

NNN
BURGER KING
Jackson, AL



Representative Photo

Sheree Strome CCIM
Director
404.900.5629 | sstrome@calkain.com

Michael Berk
Investment Sales Associate
404.835.7666 | mberk@calkain.com

CALKAIN
AMERICA'S NET LEASE COMPANY™

\$ Asking Price
\$1,695,000

% Cap Rate
5.75%

2500 College Ave
Jackson, AL 36545

Asset Summary

Net Operating Income (NOI)	\$97,500
Rent/Month	\$8,125
Rent/SF	\$33.33
Rentable Square Feet	2,925+/- SF
Tenant	Burger King
Credit Rating	S&P: B+
Stock Symbol	NYSE: QSR
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opens	June 2019
Lease Term Remaining	20 Years
Rent Commencement	Close of Escrow
Lease Expiration	20 Years
Increases	8% Every 5 Years
Options	Four (4), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$97,500	\$8,125
Years 6-10	8%	\$105,300	\$8,775
Years 11-15	8%	\$113,724	\$9,477
Years 16-20	8%	\$122,821	\$10,235
Years 21-25 (Option 1)	8%	\$132,647	\$11,053
Years 26-30 (Option 2)	8%	\$143,259	\$11,938
Years 31-35 (Option 3)	8%	\$154,720	\$12,893
Years 36-40 (Option 4)	8%	\$167,097	\$13,924

Investment Highlights

- New 2019 construction
- Surrounded by retail tenants including Walgreens, True Value, Verizon & Dollar Tree
- GPS Hospitality- 3rd largest Burger King franchisee (400+ unit operator)
- 1 mile from Jackson Medical Center



Tenant Overview

About GPS Hospitality

Founded in 2012, GPS Hospitality is one of the country's fastest growing franchisees of Burger King, Popeyes Louisiana Kitchen and Pizza Hut restaurants. GPS Hospitality Operates over 400 locations in 13 states. In 2018 GPS Hospitality was awarded the Burger King Global Franchise of the Year and honored with the Golden Crown reward.



At GPS Hospitality, the name says it all because it's the shorthand for Goals, People and Service. Everything they do is guided by these values.

For more information on GPS Hospitality, visit www.gpshospitality.com.

About Burger King

Burger King (NYSE: QSR) is the second largest fast food hamburger chain in the world, trailing only McDonald's. For a non-investment grade net lease tenant, Burger King is a solid net lease investment, providing stability in an uncertain market. Burger King has been in business for 50 years and owns or franchises a total of 15,738 Burger King restaurants in approximately 100 countries and US territories worldwide. Of these restaurants, 15,667 are franchised, approximately 99.5 %, and 71 are company-owned.



