



1750 E 9 Mile Rd | Pensacola, FL

OFFERING MEMORANDUM

SUBJECT PROPERTY

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1750 E 9 Mile Rd | Pensacola, FL

OFFERING MEMORANDUM

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

SUBJECT PROPERTY



EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

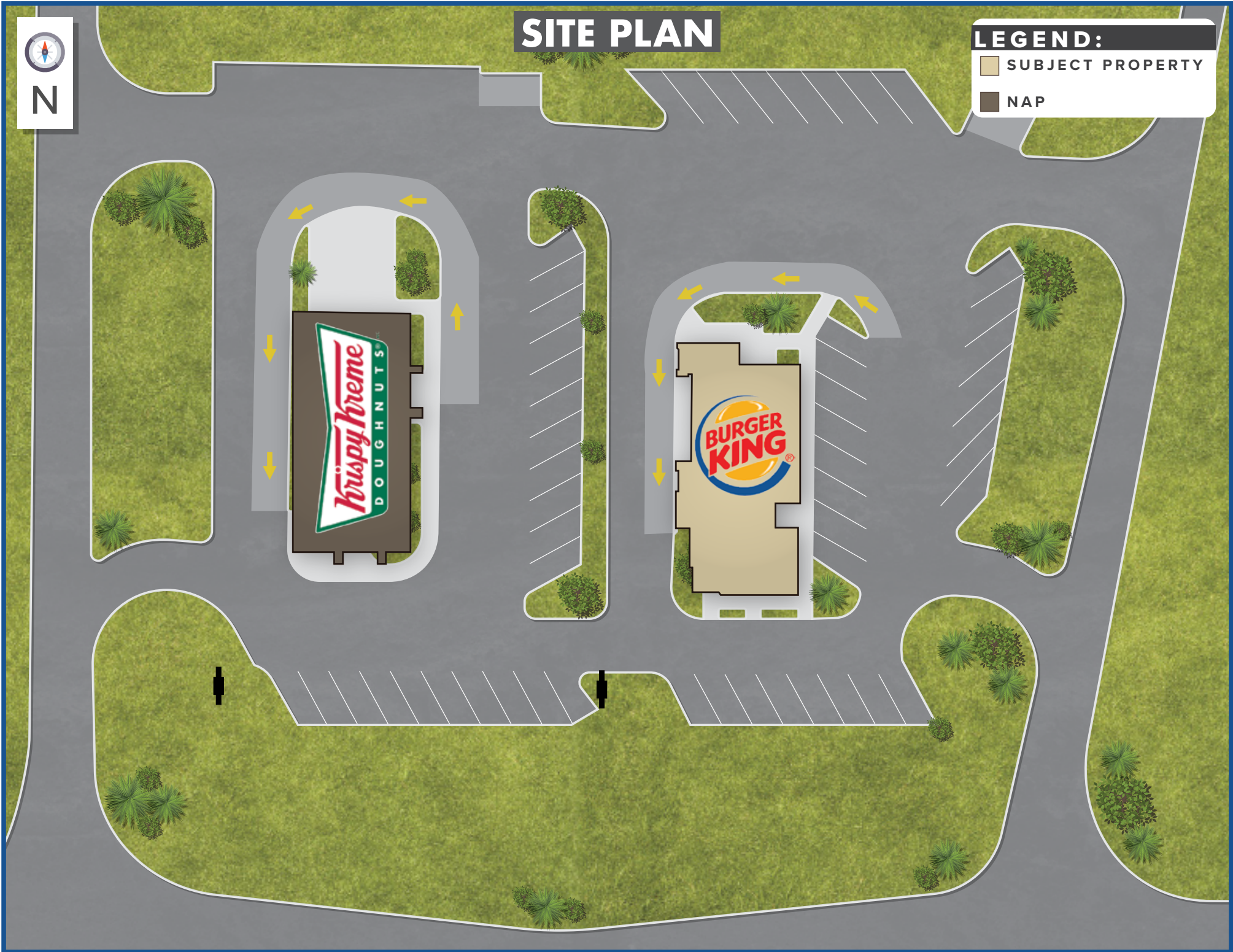
- » **Rare 20-year ground lease with fixed, 8% rent increases** every 5 years throughout the initial term and options
- » **University Location:** the subject property is located less than 1 mile from the University of West Florida, a 1,600-acre campus with over 12,900 students enrolled
- » **2019 construction and Burger King's new "BKOT" prototype**, which includes a taller building, larger windows, drive-thru, in-restaurant self-order kiosks, and outdoor digital menu boards
- » **Complete hands-off ownership** position, ideal for both in-state and out-of-state investors looking for passive income with a proven national brand in Burger King
- » Offered below replacement cost at \$650 PSF
- » **Income-tax free state – Florida**
- » Highly attractive, **full-term guaranty from GPS Hospitality Partners IV, LLC: ±200 locations**
- » GPS Hospitality is an incredibly successful and seasoned multi-brand, operating group with over **475 Burger King, Popeye's and Pizza Hut locations** in Alabama, Arkansas, Florida, Georgia, Louisiana, Maryland, Mississippi, New Jersey, Michigan, Pennsylvania, and West Virginia
- » Ideally positioned just off the signalized hard corner of E. 9 Mile Road and Plainfield Avenue, which has **traffic counts of over 35,800 vehicles per day**
- » Unobstructed frontage to E. 9 Mile Road which is a main retail corridor serving the immediate area and plays host to a great mix of dominant retailers such as **Target, Walmart, Publix, Kohl's, CVS, Chick Fil A, Panda Express, Starbucks, Panera Bread, Wells Fargo and Krispy Kreme**, to name a few
- » Strong **population growth of 15% in a 1-mile radius over the past 10 years** and projected population growth of over 7% for the next 5 years
- » Ideal socioeconomic demographic for the brand with average household incomes of \$61,000 and \$68,000 in the 3 and 5-mile radius, respectively
- » About 1.5 miles from West Florida Hospital: a 515-bed Short Term Acute Care facility with over 64,000 annual patient days and is the area's leading health care facility in quality outcomes performance



