



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



Burger King  
400 N Blake Street  
Pine Bluff, AR 71601



# EXCLUSIVELY MARKETED BY:



**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT  
elan@SIGnnn.com



**BRIAN ROBINSON**

Lic. # 020292902

310.241.3677 | DIRECT  
brobinson@SIGnnn.com



**MATSON KANE**

Lic. # 695584

512.861.1889 | DIRECT  
matson@SIGnnn.com



**ANDREW ACKERMAN**

Lic. # PB00085157

770.626.0445 | DIRECT  
andrew@SIGnnn.com

305 Camp Craft Rd, Suite 550  
Westlake Hills, TX 78746  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

In Cooperation With Sands Investment Group  
Arkansas, LLC - Lic. # PB00085157

# TABLE OF CONTENTS



04

06

07

12

14

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Property Images  
Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,158 SF Burger King Located at 400 N Blake Street in Pine Bluff, Arkansas. This Opportunity Includes a Triple Net (NNN) Lease to Begin at Close of Escrow With Zero Landlord Responsibilities, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$1,000,000
CAP	7.50%
NOI	\$75,000
PRICE PER SF	\$316.66
GUARANTOR	Franchisee

## PROPERTY SUMMARY

ADDRESS	400 N Blake Street Pine Bluff, AR 71601
COUNTY	Jefferson
BUILDING AREA	3,158 SF
LAND AREA	1.15 AC
BUILT	1985





# HIGHLIGHTS

- Triple Net (NNN) Lease to Begin at Close of Escrow With Zero Landlord Responsibilities
- Flis Enterprises Has Been in Business Since 1979 and Operates 23 Units
- Situated at the Intersection of W Scull St and N Blake St (Which Sees Over 17,000 VPD) With Dual Access From Each Road
- Great Demographics - Population of Over 46,425 Residents Making an Average Household Income of \$49,299 Within a 5-Mile Radius
- Located Along a Heavy Retail and Hotel Corridor With Access to Interstate 530 Which Runs North Into Little Rock (35 Minutes)
- Minutes From Both the Harbor Oaks Golf Club (4-Miles) and Jaycee Golf Course (1.5-Miles) - Both Public Courses
- University of Arkansas Pine Bluff is Located Just 2-Miles Away and is the Second Oldest Public Institution in Arkansas and Services Over 2,500 Students
- Pine Bluff Arsenal Army Facility is 6-Miles Away and is Known For Supplying Specialized Production, Storage, Maintenance and Distribution of Readiness Products to the Armed Forces and Homeland Security
- Located Less Than 2-Miles From Lake Saracen Which Offers Fishing Tournaments, Walking Trails, Farmers Markets and Has a 10,000 SF Pavilion That Can Be Used For Educational Programs, Car Shows, Picnics, Concerts and Personal Events
- Nearby Tenants Include: KFC, Rally's, Sonic, Days Inn, Econo Lodge, McDonald's, Dollar General, Walgreens, Family Dollar, AutoZone and O'Reilly's Auto Parts





ACTUAL PROPERTY IMAGES

# LEASE SUMMARY

TENANT	Flis Enterprises
PREMISES	A Building of Approximately 3,158 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	April 30, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	1% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE  
FOOTAGE

3,158 SF

ANNUAL  
BASE RENT

\$75,000

RENT  
PER SF

\$23.75





ACTUAL PROPERTY IMAGES







Big "K"  
Tire Service

James Matthews  
Elementary

Walgreens

Simmons  
Bank

Doc's Pawn Shop

Classic  
Inn

Jaycee  
Golf Course

Acme  
Liquor

Hestand  
Stadium

365

Pinecrest  
Flea Market



Days Inn  
& Suites  
BY WYNDHAM

SONIC

Rally's  
"CRAZY GOOD FOOD"

KFC

W Scull St

CHOICE  
HOTELS

Country  
Donuts

N Blake St







Steve's  
Auto Salvage



R. L. SMITH  
TRUCKING, LLC

Foster  
Towing

Martha Mitchell Expy

Briarwood  
Inn



Western  
Sizzlin



Country  
Donuts



N Blake St

Bottle King Beer,  
Wine, Liquor

W Scull St



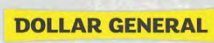




HUDDLE HOUSE TSC TRACTOR SUPPLY CO



N Blake St



Martha Mitchell Expy





## PINE BLUFF | JEFFERSON COUNTY | ARKANSAS

Pine Bluff is the tenth-largest city in the state of Arkansas and the county seat of Jefferson County. It is the principal city of the Pine Bluff Metropolitan Statistical Area and part of the Little Rock-North Little Rock-Pine Bluff Combined Statistical Area. The 2018 city population was estimated to be 42,271 residents. The city is situated in the Southeast section of the Arkansas Delta and straddles the Arkansas Timberlands region to its west. The city is located 40 miles to the state's capital of Little Rock. Little Rock's population was estimated to be about 197,881 residents in 2018. Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South.

