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INVESTMENT OVERVIEW

Investment Summary Investment Highlights

LEASE ABSTRACT

Lease Summary Rent Roll PROPERTY OVERVIEW

Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,360 SF Burger King at 911 S Broad Street in Clinton, SC. This Opportunity Includes a Brand New Construction of a High Quality Tenant That is Estimated to Open in August of 2019, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE \$2,237,624

CAP 5.85%

NOI \$130,901

PRICE PER SF \$948.15

GUARANTOR Corporate & Personal

PROPERTY SUMMARY

ADDRESS 911 S Broad Street

Clinton, SC 29325

COUNTY Laurens

BUILDING AREA 2,360 SF

LAND AREA 0.94 AC

BUILT 2019



HIGHLIGHTS

- Brand New 2019 Construction Estimated to Open August 2019
- New Long-Term 20 Year Triple Net Lease With Zero Landlord Responsibilities
- Company Guarantee and High Net Worth Personal Guarantee
- Strong Increases 10% Every 5 Years and at Options
- Strategically Located at the Crossroads of Broad St and Jacobs Hwy (56) - a Strong Retail Corridor Through Clinton
- Clinton is 40 Minutes South of Greenville (Via Hwy 382) and 1 Hour North of Columbia (Via I-26)

- Presbyterian College is Just a Half Mile From the Property and Serves Over 1,000 Students and Staff
- Clinton is Home to the Sterilite Corporation (Plastics Manufacturer) and Renfro Corporate Distribution Center (Legwear Products Manufacturer) - Both Companies are Within 7 Minutes of the Burger King
- Residents Make an Average Household Income of Over \$54,290 Within a 3-Mile Radius
- Nearby Tenants Include: CVS, O'Reilly Auto Parts,
 Dollar Tree, BI-LO Grocery, Sonic, Dempsey's Pizza,
 Exxon, TitleMax and Marathon Gas



LEASE SUMMARY

TENANT CFH Clinton, LLC

PREMISES A Building of Approximately 2,360 SF

LEASE COMMENCEMENT

LEASE EXPIRATION 20 Years From Rent Commencement

LEASE TERM 20 Years

RENT INCREASES 10% Every 5 Years & At Options

LEASE TYPE

PERMITTED USE

RENEWAL OPTIONS

PROPERTY TAXES

INSURANCE

COMMON AREA

ROOF & STRUCTURE

REPAIRS & MAINTENANCE

HVAC

UTILITIES

RIGHT OF FIRST REFUSAL

Tenant's Responsibility

Tenant's Responsibility

TBD

4 x 5 Years

Restaurant

Triple Net (NNN)

