



BURGER KING

2080 N S WASHINGTON ST | FORREST CITY, AR 72335

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

Offering Memorandum



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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 \pm 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 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

- **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

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



LIST PRICE

\$2,263,000



CAP RATE

5.85%

ANNUALIZED OPERATING DATA

	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%

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



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





Forrest City
Junior/High
School

Walmart

Pizza
Hut

KFC

N Washington St ±20,000 ADT

Dixie
Furniture

Pizza
Hut

verizon
wireless

Domino's
Pizza

DOLLAR TREE
CATO

TACO
BELL

BURGER
KING

Walgreens

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 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



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

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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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