

FOR SALE | 1830 E MAIN STREET, WOODLAND, CA 13 YEAR SINGLE TENANT NNN INVESTMENT



PROPERTY DETAILS

» Price	\$1,944,000	» Lease Term	13 years
» CAP Rate	5.0%	» Options	Four 5-year options
» Annual Rent	\$97,200	» Year Built	2006
» Monthly Rent	\$8,100	» Parcel Size	0.34 acres
» Rent Increases	8% every years	» APN #	027-310-055

SCOTT LAEBER

Senior Vice President
+1 916 563 3040
scott.laeber@colliers.com
Lic. No. 01232807

HEATH CHARAMUGA

Senior Vice President
+1 916 563 3094
heath.charamuga@colliers.com
Lic. No. 01189551

Colliers International
301 University Avenue Suite 100
Sacramento, CA 95825
www.colliers.com/sacramento



ABOUT BURGER KING

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because our 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®, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years.



In 2010, 3G Capital, a global multi-million dollar investment firm focused on long term value creation, purchased Burger King Corporation, making it a privately-held company.

3G Capital is a global investment firm focused on long-term value, with a particular emphasis on maximizing the potential of brands and businesses. The firm and its partners have a strong history of operational excellence, board involvement, deep sector expertise, and an extensive global network. 3G Capital works in close partnership with management teams at its portfolio companies and places a strong emphasis on recruiting, developing and retaining top-tier talent.

Most recently, in July 2015, 3G Capital partnered with Berkshire Hathaway to complete the combination of H.J. Heinz Company and Kraft Foods Group, forming the Kraft Heinz Company, following 3G and Berkshire’s acquisition of Heinz in June 2013. Previously, in December 2014, 3G Capital completed the combination of Burger King and Tim Hortons, forming Restaurant Brands International, following 3G’s acquisition of Burger King in October 2010. Affiliates of 3G’s Partners are meaningful shareholders of AB Inbev since 1989 and Lojas Americanas since 1983.

ABOUT THE FRANCHISEE

Ghai Management Services, Inc. is the franchisees parent company, in addition to Burger King, they are also franchisees for Taco Bell, Denny’s and Blaze Pizza.

Lease Commencement	2/1/2013
Lease Term	20 years
Lease Type	Absolute NNN
Gross Leasable Area	2,565 SF
Increases	8% every 5 years
Optional Term	Four 5 year
Headquartered	Livermore, CA
Company Type	Restaurant



AREA OVERVIEW

The map displays the Sacramento region, highlighting the proposed 'SITE' location. The site is situated on Interstate 5 (I-5) north of Woodland, California. Key geographical features include the Tule Canal, Knights Landing Ridge, and Putah Creek. Major transportation routes shown are I-5, I-80, and SR-99. Surrounding communities such as Woodland, Davis, West Sacramento, and Sacramento are labeled. A blue callout box with the word 'SITE' in white capital letters points to the specific location on I-5. A north arrow is located in the top left corner.

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