



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Summary

2896 Paxville Highway | Manning, SC 29102

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd., Suite 200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Charleston, LLC
BoR: Chris Sands - Lic. #20891

DOUG ROLAND

Lic. # 73064

706.814.2217 | DIRECT
doug@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

AMANDA REEVES

Lic. # 84221

843.608.9585 | DIRECT
amanda@SIGnnn.com

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

TABLE OF CONTENTS

Burger King | 2896 Paxville Highway | Manning, SC 29102

3



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Maps
Retail Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,901 SF Burger King Located at 2896 Paxville Highway in Manning, South Carolina. This Opportunity Includes a Brand New 2019 Construction With a 20 Year Triple Net (NNN) Lease in an Area With Limited Competition, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$2,333,333
CAP	6.00%
NOI	\$140,000
PRICE PER SF	\$804.32
GUARANTOR	Personal

PROPERTY SUMMARY

ADDRESS	2896 Paxville Highway Manning, SC 29102
COUNTY	Clarendon
BUILDING AREA	2,901 SF
LAND AREA	1.07 AC
BUILT	2019

HIGHLIGHTS



Brand New 2019 Construction – Opened June 2019



Long-Term 20 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities



Located on Paxville Hwy at I-95 With 28,119 VPD, This Site is Surrounded By Several Hotels Providing Ample Foot Traffic



Half a Mile From I-95, the Connector to I-26 Running North Into Columbia (1.25 Hours) or South Into Charleston (1.5 Hours)



Property is Situated Near the Manning Early Childhood Education, the Manning Elementary School, the Manning Junior High School, the Manning High School and the Laurence Manning Academy



19-Miles From the Santee National Wildlife Refuge; a 13,000 Acre Refuge That is a Wintering Area For Ducks, Geese and Neo-Tropical Migratory Birds; the Refuge Also Contains Endangered Species Like the American Alligator and Wood Stork



Manning's Close Proximity to Lake Marion Makes it One of the State's Favorite Recreational Areas For All Types of Water Activities; Lake Marion is the Largest Lake in SC and is Famous For It's Landlocked Striped Bass; Manning is Home to the Annual Striped Bass Festival



Nearby Tenants Include: Walmart Supercenter, Hampton Inn, Wyndham, Best Western, BP Gas Station, Dollar General, Enterprise, Tractor Supply, Zaxby's, Shoney's, Wendy's, Huddle House, Waffle House, Taco Bell and Shell



Burger King | 2896 Paxville Highway | Manning, SC 29102

Manning High School

Manning Junior High School

Clarendon County Recreation Department

Manning Early Childhood Education



SHONEY'S



ZAXBY'S



COOK OUT



Mobil



Paxville Hwy

Raccoon Rd

Yucatan Mexican Restaurant





Exxon



BY CHOICE HOTELS



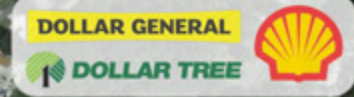
Yucatan Mexican Restaurant



Raccoon Rd

Paxville Hwy





Raccoon Rd

Paxville Hwy

CITY OVERVIEW

Manning | Clarendon County | South Carolina

10



CLARENDON COUNTY COURTHOUSE

Manning, SC

Manning is the county seat of Clarendon County in the state of South Carolina. The city's 2017 population was estimated to be about 3,977 residents. The county's population, as a whole, was estimated to have 34,057 residents. The city is located 19 miles to Sumter, 48 miles northeast to Florence, and about 60 miles to Columbia, SC, which is the state's capital. Columbia is the second largest city in the State of South Carolina, with a population of over 138,000 residents in the city and 937,288 residents in the MSA (Metropolitan Statistical Area). Columbia is home to the University of South Carolina, the state's flagship university and the largest university in the state, and is also the site of Fort Jackson, the largest United States Army installation for Basic Combat Training. Columbia is also the location of the South Carolina State House, which is the center of government for the state.



COLUMBIA, SC

Economy

Due to their close proximity, Columbia's economy affects Manning's. Columbia enjoys a diversified economy, with the major employers in the area being the SC state government, the Palmetto Health hospital system, Blue Cross Blue Shield of SC, Palmetto GBA and the University of SC with about 34,731 students enrolled. The corporate headquarters of Fortune 1000 energy company, SCANA, are located in the suburb of Cayce. Other major employers in the area include Computer Sciences Corporation, Fort Jackson, Humana, and the Unites Parcel Service, which operates at the Columbia Metropolitan Airport. Major manufacturers such as CMC Steel, Spirax Sarco, Michelin, International Paper, Honeywell, Harsco, Track Tech, and Bose Technology have facilities in the Columbia area. There are also over 70 foreign affiliated companies and 14 Fortune 500 companies.



WILLIAMS-BRICE STADIUM

Contemporary Life

Columbia is steeped in history and calls to tourists with heritage-filled neighborhoods, beautiful parks, world-class museums and plenty of fun outdoor adventures. Columbia is known for its compact, easily navigable streets as well as its southern charm, cuisine, and hospitality. More than 2,000 creatures make their home at Columbia's Riverbanks Zoo. This 170-acre zoo is a two-time recipient of the Governor's Cup Award for South Carolina's most outstanding tourist attraction and it draws more than 1 million visitors a year. Columbia residents' favorite time of the year is football season as they cheer on their Gamecocks. The entire city is filled with tailgates and different festivities. Williams-Brice Stadium is party central during football season, with fans visiting from all over the country. Other destinations in the city include the Congaree National Park and Three Rivers Greenway.

DEMOGRAPHICS

11

Burger King | 2896 Paxville Highway | Manning, SC 29102



Population

3-MILE

6,988

5-MILE

9,652

10-MILE

23,566



Average Household Income

3-MILE

\$41,718

5-MILE

\$43,877

10-MILE

\$46,192



TENANT PROFILE

12



Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because the restaurants are 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®, the company's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 50 successful years.

As of 2018, the company operates over 17,796 locations in 100 countries. Almost 100 percent of BURGER KING® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades. Burger King's parent company is Restaurant Brands International Inc. ("RBI"), which is a Canadian multinational fast food holding company. Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with more than \$30 billion in system-wide sales and over 24,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 40 years.



COMPANY TYPE
TSX: QSR



FOUNDED
1954



OF LOCATIONS
17,796+



HEADQUARTERS
Miami-Dade County, FL



WEBSITE
bk.com

LEASE SUMMARY

TENANT	CFH Charleston, LLC
PREMISES	A Building of Approximately 2,901 SF
LEASE COMMENCEMENT	June 11, 2019
LEASE EXPIRATION	June 30, 2039
LEASE TERM	20 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image

RENT ROLL

Burger King | 2896 Paxville Highway | Manning, SC 29102



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
CHF Charleston, LLC	2,901 SF	\$140,000	\$48.26	5%	Every 5 Years and At Options	06/11/2019	06/30/2039	3 x 5 Years



CONFIDENTIALITY AGREEMENT

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, 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, 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 Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



Burger King | 2896 Paxville Highway | Manning, SC 29102



Actual Property Image

EXCLUSIVELY MARKETING BY:

DOUG ROLAND

Lic. # 73064

MAX FREEDMAN

Lic. # 644481

AMANDA REEVES

Lic. # 84221

706.814.2217 | DIRECT
doug@SIGnnn.com

512.766.2711 | DIRECT
max@SIGnnn.com

843.608.9585 | DIRECT
amanda@SIGnnn.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd., Suite 200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Charleston, LLC
BoR: Chris Sands - Lic. #20891