Jefferson County is located in the heart of a rich agricultural area in the Arkansas River Basin. The leading products include cotton soybeans, cattle, rice, poultry timber and catfish. Principal industries in the area are engaged in processing cotton; production of cottonseed oil, paper and wood products; the manufacture of wire products; poultry processing; the manufacture of electric transformers; and metal fabrication. Major area employers include Jefferson Regional Medical Center, Simmons First National Corp., Tyson Foods, Evergreen Packaging, the Pine Bluff Arsenal and the Union Pacific Railroad. Due to its close proximity, Little Rock, the state's capital, also greatly affects the city's economy. The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations like Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

Pine Bluff has numerous creeks, streams, and bayous. The city is home to the Bayou Bartholomew which is the longest bayou in the world and is the second most-diverse stream in the U.S. The city is less than an hours drive to Little Rock. Little Rock is home to the William J. Clinton Presidential Library and Museum, with exhibits including a replica of the Oval Office and presidential artifacts. In an 1800s Greek Revival building, the Old State House Museum traces Arkansas history. MacArthur Park has a pond, plus the Arkansas Arts Center, known for its large collection of drawings. The Little Rock Zoo was founded in 1926 and is home to more than 725 animals representing over 200 species, and covers an area of 33 acres.

PINE BLUFF, AR

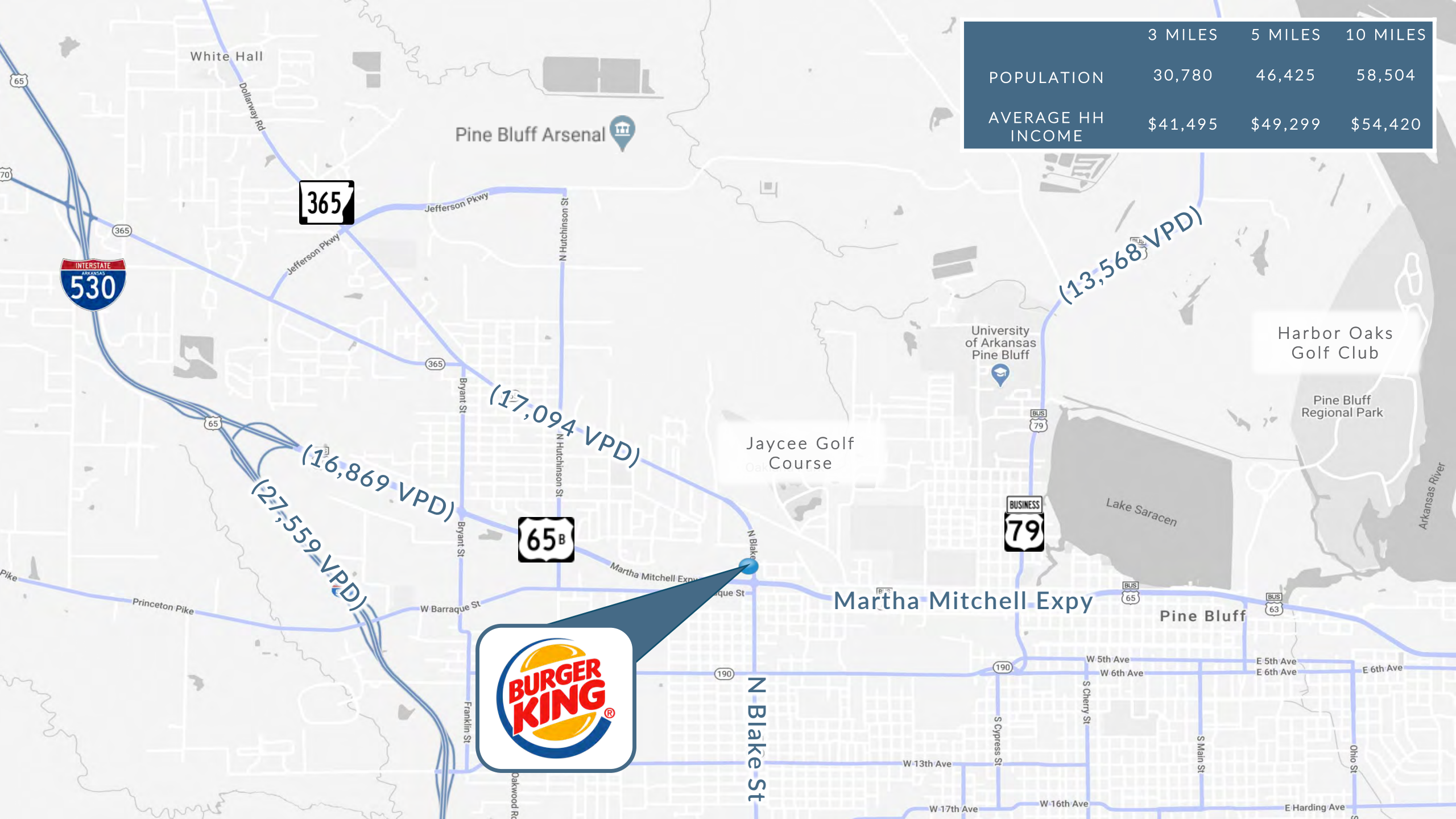


LITTLE ROCK ZOO



LITTLE ROCK, AR





	3 MILES	5 MILES	10 MILES
POPULATION	30,780	46,425	58,504
AVERAGE HH INCOME	\$41,495	\$49,299	\$54,420





BURGER KING

# 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 December 2019, the company operates over 18,838 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 \$33 billion in system-wide sales and over 26,000 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.



