



OFFERING MEMORANDUM

421 S COLUMBIA AVE
RINCON, GA 31326



REPRESENTATIVE PHOTO

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

LONG-TERM, WORRY-FREE INVESTMENT

- Long-Term Lease – There are approximately 19.75 years remaining on a new 20-year lease with Four (4), 5-Year options
- Absolute NNN Lease – Tenant takes care of all landlord responsibilities including tax, insurance, maintenance, roof and structure
- Growing Cash Flow – There are 10.00% increases every 5 years – Excellent hedge against inflation!

EXCELLENT TENANT WITH STRONG GUARANTY

- Nationally Recognized Operator – Premier Kings was named franchise of the year in 2015 for all Burger King operations in North America – It received trophies for being the Southeast Operator of the Year for two years in a row and won the marketing excellence award as well!
- High Growth Operator – Established in 2011, Premier Kings currently owns and operates over 130 units with annual revenues exceeding \$140M annually
- Strong Guarantee - Over 80 units with a long history of successful operations to back the lease

STRONG REAL ESTATE FUNDAMENTALS

- Complimentary Mix of National Tenants – National tenants in the immediate area include Walmart Supercenter, Kroger, Lowe's, Goodwill, Walgreens, Taco Bell, McDonald's, and CVS, amongst others
- Active Traffic Counts – S Columbia Ave supports over 28,000 in ADT and is the busiest street in town

FINANCIAL OVERVIEW



LIST PRICE

\$2,035,000



CAP RATE

5.60%



TERM REMAINING

± 19.75 Years

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Year 1-5	\$9,494	\$113,929	\$39.84	5.60%
Year 6-10	\$10,443	\$125,322	\$43.82	6.16%
Year 11-15	\$11,488	\$137,854	\$48.20	6.77%
Year 16-20	\$12,637	\$151,639	\$53.02	7.45%
Option 1	\$13,900	\$166,803	\$58.32	8.20%
Option 2	\$15,290	\$183,484	\$64.16	9.02%
Option 3	\$16,819	\$201,832	\$70.57	9.92%
Option 4	\$18,501	\$222,015	\$77.63	10.91%

EXECUTIVE SUMMARY

Property Name	Burger King
Address	421 S Columbia Ave Rincon, GA 31326
GLA	± 2,860 SF
Land Area	± 1.00 AC / 43,560 SF
Year Built/Renovated	1995/2012

TENANT SUMMARY

Lease Type	NNN
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee (Premier King - 80+ Stores)
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement	6/18/2019
Rent Commencement	7/1/2019
Lease Expiration	6/30/2039
Term Remaining	± 19.75 Years
Increases	10% Every 5 Years
Options	Four, 5-Year Options

SURROUNDING TENANTS



TENANT OVERVIEW

TENANT OVERVIEW

Burger King Worldwide operates the world's #2 hamburger chain by sales with almost 15,000 restaurants in the US and more than 100 other countries. Every day, more than 11 million guests visit Burger King Restaurants around the world and they do so because Burger King is known for serving high-quality, great-tasting and affordable food. 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. Burger King's menu has expanded from a basic offerings of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products. 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. But the company has reduced its domestic expansion efforts recently. Burger King has used joint ventures to expand in countries like China, Mexico, Russia, and Singapore.



PARENT COMPANY TRADE NAME

Restaurant Brands International, Inc.