SITE PLAN

LEGEND:

-  SUBJECT PROPERTY
-  NAP



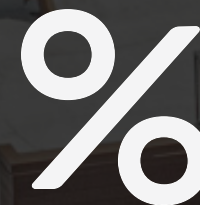
FINANCIAL OVERVIEW



\$1,789,000
LIST PRICE



\$85,000
NOI



4.75%
CAP RATE

BUILDING INFO

Address	1750 E 9 Mile Rd Pensacola, FL
Year Built	2019
GLA of Building	± 2,756 SF
Lot Size	± 0.88 Acres (±38,333 SF)

TENANT SUMMARY

Trade Name	Burger King
Ownership Type	Ground Lease
Lease Guarantor	GPS Hospitality Partners IV, LLC
Lease Type	Absolute NNN
Original Lease Term (Years)	20 Years
Rent Commencement Date	8/24/18
Lease Expiration Date	8/31/38
Increases	8% Every 5 Years
Options	Four (4), Five (5) Year Options

ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	CAP
Years 1-5	\$7,083.33	\$85,000	4.75%
Years 6-10	\$7,650.00	\$91,800	5.13%
Years 11-15	\$8,262.00	\$99,144	5.54%
Years 16-20	\$8,922.96	\$107,076	5.99%
Option 1	\$9,636.80	\$115,642	6.46%
Option 2	\$10,407.74	\$124,893	6.98%
Option 3	\$11,240.36	\$134,884	7.54%
Option 4	\$12,139.59	\$145,675	8.14%

TENANT OVERVIEW

BURGER KING

Burger King Worldwide operates the world's #2 hamburger chain by sales with almost 18,000 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.