COMPANY TYPE  
NYSE: QSR



FOUNDED  
1954



# OF LOCATIONS  
18,838+



HEADQUARTERS  
Miami-Dade County, FL



WEBSITE  
bk.com



# CONFIDENTIALITY AGREEMENT

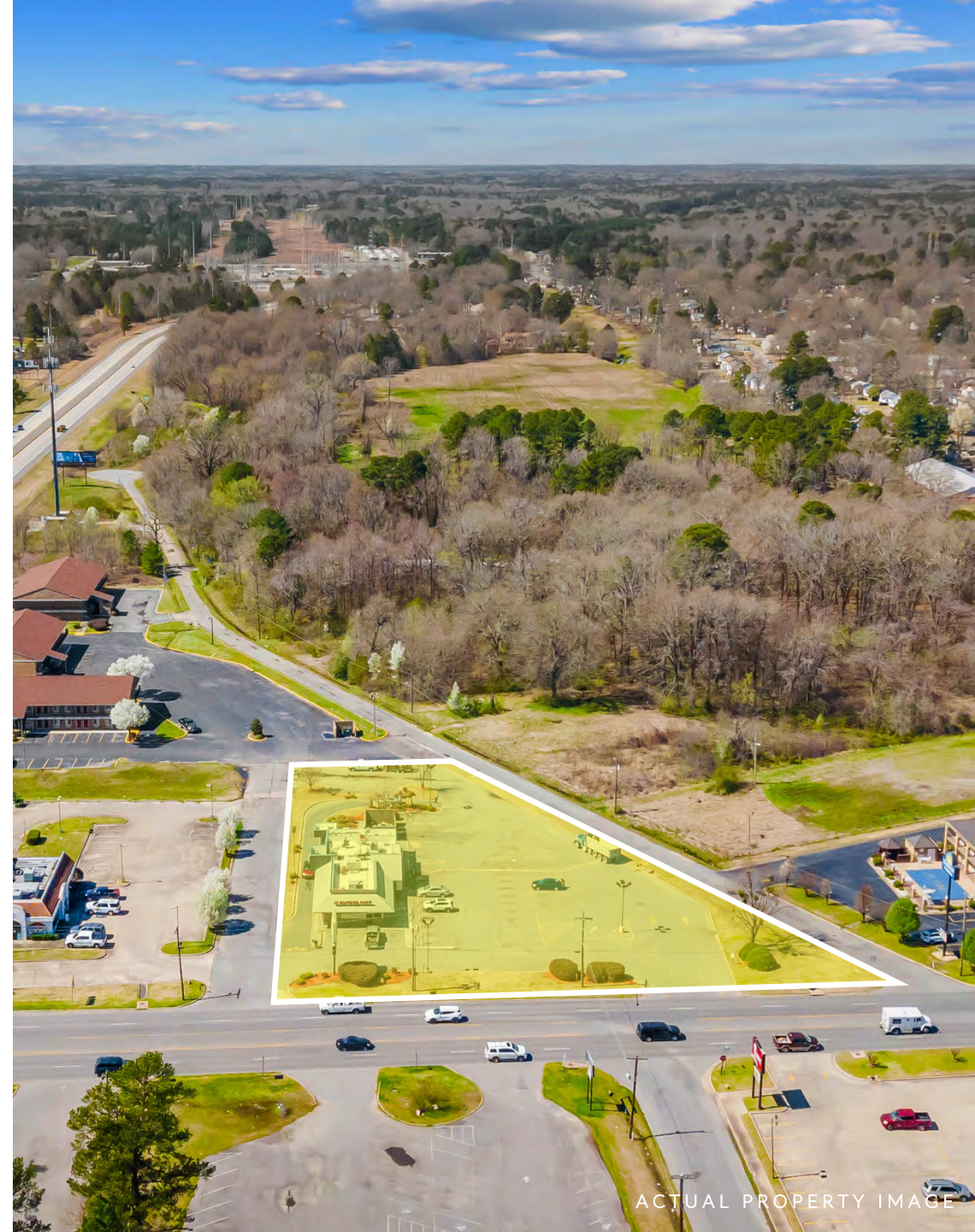
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

In Cooperation With  
Sands Investment Group Arkansas, LLC  
Lic. # PB00085157

EXCLUSIVELY MARKETING BY:

**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT

elan@SIGnnn.com

**BRIAN ROBINSON**

Lic. # 020292902

310.241.3677 | DIRECT

brobinson@SIGnnn.com

**MATSON KANE**

Lic. # 695584

512.861.1889 | DIRECT

matson@SIGnnn.com

**ANDREW ACKERMAN**

Lic. # PB00085157

770.626.0445 | DIRECT

andrew@SIGnnn.com



**Burger King**  
400 N Blake Street  
Pine Bluff, AR 71601