NO. OF LOCATIONS

± 15,000



HEADQUARTERED

Miami, FL



WEBSITE

www.bk.com



YEAR FOUNDED

1953

AREA OVERVIEW

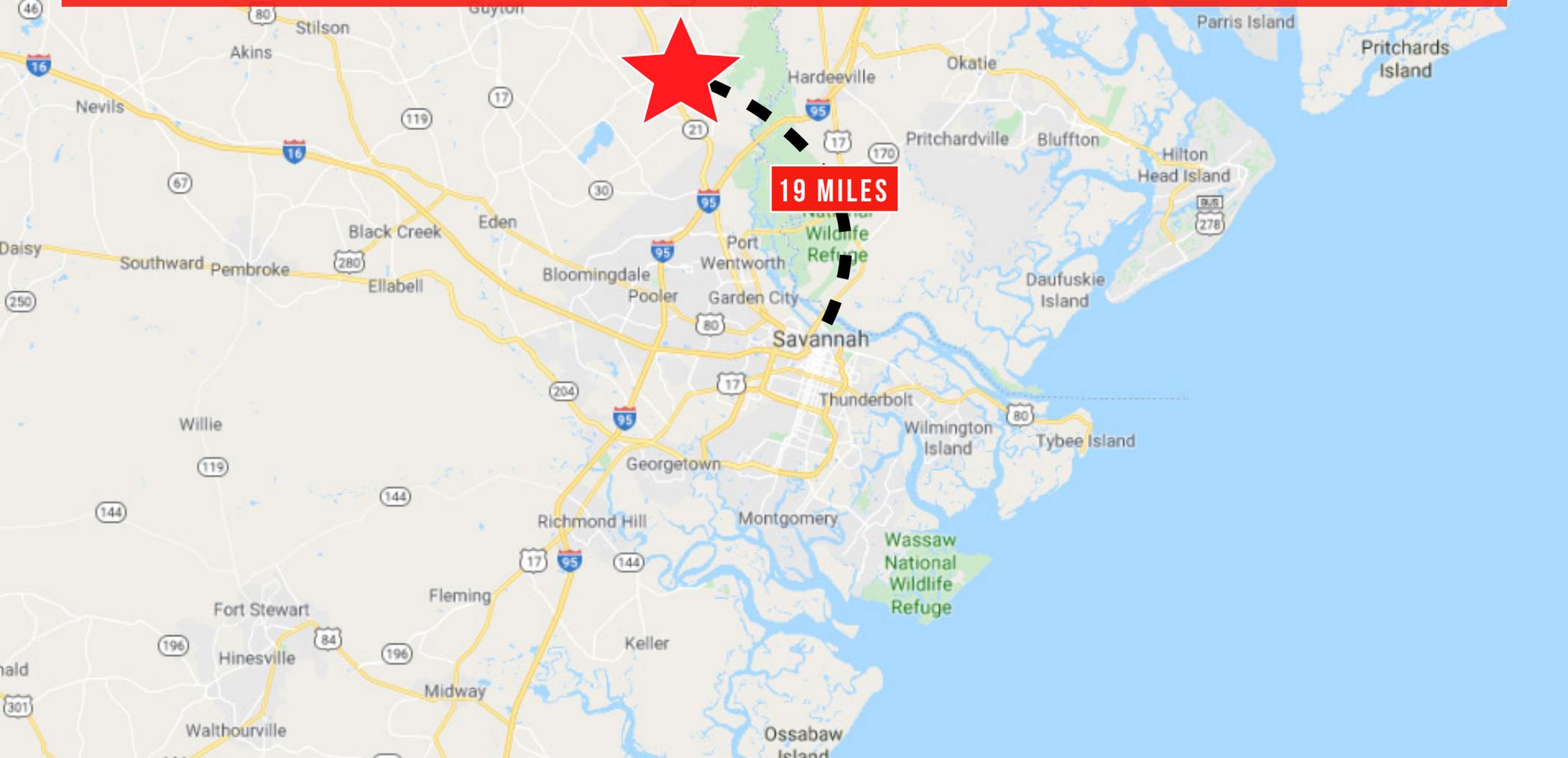
RINCON, GA

Rincon is a city in Effingham County, Georgia. Rincon thrives as a vital part of Effingham County's economic growth and development, and provides its residents with the kind of community they can be proud to call home.

The City of Rincon now is home to more than 4,000 people and a wide array of small local businesses, large retail outlets, restaurants, grocery stores and gas stations. Although more commonly used by larger cities, the council-manager form of government allows Rincon to effectively administer the vast number of services it provides.

AREA DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2024 Projection	6,303	19,525	29,618
2019 Estimate	5,759	17,862	27,052
Growth 2019-2024	9.45%	9.31%	9.48%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Projection	2,293	6,851	10,452
2019 Estimate	2,091	6,284	9,547
Growth 2019-2024	9.66%	9.02%	9.48%
INCOME	1-Mile	3-Mile	5-Mile
Average Household Income	\$84,018	\$82,933	\$90,811



SAVANNAH, GA

Savannah is a historic and sophisticated city on a coastal plain in Georgia a few miles inland from the Atlantic that is known for its Southern charm and coastal lifestyle. Its well-preserved Historic District is the core of the city, abuzz with creativity, art, culture and live theatre. Integrated with innovative urban design in a pedestrian-friendly layout, Savannah's park-like Historic District tells the story of the city's past with an added modern punch of high-style boutiques, galleries, and restaurants.

With a myriad of activities for recreation and its lively atmosphere, Savannah attracts over 13.4 million annual visitors. It is a Southern escape that can be enjoyed any time of year, beguiling visitors with Old World glamour and romance.



ECONOMIC SNAPSHOT

Historically, Savannah's port facilities have been a primary economic driver for the area. Today, it is an industrial center and an important Atlantic seaport. The local economy is diverse in its major economic sectors of manufacturing, small business, tourism, military shipping from the port, higher education and large-scale healthcare and eldercare providers. The area also has some aerospace and general industry as well. Since the early 21st century, the tourism industry has dramatically boomed, stimulating the ongoing development of new hotels, restaurants, and shops. Economic growth in Savannah can be attributed to many hospitality entities throughout the city.



TYBEE ISLAND

Also known as Savannah Beach, Tybee Island is a barrier island just a twenty-minute drive through Savannah's coastal marshes. Easily accessible from the city, this barrier island is famous for its assorted cuisine, exceptional accommodations, and abundance of outdoor recreational activities. Visitors can explore Tybee Island's three miles of uninterrupted public beach and take in the surrounding natural beauty or even go deep sea fishing on a private charter. It is a place where time slows down, where deep, blue waters, sandy beaches, and friendly locals make for the perfect getaway.



HILTON HEAD, SC

Northeast of Savannah, Hilton Head is a paradise nestled along the South Carolina coast. This resort town in South Carolina's Lowcountry region is the primary city within the Hilton Head Island-Bluffton-Beaufort metropolitan area. Offering twelve miles of pristine beaches and twenty-four world-class golf courses, Hilton Head has all the makings for the ultimate retreat. An array of outdoor excursions has earned Hilton Head recognition as one of the top 10 family beaches in the country. From inshore and offshore fishing charters to kayaking and parasailing, there are many opportunities to take advantage of the island's location all year-round.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **421 S Columbia Ave, Rincon, GA 31326 (“Property”)**. It has been prepared by Matthews Retail Advisors. 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 Retail Advisors. 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 Retail Advisors 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 Retail Advisors 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.

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