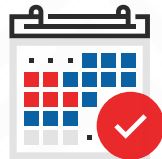
GEOGRAPHIC OUTREACH

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.



NO. OF LOCATIONS

± 17,800



YEAR FOUNDED

1954



PARENT COMPANY TRADE NAME

Restaurant Brands International, Inc.



HEADQUARTERS

Miami, FL



± 12,900 STUDENTS



E. 9 MILE RD
± 36,500 VPD



- A RATING IN PATIENT SAFETY
- AREA'S FIRST ACCREDITED CHEST PAIN CENTER & BREAST IMAGING CENTER OF EXCELLENCE.
- THE AREA'S ONLY:
 - COMPREHENSIVE
 - CARF-ACCREDITED PHYSICAL
 - REHABILITATION HOSPITAL
 - BEHAVIORAL HEALTH FACILITY



± 77,000 VPD

UNIVERSITY TOWN PLAZA



N. DAVIS HWY
± 43,000 VPD



1 MILE



E. 9 MILE RD
± 36,500 VPD





E. 9 MILE RD
± 36,500 VPD



AREA OVERVIEW

PENSACOLA, FL OVERVIEW

Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate climate and a friendly community that is driven toward success presents an unparalleled quality of life.

The city has a proud military heritage, thanks to the Naval Air Station. In addition to being the "Cradle of Naval Aviation," the Pensacola Bay Area is proud to call itself home to the renowned Blue Angels, officially known as the U.S. Navy Flight Demonstration Squadron. Welcoming family or friends for a visit is convenient with our local Pensacola International Airport which offers nonstop air service to nine major U.S. cities, over 1300 domestic flights, and 21 international flights via six major airlines.

| DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	7,910	49,731	110,367
2020 Estimate	7,393	46,810	104,628
2010 Census	6,400	41,894	95,370
Growth 2020-2025	6.99%	6.24%	5.49%
Growth 2010-2020	15.52%	11.73%	9.71%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	3,957	21,209	45,587
2020 Estimate	3,699	19,877	42,972
2010 Census	3,219	17,594	38,615
Growth 2020-2025	6.97%	6.70%	6.08%
Growth 2010-2020	14.91%	12.98%	11.28%

INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$59,847	\$61,538	\$68,576

ECONOMY






Pensacola, nestled on Florida's Gulf Coast, has long been known as a great place to bring your family for a vacation. Now, Pensacola's recognized for its vibrant downtown, its outstanding and diverse arts & culture opportunities, and as a place where businesses can grow and thrive.

There are a number of annual festivals, events, historic tours, and landmarks that drive tourism in Pensacola. The Pensacola Seafood Festival and The Pensacola Crawfish Festival held in the heart of historic Downtown has been held for nearly 30 years with live music acts. The Great Gulfcoast Arts Festival is held annually in November in Seville Square often drawing more than 200 regional and international artists as well as The Children's Art Festival which is held in the same park featuring art by children from local area schools. Pensacon is an annual comic convention that is held in February which generates close to 25,000 people to attend from all around the world.

PORT PENSACOLA

Port Pensacola, strategically positioned along the Gulf of Mexico, is Northwest Florida's most diverse and business-focused deep-water port. Port Pensacola is a full-service port offering stevedoring and marine terminal services for all descriptions of bulk, break-bulk, unitized freight, and special project cargo. The Port of Pensacola provides a deep-water seaport convenient to the Panama Canal and major shipping routes

A GREAT CLIMATE FOR BUSINESS

-  Pensacola is the legal, commercial, financial, and cultural center of Northwest Florida
-  Business-friendly leadership in the public and private sectors
-  Direct access to Interstate 10 and CSX rail lines
-  Home to Pensacola International Airport, the leading airport between New Orleans and Jacksonville, with five airlines serving more than 1.6 million passengers each year
-  Pensacola Energy is one of the top 20 municipally owned natural gas utilities in the U.S

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **1750 E 9 Mile Rd, Pensacola, FL 32514** ("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.

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