

**Absolute NNN  
BURGER KING  
Waynesboro, MS**



Representative Photo

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**CALKAIN**  
AMERICA'S NET LEASE COMPANY®



**\$ Asking Price**  
\$1,761,000

**% Cap Rate**  
5.75%

**914 Mississippi Dr**  
**Waynesboro, MS 39367**

### Asset Summary

Net Operating Income (NOI)	\$101,250
Rent/Month	\$8,437
Rentable Square Feet	2,925+/- SF
Tenant	Burger King
Credit Rating	S&P: B+
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opening	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	-	\$101,250	\$8,437
Years 6-10	8%	\$109,350	\$9,112
Years 11-15	8%	\$118,098	\$9,841
Years 16-20	8%	\$127,545	\$10,628
Years 21-25 (Option 1)	8%	\$137,748	\$11,479
Years 26-30 (Option 2)	8%	\$148,768	\$12,397
Years 31-35 (Option 3)	8%	\$160,669	\$13,389
Years 36-40 (Option 4)	8%	\$173,523	\$14,460

### Investment Highlights

- New 2019 construction
- Surrounded by retail tenants including Save-A-Lot, Aaron's & Dollar General
- GPS Hospitality - 3rd largest Burger King Franchisee with 400+ units
- Convenient corner location
- 1 mile from Wayne General Hospital



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 Franchisee of the Year as well as the North American Franchisee of the Year Award and honored with the Golden Crown award.

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](http://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 17,796 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	Miami, FL
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## Location Overview



