



TRINITY

REAL ESTATE INVESTMENT SERVICES



BURGER KING - 10% RENTAL INCREASES - ABSOLUTE NNN

798 E MAIN STREET, JEFFERSON, NC 28640

\$1,946,460

5.0% CAP

TRINITYREIS.COM

Actual Property



JEFFERSON, NC

\$1,946,460 | 5.0% CAP

- Burger King With 16.5+ Years Remaining on Primary Term
- Absolute NNN Lease - Zero Landlord Responsibilities
- Attractive 10% Rental Increases Every 5 Years Built Into Lease Term
- Rare Percent Rent Clause with Four Year Track Record of Paying Overage*
- No Rent Abatement Asked for
- Situated on Most Trafficked Road in Jefferson (E Main St - 15,000 VPD) Across From the City's Largest Retail Center
- Hard Corner Lot With City Plans to Put in a Signal
- Great Access to Entry Points on Hwy 221 & Government Circle
- Burger King is the Second-Largest Fast Food Hamburger Chain in the World

EXCLUSIVELY MARKETING BY:

DREW DUNCAN

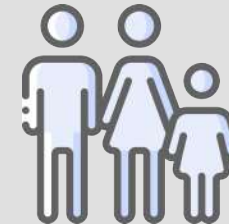
262.309.4900 | drew@trinityreis.com

INVESTMENT OVERVIEW:

Base Annual Rent:	\$97,323*
Rent Per SF:	\$33.95
Rent Commencement Date:	4/5/2017
Lease Expiration Date:	4/4/2037
Lease Term Remaining:	16.5+ Years
Lease Type:	Absolute NNN
Type of Ownership:	Fee Simple



Burger King, Home of the Whopper, is among the most recognizable QSRs with a value of \$7B+



As the Second Largest Fast Food Hamburger Chain in the World, Burger King Serves 11M Guests Daily



In 2019, Burger King Achieved a System-Wide Sales Growth of 15% and a Net Restaurant Growth of 5.8%

PROPERTY DETAILS:

Building & Land Area:	2,934 SF 1.06 AC
Renewal Options:	None
Year Built:	2017
Guarantor:	20+ Unit Operator
Price Per SF:	\$663.42

LEASE ABSTRACT

798 E MAIN STREET | JEFFERSON, NC

ANNUALIZED OPERATING DATA

	Term	Base Annual Rent	Rent per SF
Years 1- Year 5	04/05/2017 - 04/04/2022	\$90,000	\$30.67
10% Rental Increases Every 5 Years	04/05/2022 - 04/04/2027	\$99,000	\$33.74
	04/05/2027 - 04/04/2032	\$109,200	\$37.22
	04/05/2032 - 04/04/2037	\$120,000	\$40.90



RESPONSIBILITIES BREAKDOWN

TAXES

PAID BY **TENANT**

Lessee shall pay on or before the last day on which payment may be made without penalty or interest, all taxes...

INSURANCE

PAID BY **TENANT**

Lessee shall provide Lessor with current Certificate of Insurance evidencing Lessee's compliance...

ROOF & STRUCTURE

PAID BY **TENANT**

Lessee shall at its own cost and expense, keep and maintain the Premises and all fixtures and personalty located on it in good order and condition. Shall make all necessary and desirable repairs, restorations, and replacements thereof, structural and nonstructural, foreseen and unforeseen.

PARKING LOT & HVAC

PAID BY **TENANT**

Parking Lot: Lessee shall also maintain in good repair and free from dirt, snow, ice, rubbish and other obstructions or encumbrances, the sidewalks, parking areas, yards, plantings, gutters and curbs.

HVAC: Shall make all necessary and desirable repairs, restorations, and replacements thereof, structural and nonstructural, foreseen and unforeseen.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	1,133	6,570	11,373
2020 Estimated	1,148	6,898	11,865
2025 Projected	1,179	7,110	12,186

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2020	1.12%	4.24%	3.68%
2020 - 2025	2.65%	3.05%	2.70%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$40,216	\$38,019	\$40,682
Average	\$55,907	\$51,786	\$54,419

Demographic data provided by CoStar



Map data ©2020 Imagery ©2020 , Commonwealth of Virginia, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