Tenant's Responsibility

Tenant's Responsibility

Tenant's Responsibility

Tenant's Responsibility

Tenant's Responsibility

enant's Responsibility

No

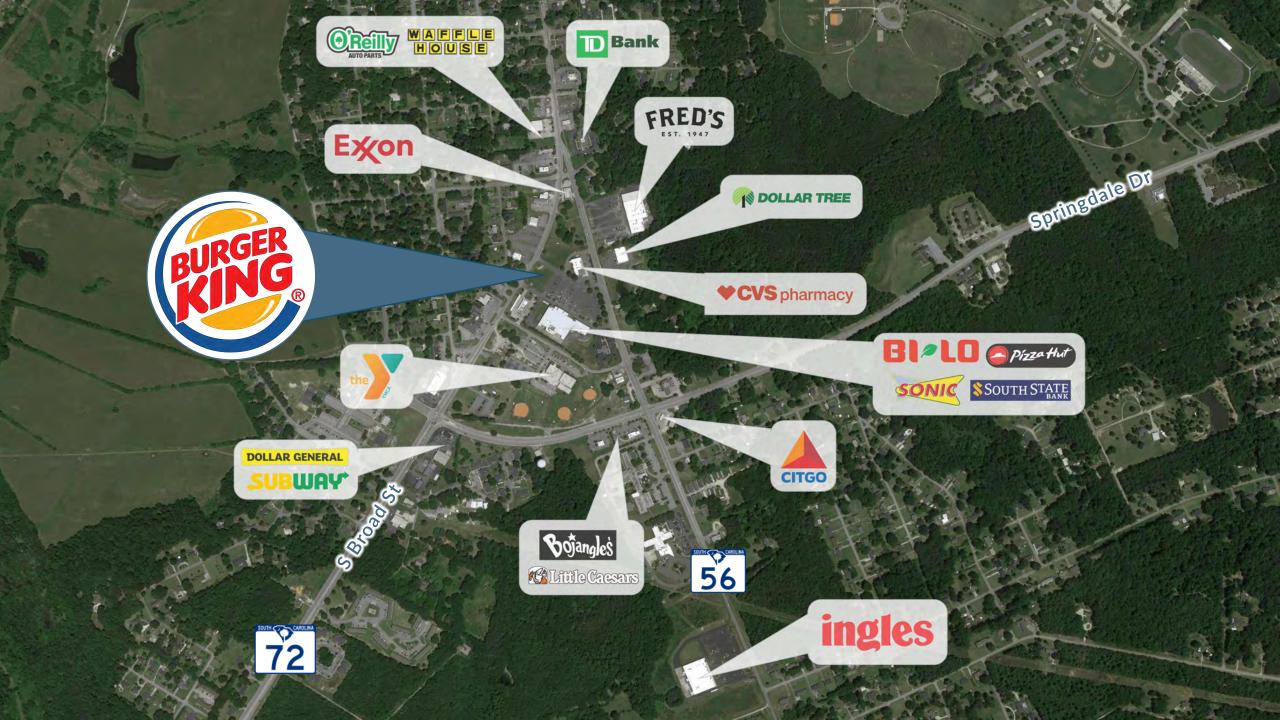
SQUARE ANNUAL RENT FOOTAGE BASE RENT PER SF

2,360 SF \$130,901 \$55.47









Clinton is a city in Laurens County in the state of South Carolina. The population was estimated to be 8,500 residents as of 2017. The city is part of the Greenville-Mauldin-Easley Metropolitan Statistical Area, which has about 895,923 residents. Clinton is home to the Presbyterian College. The City of Clinton is a special place where visitors will find friendly citizens and small town charm. Clinton is nestled in the heart of Upstate South Carolina and is situated within minutes of I-385 and I-26 and is less than an hour's drive from the metropolitan centers of Greenville and Spartanburg and a little over an hour to the state's capital, Columbia.

Due to the cities close proximity, Greenville's economy also affects Clinton's. Greenville has received countless accolades over the past few years, and continues to attract national attention on a near monthly basis. Livability ranked Greenville's downtown among the top 10 in the country, CBS News called Greenville one of "2016's Hottest Vacation Destinations," Forbes has listed Greenville as one of the "15 Best Cities for Young Adults" and as one of the "Top Cities With the Greatest Capacity for Innovation." Businesses are drawn to the Greenville area by the favorable tax rates, market accessibility, and the quality and availability of the workforce. Greenville County has announced over \$1.2 Billion in new capital investment and 8,940 new jobs in the last five years, while the SC Department of Commerce indicates that Greenville is home to more corporate headquarters than any other region in SC.

The area is home to Musgrave Mill State Historic Site, which is a battle site from the revolutionary war with a visitor center, interpretive trails and small falls. Near the city is Downtown Greenville, which has become a favorite destination for upstate diners and shoppers who want to experience a unique variety of dining experiences unmatched in the region. In Greenville you will find the beautiful Reedy River Falls and a wide range of shopping and dining opportunities ranging from national retailers and franchises to antique stores, to high-quality specialty boutiques to factory outlet stores.









TENANT PROFILE

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.

CFH CLINTON, LLC

- CFH was formed in early 2018 for the acquisition of a 9-unit portfolio of Burger King sites in central-west South Carolina. Acquired an additional 3 sites in Charleston MSA.
- Increased annual EBITDAR of 9-unit portfolio from \$1.4 million to \$2.7 million through a management overhaul across all levels of organization, installation of new POS and security/theft systems, and completion of 3 remodels within first 6 months.
- Opening 4 new units in Q3 2019. 9 additional sites will be under construction in Q3/Q4 2019.
- CFS is one of 5 Burger King franchisees in North America selected to beta test BK's new operations model to be rolled out to all franchisees in 2020.
- Hired former Director of Ops for BK Corporate's 50-unit Florida portfolio and has built a team of seasoned QSR professionals.













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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.

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