121 miles

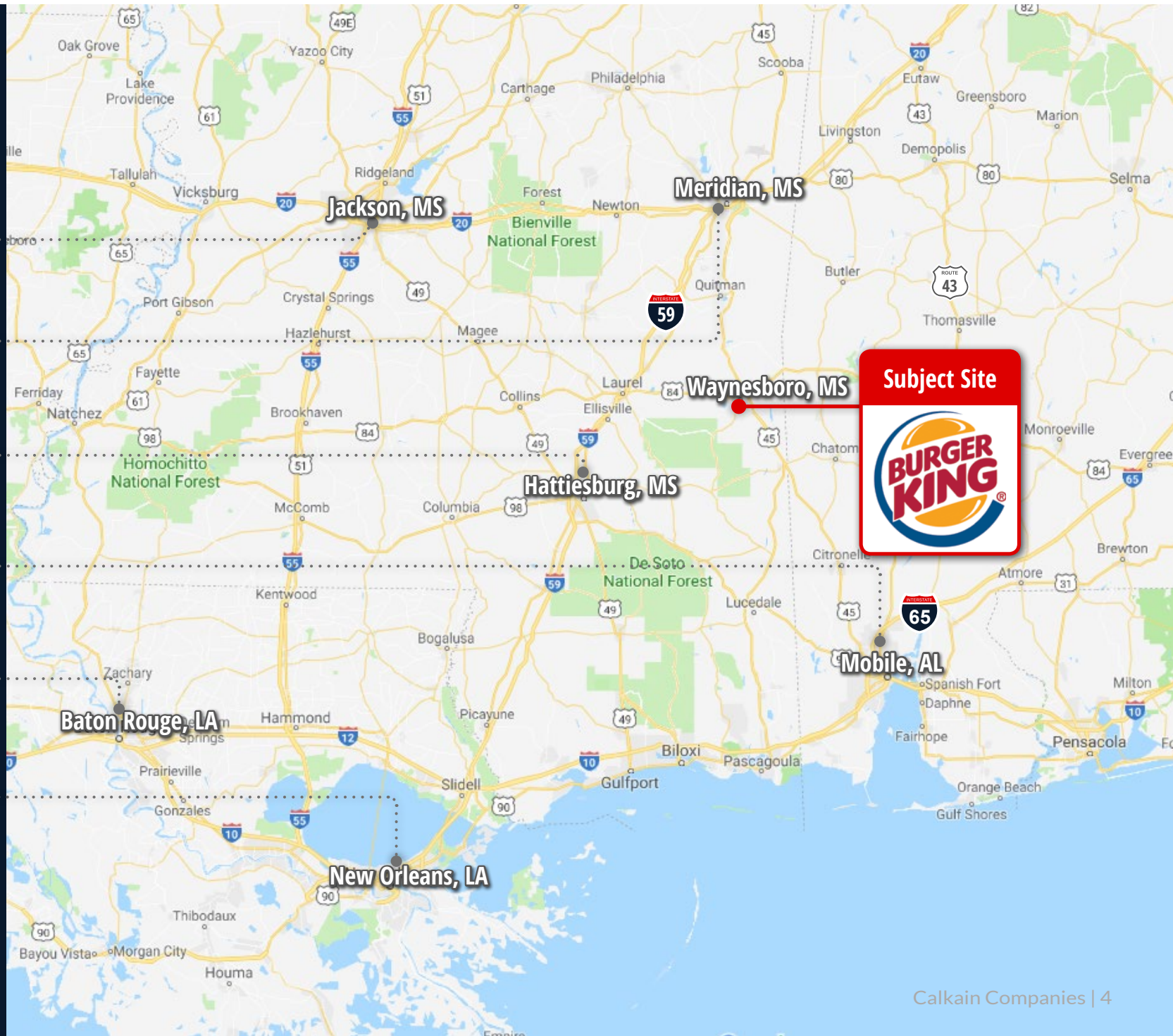
51 miles

61 miles

82 miles

228 miles

171 miles







Location  
Highlights



Interstate  
Location



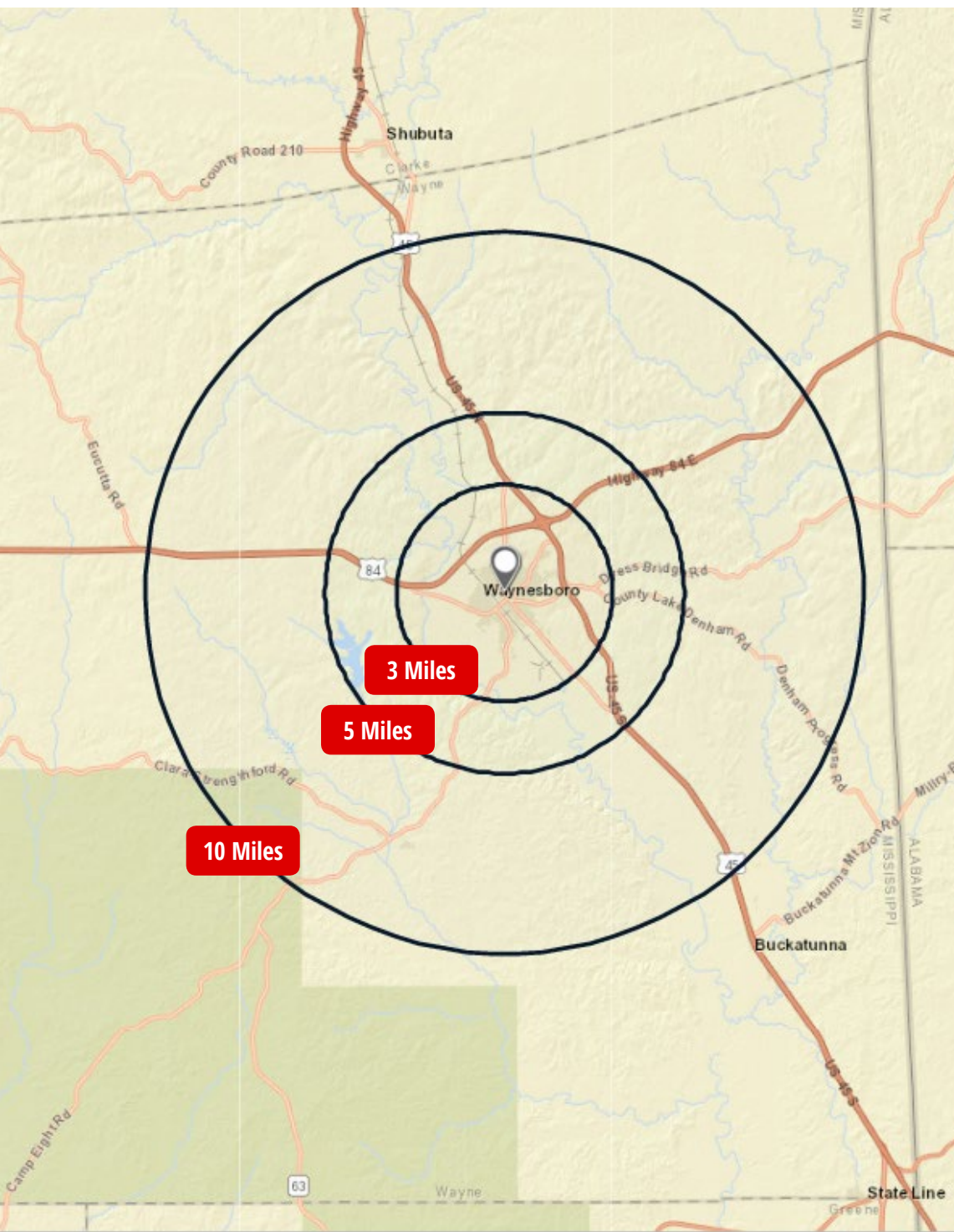
6,000 VPD  
Pass the Site



Corner  
Location



## Location Overview, 3/5/10 Miles



**3 Miles    5 Miles    10 Miles**

### Population

2018 Population	6,154	7,753	14,036
2023 Population	6,153	7,787	14,149
2018 Median Age	37.3	37.6	38.4

### Households

2018 Total Households	2,451	3,071	5,485
2023 Total Households	2,456	3,090	5,541

### Median Household Income

2018 Median HH Income	\$29,035	\$30,672	\$33,668
2023 Median HH Income	\$30,079	\$31,851	\$35,195

### Average Household Income

2018 Average HH Income	\$43,243	\$44,699	\$48,295
2023 Average HH Income	\$47,117	\$48,988	\$53,764



## 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](http://calkain.com) or call us at:

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Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



**\$12 Billion**  
in Closed Transactions

**\$400 Million**  
in Active Listings

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