

OFFERING MEMORANDUM
ABSOLUTE TRIPLE-NET
LEASED RESTAURANT

Marcus & Millichap

**BURGER
KING**

**5615 AL Hwy 68
Collinsville, AL
35961**





FINANCIAL OVERVIEW

PRICE: \$2,195,800 | RENT: \$131,750

Property Address	5615 AL Hwy 68
City, State, Zip	Collinsville, AL
Estimated Building Size (SF)	3,410 SF
Lot Size SF/Acres	1.08 Acre (s)
Year Built	2018

LEASE SUMMARY

Property Type	Net Leased Restaurant
Ownership	Franchisee
Tenant	Premier Kings of N Alabama, Inc – 43 Locations
Lease Commencement Date	Close of Escrow
Lease Expiration	20 Years
Lease Term Remaining	20 Years
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Options to Renew	Four 5-Year Options
Base Term Rental Escalations	7.5% Every Five Years
Rent to Sales Ratio	8.5%
Right of First Refusal	Yes

ANNUALIZED OPERATING DATA

Annual Rent	\$131,750
Rental Escalations	7.5% Every 5 Years
Average Cap Rate	7.83%

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$131,750.00	\$10,979.17	6.00%
Years 6-10	\$141,631.25	\$11,802.60	6.45%
Years 11-15	\$152,253.59	\$12,687.80	6.93%
Years 16-20	\$163,672.61	\$13,639.38	7.45%
Option I Years 21-25	\$175,948.06	\$14,662.34	8.01%
Option II Years 26-30	\$189,144.16	\$15,762.01	8.61%
Option III Years 31-35	\$203,329.98	\$16,944.16	9.26%
Option IV Years 36-40	\$218,579.72	\$18,214.98	9.95%

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INVESTMENT OVERVIEW

Property Address	5615 AL Hwy 68
City, State, Zip	Collinsville, AL
Estimated Building Size (SF)	3,410 SF
Lot Size	1.08 Acre (s)
Year Built	2018
Net Operating Income	\$131,750

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present for sale this single-tenant, absolute triple-net lease Burger King Restaurant investment opportunity located at 5615 AL Hwy 68, Collinsville, Alabama. The property consists of 1.08 acres improved with an approximately 3,410-square foot building. The recently constructed restaurant has a brand new 20-year lease at the close of escrow in place with seasoned RBI Brands Franchisee operating over 200 restaurants. This Franchisee has been a Burger King and Popeyes operator of over a decade and is one of the fastest growing Franchisees in the system. In 2015, this operator was awarded "Franchisee of the Year". Annual base rent is set at \$131,750 with 7.5 percent rental increases every five years in the base term, as well as the four five-year renewal options.

The new restaurant sits directly off exit 205 on I-59 South. It is the first accessible restaurant property off of exit 205 from I-59 S. Collinsville, a agricultural town located in northeast Alabama. Collinsville is located roughly between industrial Gadsden, AL and metropolitan Chattanooga, TN ensuring both daytime and evening traffic. The site is also within a 150 ft of I-59 a road that boast nearly 20,000 vehicles per day. Nearby retailers include Mapco, Jack's, BP and Travelers Inn.

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**BRAND NEW
20-YEAR NNN LEASE**

**INTERSTATE
LOCATION**

**HEALTHY
RENT-TO-SALES RATIO**

NEW CONSTRUCTION

**AWARDED
FRANCHISEE**



Premier Kings operates well over 200 restaurants across multiple brands. Their operating companies are set up by brand and market. Through a sound strategy of acquisitions and new development they are one of the fastest growing restaurant franchisees in the country. Operating both Burger King and Popeyes throughout the Southeast through their headquarters in Montgomery, Alabama. In 2015, RBI named them “Franchisee of the Year”.