Tenant Snapshot

of Locations
17,796 +

Founded
1954

of Employees
8,716

Revenue
\$1.23Bil

Headquarters
\$30.11Bil

Location Overview



Distance To

Birmingham, AL

170 miles

Tuscaloosa, AL

130 miles

Montgomery, AL

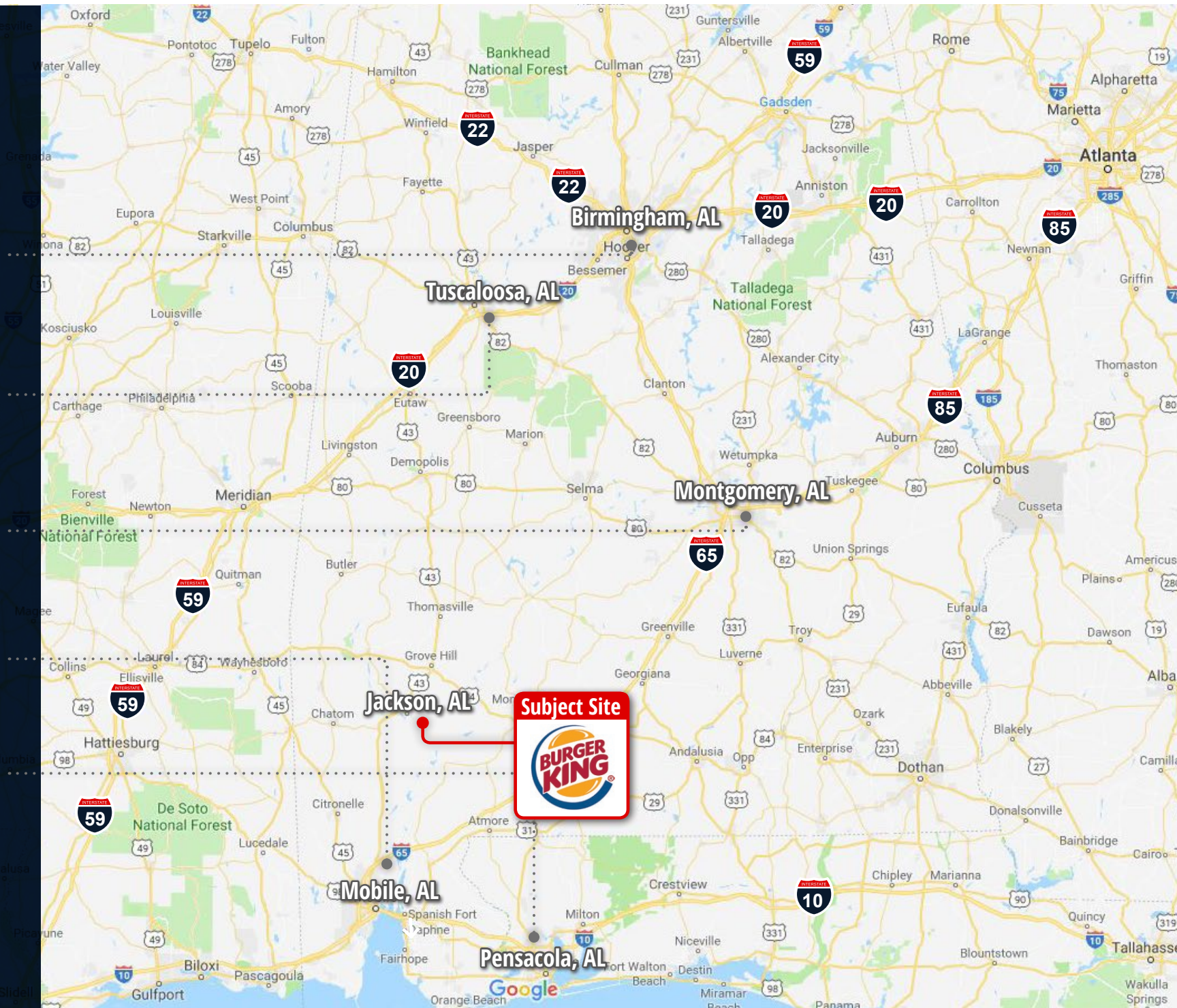
149 miles

Mobile, AL

67 miles

Pensacola, FL

126 miles





9,000 VPD

College Avenue 11,000 VPD



Joe M Gillmore Elementary School





Location
Highlights



Along
Retail Corridor

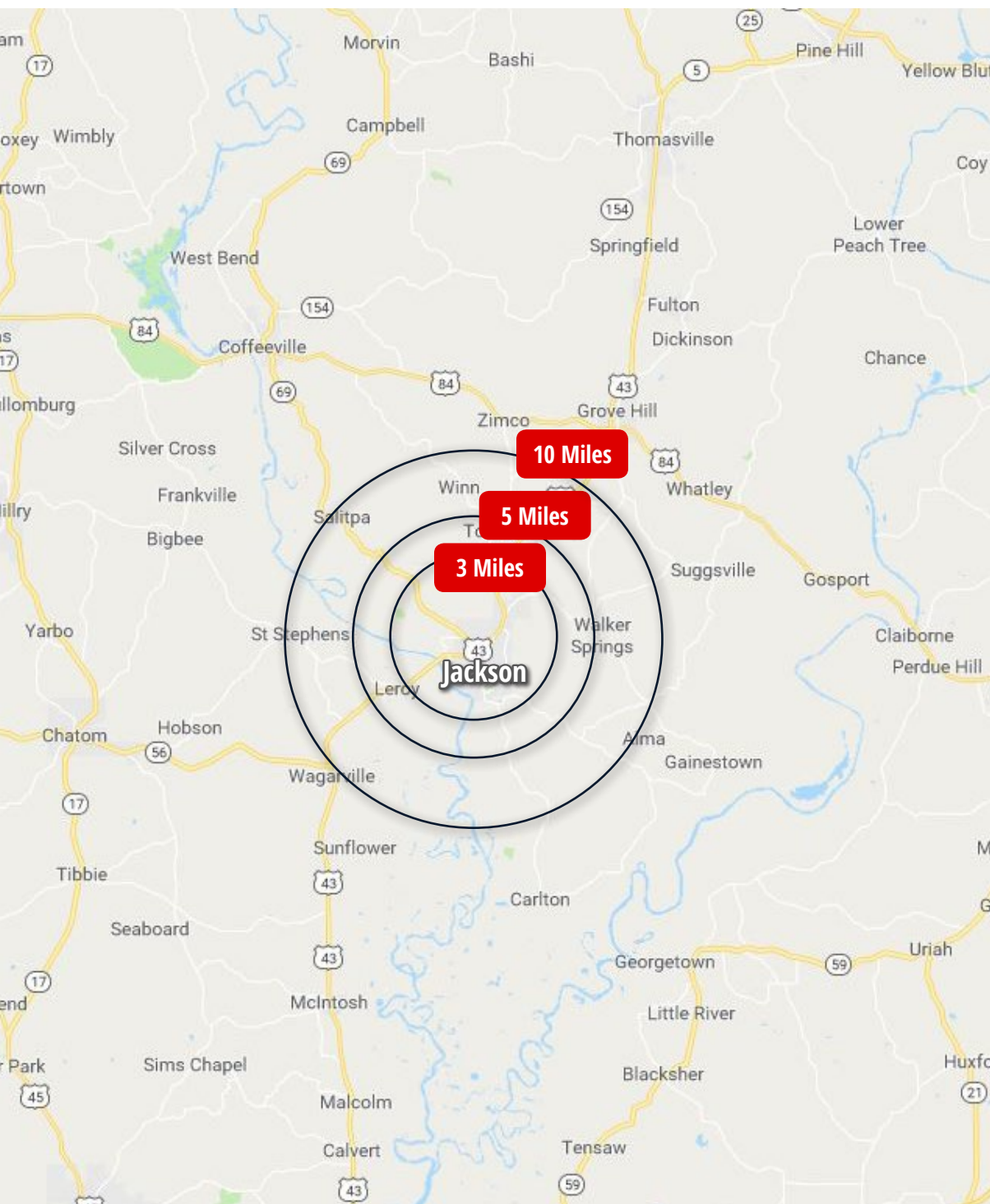


11,000 VPD
Pass the Site



Brand New
Construction

Location Overview, 3/5/10 Miles



	3 Miles	5 Miles	10 Miles
Population			
2018 Population	5,471	6,745	11,883
2023 Population	5,250	6,492	11,546
2018 Median Age	41.8	41.9	42.1
Households			
2018 Total Households	2,211	2,718	4,707
2023 Total Households	2,136	2,633	4,600
Median Household Income			
2018 Median HH Income	\$43,016	\$43,322	\$39,153
2023 Median HH Income	\$47,115	\$47,746	\$42,107
Average Household Income			
2018 Average HH Income	\$60,894	\$60,719	\$56,597
2023 Average HH Income	\$67,946	\$67,854	\$62,746

City of Jackson, AL



About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

Headquarters | Washington, DC

12930 Worldgate Dr, Ste 150 | Herndon, VA
703.787.4714

Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

Disclaimer: The information contained in this document is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Calkain and its subsidiaries, and should not be made available to any other person or entity without the written consent of Calkain. This document has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Calkain and its subsidiaries have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property(s), the future projected financial performance of the property, the size and square footage of the property(s) 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(s). The information contained in this document has been obtained from sources we believe to be reliable; however neither Calkain and its subsidiaries nor the Seller have verified, and will not verify, any of the information contained herein, nor has Calkain and its subsidiaries or the Seller conducted any investigation regarding these matters and make 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.