

## **BURGER KING**

2080 N S WASHINGTON ST | FORREST CITY, AR 72335

REAL ESTATE INVESTMENT SERVICES

Offering Memorandum



## CONTENTS

- **03** EXECUTIVE SUMMARY
- **04** FINANCIAL OVERVIEW
- **08** TENANT OVERVIEW
- **11** AREA OVERVIEW

## LISTED BY

#### Gary Chou

SVP & Senior Director

GARY.CHOU@MATTHEWS.COM DIR 310.919.5827 MOB 714.928.8016 LIC # 01911222 (CA)

Jessica Dearnley

BROKER OF RECORD LIC # PB00069947 (AR)

## EXECUTIVE OVERVIEW



#### LONG-TERM STABILIZED INVESTMENT

- Long Term Lease There are ± 16.25 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 39year 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

- Located on Main State Highway Located on Arkansas Highway 18 which sees 20,000 VPD and just off of US Highway 63 which sees 29,000 VPD
- Strong Retail Corridor Other national tenants in the immediate area include Walmart, KFC, Pizza Hut, Dollar Tree, Taco Bell, McDonald's, and Walgreens, 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

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Year 1-5	\$11,030	\$132,362	\$46.28	5.85%
Year 6-10	\$12,133	\$145,598	\$50.91	6.43%
Year 11-15	\$13,347	\$160,158	\$56.00	7.08%
Year 16-2036	\$14,681	\$176,174	\$61.60	7.78%
Option 1	\$16,149	\$193,791	\$67.76	8.56%
Option 2	\$17,764	\$213,170	\$74.54	9.42%

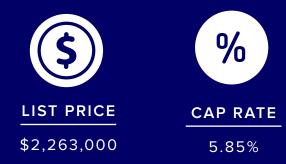
### ANNUALIZED OPERATING DATA

#### **TENANT SUMMARY**

Tenant Trade Name	Burger King
Type of Ownership	Fee Simple
Lease Type	NNN
Roof & Structure	Tenant Responsible
Original Lease Term	20 years
Rent Commencement Date	1/6/2016
Lease Expiration Date	1/5/2036
Term Remaining	± 16.25 Years
Increases	10% Every 5 Years, CPI Increases Every 5 Years in Options
Options	Two, 5-Year Options

#### **EXECUTIVE SUMMARY**

Property Name	Burger King	
Property Street	2080 N S Washington St	
City, State, Zip	Forrest City, AR 72335	
GLA	± 2,860 SF	
Lot Size	± 0.86 AC (± 37,518 SF)	
Year Built/Renovated	2001/2017	





#### FINANCING OVERVIEW

Loan-To-Value	Up to 70%
Interest Rate	4.10% - 4.35%
Term	10 Years Fixed
Amortization	25-30 Years

#### Please Contact Brian Krebs for More Information

Brian Krebs Managing Partner Direct 949.777.5988 | Mobile 818.606.9476 brian.krebs@barringtoncapcorp.com Lic. # 01850811





## SURROUNDING AREA





## TENANT OVERVIEW



## **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 dinein 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

<b>\$</b>	R
	\$

REVENUE



**NET INCOME** ± \$ 2 3 3 . 7 0 M

	H	
Н	ш	Н

HEADQUARTERED MIAMI, FL



**NO. OF EMPLOYEES** ± 3 4 , 2 4 8



WEBSITE WWW.BK.COM



# **OF LOCATIONS** ±15,000



YEAR FOUNDED

## AREA OVERVIEW



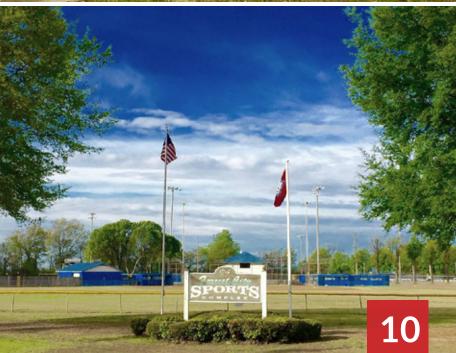
## Forrest City, AR

Forrest City, on the western slopes of Crowley's Ridge, is a popular exit from Interstate 40 for travelers seeking recreation, historic sites and accommodations. Village Creek State Park is nearby, offering 7,000 acres of woodlands, streams, lakes, cabins and camping. Crowley's Ridge National Scenic Byway passes through Forrest City as part of its course along the delta's most unique natural wonder.

The St. Francis County Museum, in the downtown area, is filled with memorabilia from the past, including pre-historic artifacts found in the area. Forrest City offers a sports complex, convention facilities and accommodations.

Forrest City strategically located on I-40, which runs East and West (over 28,000 vehicles travel I-40 daily) and Arkansas Highway 1, which is the major thoroughfare running north and south. They also have two railways that serve in all directions, with America's #1 transportation hub, Memphis, being less than 50 miles away.





#### Demographics

POPULATION	1 Mile	3 Mile	5 Mile
2018 Estimate	3,023	10,743	18,054
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2018 Estimate	1,192	4,169	5,512
INCOME	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$45,769	\$47,763	\$48,864

#### CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **2080 N S Washington St, Forrest City, AR 72335 ("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

#### Gary Chou

**SVP & Senior Director** 

GARY.CHOU@MATTHEWS.COM DIR 310.919.5827 MOB 714.928.8016 LIC # 01911222 (CA)

Jessica Dearnley

BROKER OF RECORD LIC # PB00069947 (AR)



# 2080 N S WASHINGTON ST | FORREST CITY, AR 72335