MOUNTAIN VILLAGE
SHOPPING CENTER

E Main Street - 15,000+ VPD



Government Circle

Actual Property



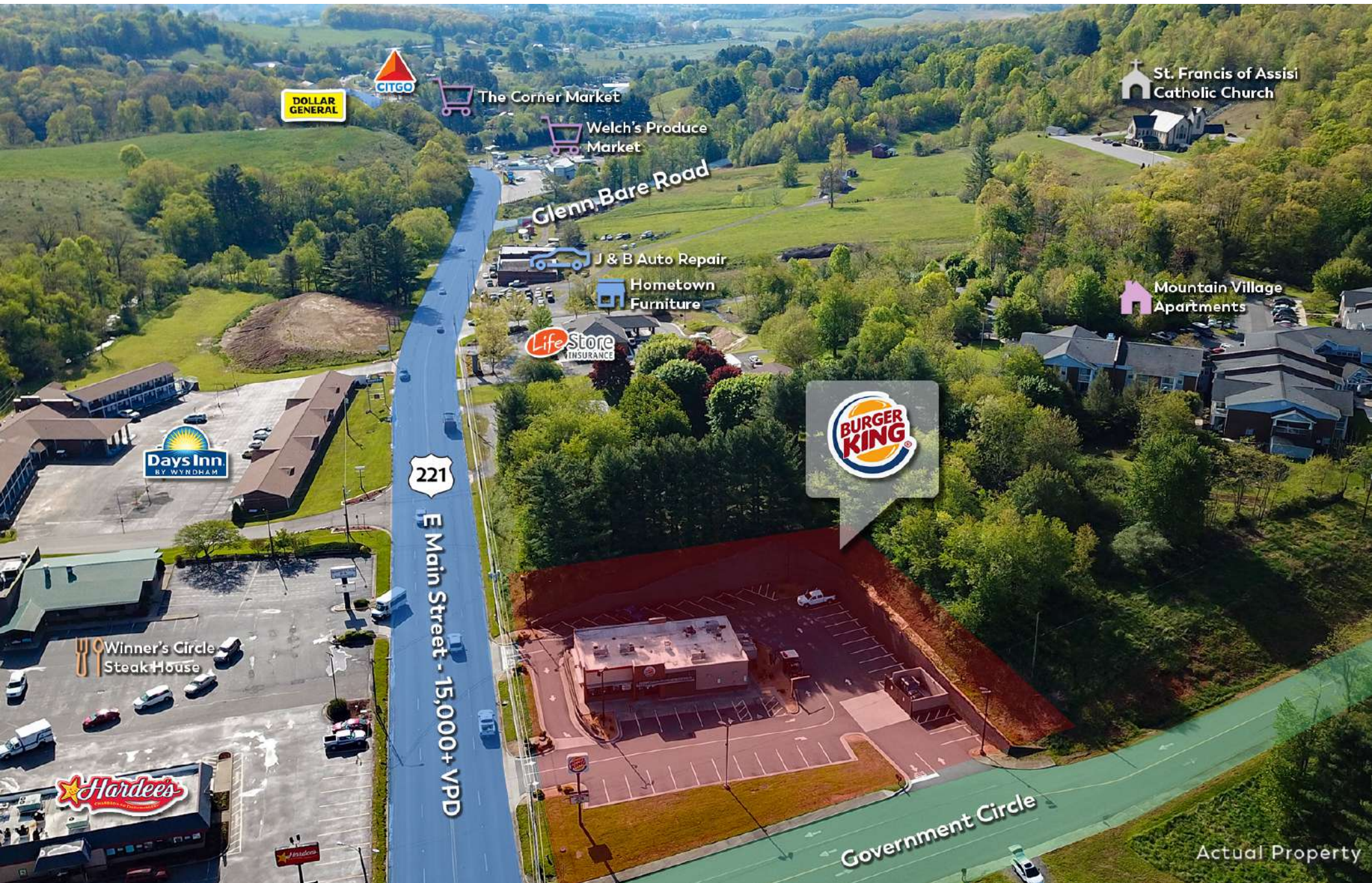
Government Circle



E Main Street - 15,000+ VPD



Actual Property





Actual Property





66 Years
of Success



**Publicly
Traded Co.**
NASDAQ: BKW



BB-
S&P Rated



\$3.33B
Market Cap



18,000+
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY:

DREW DUNCAN

262.309.4900

drew@trinityreis.com

BROKER OF RECORD

NICK SILIVANCH

ECCRE

NC #263168

Actual Property