

#### PROPERTY DETAILS

» Price \$1,944,000» CAP Rate 5.0%

Annual Rent \$97,200

Monthly Rent \$8,100

» Rent Increases 8% every years

» Lease Term 13 years

Options Four 5-year options

» Year Built 2006

» Parcel Size 0.34 acres

» **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



#### **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.

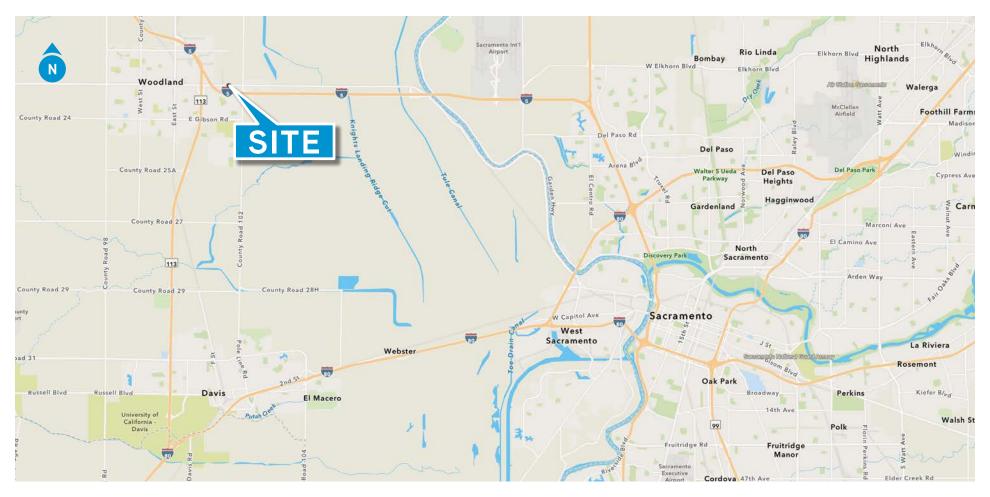
Lease Commencement	2/1/2013
Lease Term	20 years
Lease Type	Absolute NNN
Gross Leasable Area	2,565 SF
Increases	8% every 5 years
Optional Term	Four 5 year
Headquartered	Livermore, CA
Company Type	Restaurant



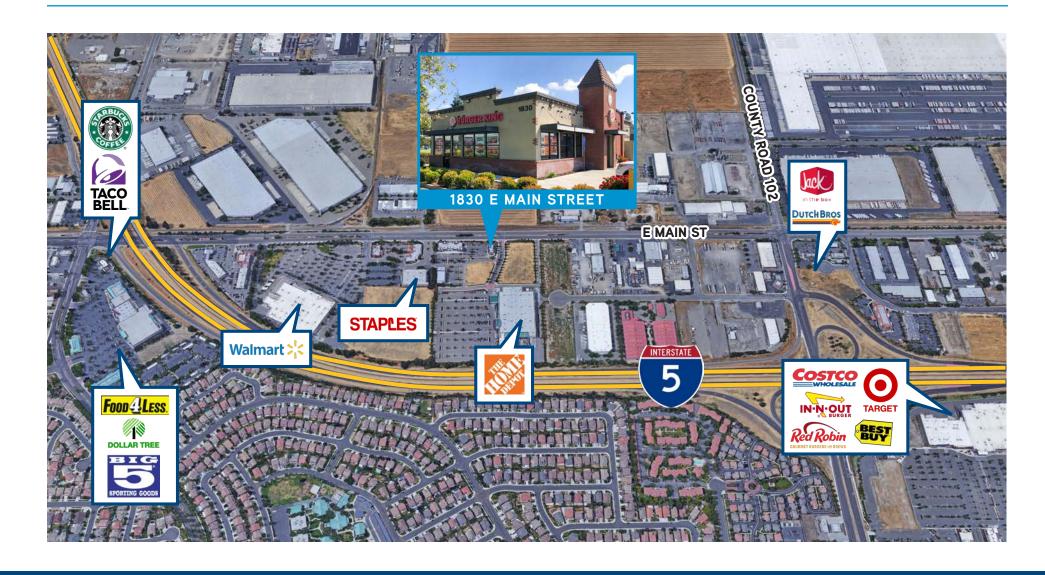


#### **AREA OVERVIEW**

Woodland is the county seat of Yolo County, located in California's Central Valley. Woodland is located 20 miles northwest of Sacramento at the intersection of Interstate 5 and State Route 113. To the south is the City of Davis, with its University of California campus. The Sacramento International Airport is eight miles to the east. Waterways include the Yolo By-pass and Sacramento River to the east, Willow Slough to the southeast, and Cache Creek to the north. Woodland has a strong historic heritage, which is reflected in an impressive stock of historic buildings in its downtown area and surrounding neighborhoods. Woodland's agricultural setting is largely responsible for the community's distinct identity and plays and important economic role in Woodland. Due to its proximity to major transportation nodes, Woodland has also become increasingly important as a manufacturing and distribution center.



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and the reliability. Any interested party should undertake their own inquiries as to the accuracy of liers International excludes unequivocally all inferred or implied terms, continions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2020. All rights reserved.



### **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

