

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

**Offering Memorandum**



**BURGER KING**

10750 HWY 51 S | ATOKA, TN 38004





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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 those who do not want to file taxes in other states
- Strong Retail Corridor – Other national tenants in the immediate area include McDonald's, Kroger, Sonic Drive-In, Pizza Hut, Papa John's Pizza, Taco Bell, DQ Grill & Chill, Walgreens, and Exxon, 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

\$1,736,000



### CAP RATE

5.80%



### YEAR BUILT

2008

## 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	10750 Hwy 51 S
City, State, Zip	Atoka, TN 38004
GLA	± 2,108 SF
Lot Size	± 0.84 AC (± 36,590 SF)
Year Built	2008

## PARCEL MAP



## ANNUAL OPERATING DATA

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 1/5/2021	\$8,393	\$100,710	\$24.76	5.80%
1/6/2021 - 1/5/2026	\$9,232	\$110,781	\$27.23	6.38%
1/6/2026 - 1/5/2031	\$10,155	\$121,859	\$29.96	7.02%
1/6/2031 - 1/5/2036	\$11,170	\$134,045	\$32.95	7.72%
Option 1	\$12,287	\$147,449	\$36.25	8.49%
Option 2	\$13,516	\$162,194	\$39.87	9.34%



# 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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**BARRINGTON CAPITAL**  
REAL ESTATE FINANCING SERVICES





# SURROUNDING AREA







2 FOR \$10  
WHOPPER  
MEAL  
DEAL



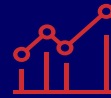


# BURGER KING

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**

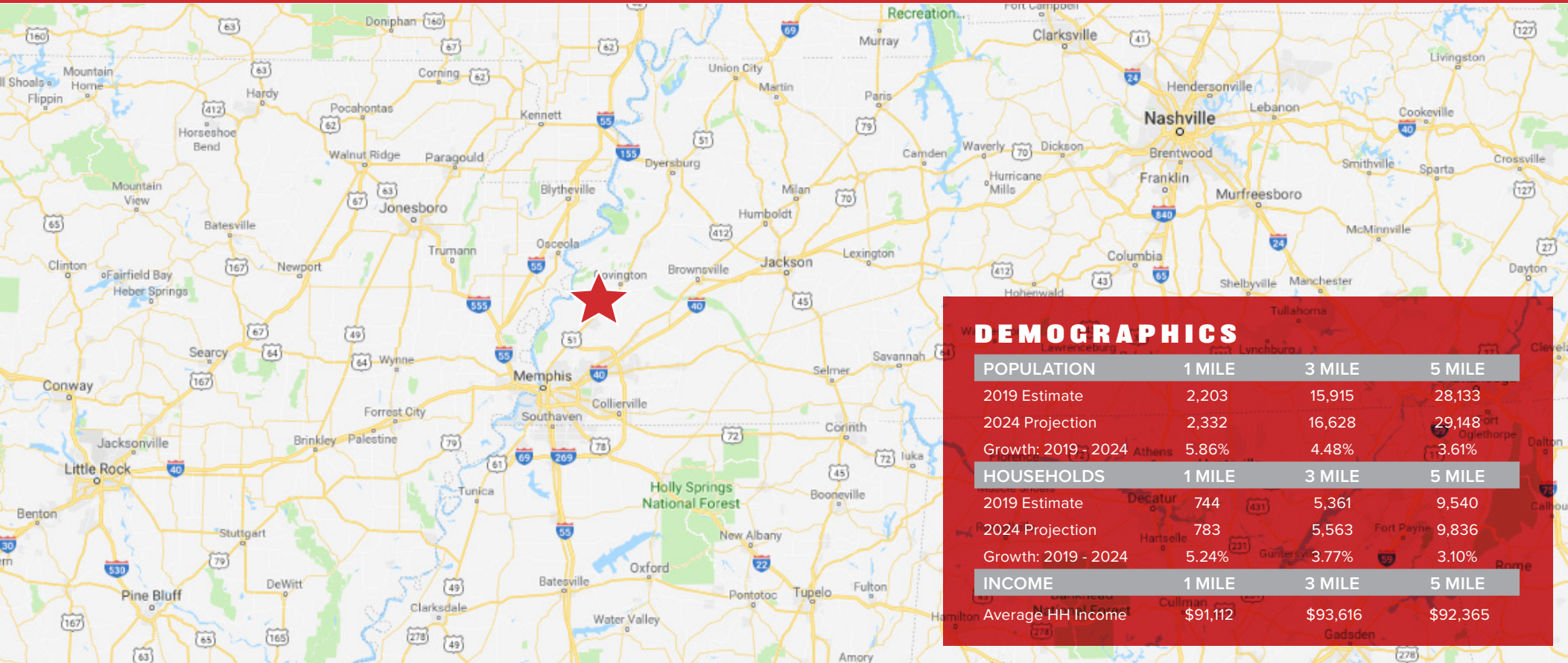


**# OF LOCATIONS**  
**± 15,000**



**YEAR FOUNDED**  
**1953**

# AREA OVERVIEW



## Atoka, TN

Atoka is a town in Tipton County, Tennessee. Located in the fastest-growing part of Tipton County, Atoka offers a small-town community feel in a progressive business environment. Fast access to the metro Memphis area, an expanding population base, growing residential developments, outstanding educational opportunities, and a solid infrastructure provide a competitive place from which to do business.

Five public parks exist within the town limits. According to the 2017 Atoka Special Census, 9,474 people call Atoka home - making Atoka Tipton County's largest community. Atoka contains the second largest municipal population in Tipton County behind Covington, the County seat. The past twenty years have seen a 1,175% population increase in Atoka.



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **10750 Hwy 51 S Atoka, TN 38004** (“**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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