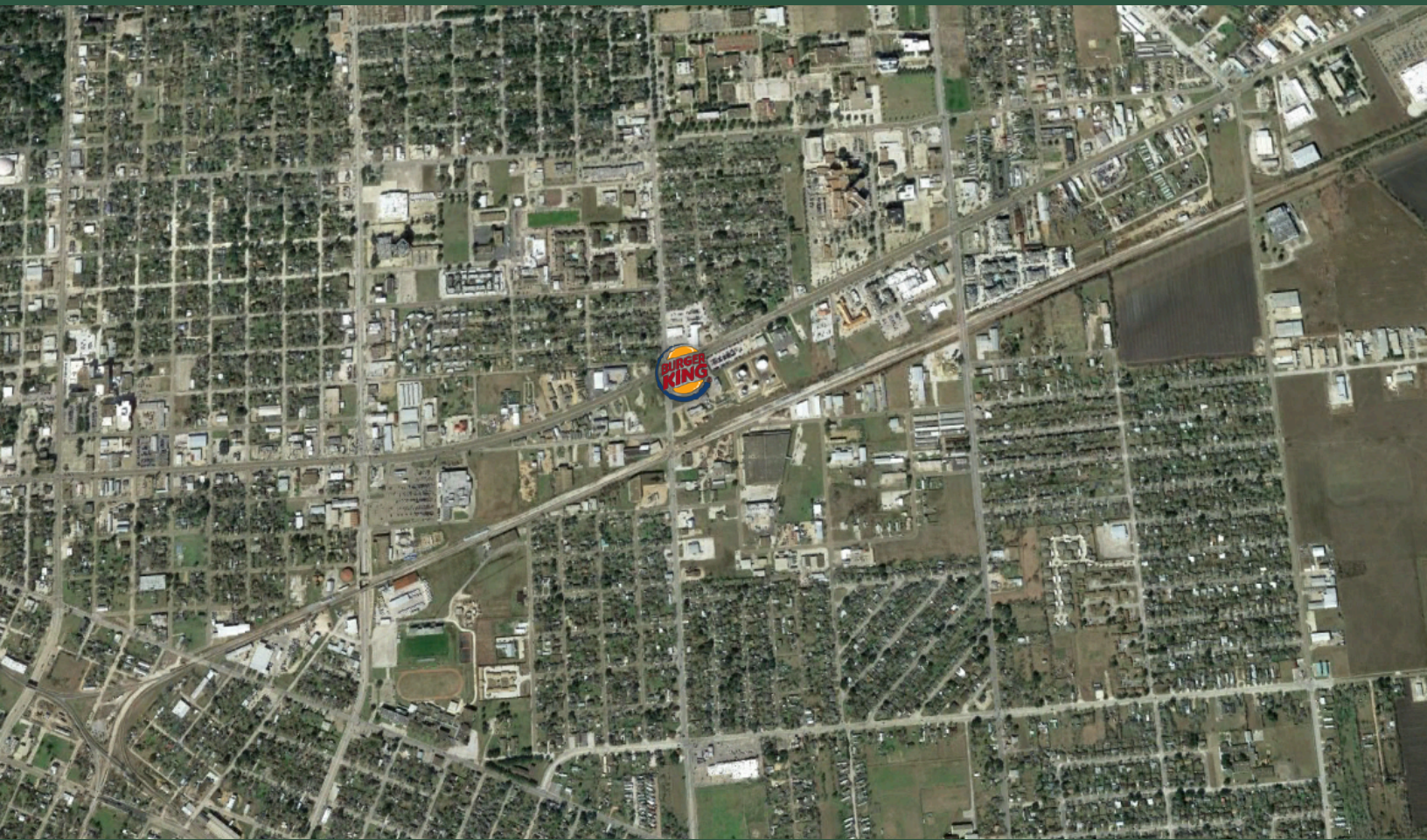
KNIHTEN
INDUSTRIES
The Fluid Movement Professionals

SEKULOVSKI
GROUP
EST. 1987

Burger King

Victoria, TX

Aerial



Victoria is a city in the state of Texas, United States and it is the county seat of Victoria County. Victoria is located thirty miles inland from the Gulf of Mexico. The city is named for General Guadalupe Victoria, who became the first president of independent Mexico. The city is a regional hub for a seven-county area known as the "Golden Crescent" and serves a retail trade area of over 250,000 people. Victoria is known as "The Crossroads" because of its location within a two-hour drive of Corpus Christi, Houston, San Antonio and Austin. The city is home to the University of Houston–Victoria and Victoria College.

Victoria's economy is a mix of education, health, retail, agriculture and industry. Its access to major highways, the Victoria Regional Airport, railway terminals, the shallow draft Port of Victoria, and the deep water Port of Port Lavaca-Point Comfort help to sustain a healthy environment for business. Major industrial employers in the region include Formosa Plastic, the Inteplast Group, Dow, Invista and Alcoa. In 2012, Caterpillar Industries invested \$200 million to build a 1.1 million square foot hydraulic excavator manufacturing facility in Victoria that employs approximately 500 people.

Victoria's 562-acre (2.27 km²) Riverside Park is home to the Texas Zoo which houses more than 200 species of animals and plants that are indigenous to Texas, exhibiting them in their natural habitat. The park is also home to more than fifteen baseball fields which are occupied during the spring and summer by teams from the Victoria Metro region. Also in Riverside park on the Guadalupe River there is the Victoria Paddling trail. This 4.2 mile stretch of the Guadalupe River is bordered by scenic soft banks rather than the limestone bluffs of the Hill Country.





Thank You.

Tony Sekulovski

tony@Sekulovskigroup.com

New Albany, Ohio

118 E. Main St.
New Albany, OH 43054

Adam L Slutzky

Broker of Record
TN License# 301797