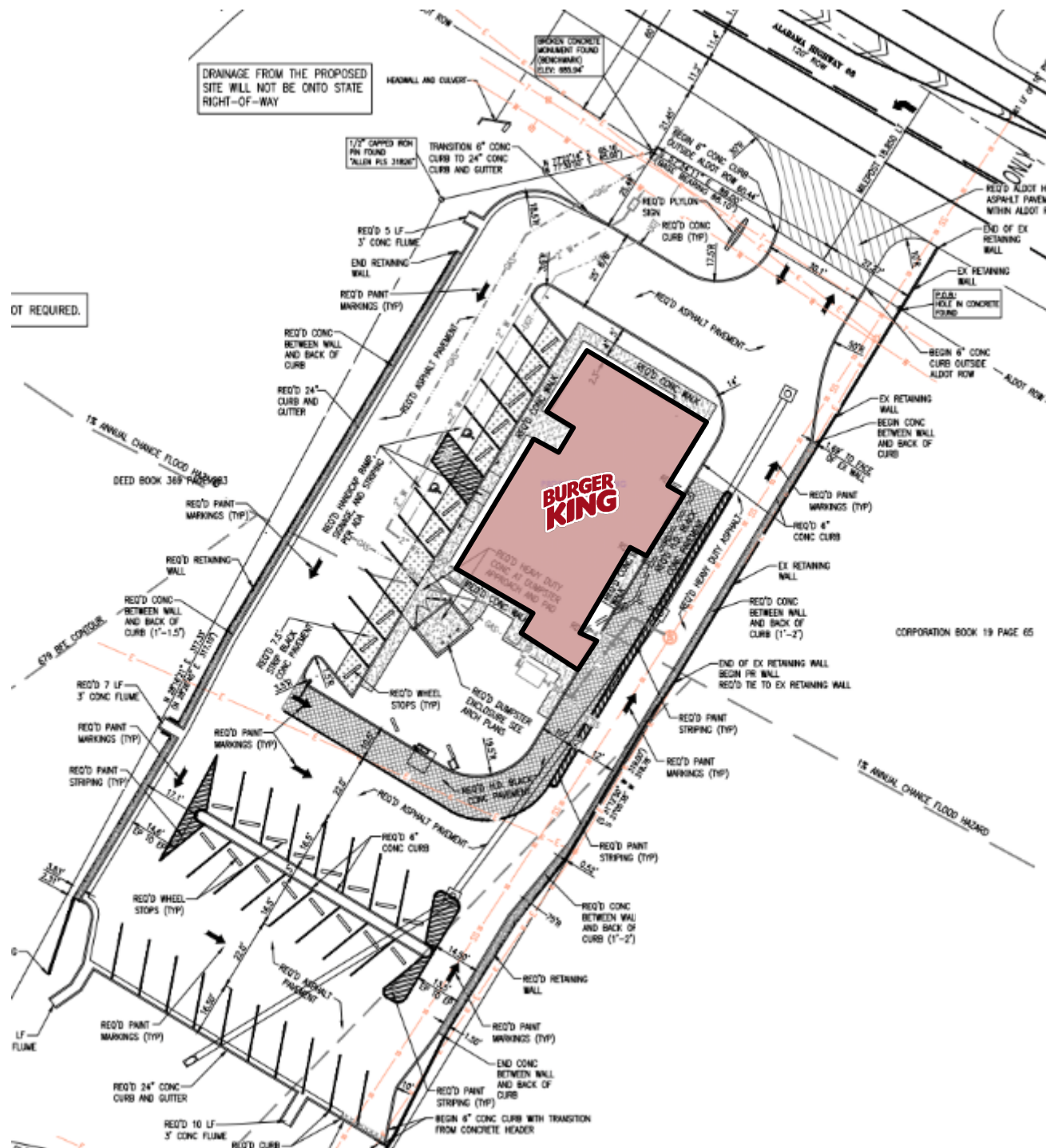
**BURGER
KING**

rbi restaurant
brands
international

Burger King

Headquartered	Miami, FL
Website	www.BK.com
Parent Company	RBI, Inc
Credit Rating	B1
Stock Ticker	QSR
2018 Sales (TB)	\$18,209.2 MM
Current Price	\$55.60 as of 12/7/2018
52 Wk High/Low	\$65.17/\$52.06
Store Count	20,351
No. of Employees	30,300

Burger King (BK) is an American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it “Burger King”. Over the next half-century, the company would change hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International.





PROPERTY AERIAL

 **15,956**
Cars Per Day
North Bound

3,410 SF
1.02 Acres



Little Wills Creek



 **7,247**
Cars Per Day



AL Hwy 68





Collinsville, AL

Collinsville is located in the center of Dekalb County in the U.S. state of Alabama. It was incorporated in 1887.

Koch Foods is it's largest employer which has a poultry plant that employees approximately 800 employees.

Collinsville is located between Hwy 11 and I-59 which run parallel to each other from New Orleans to Chattanooga. Collinsville is a growing stop along this route due to the growth of the southern cities along these two roads. Nearby businesses include Jack's, Mapco, BP, Community Credit Union, Travelers Inn and Liberty Bank.

POPULATION

2024 Projection

3-MILE	5-MILES	10-MILES
1,942	4,228	19,909

2019 Population

3-MILE	5-MILES	10-MILES
1,955	4,239	19,803



INCOME

Average

3-MILE	5-MILES	10-MILES
\$53,213	\$52,137	\$54,119

Median

3-MILE	5-MILES	10-MILES
\$40,297	\$37,946	\$40,681



HOUSEHOLDS

2024 Projection

3-MILE	5-MILES	10-MILES
641	1,442	7,430

2019 Households

3-MILE	5-MILES	10-MILES
646	1,447	7,389





LOCATION MAP

1.75M
NASHVILLE
EST. MSA
POPULATION

1.3M
MEMPHIS
EST. MSA
POPULATION

150K
FLORENCE
EST. MSA
POPULATION

455K
HUNTSVILLE
EST. MSA
POPULATION

1.1M
BIRMINGHAM
EST. MSA
POPULATION

528K
CHATTANOOGA
EST. MSA
POPULATION

5.9M
ATLANTA
EST. MSA
POPULATION



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exclusive listing

Burger King | Collinsville, AL

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