

Burger King

6720 Westworth Boulevard
(Westworth Village) Fort Worth, TX 76114



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

REPRESENTATIVE IMAGE

EXCLUSIVELY MARKETED BY:



MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com



ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

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

www.SIGnnn.com

In Cooperation With
Sands Investment Group Austin, LLC Lic. #9004706

TABLE OF CONTENTS

04

06

07

11

13

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Site Plan & Elevations
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile
Franchisee 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 3,010 SF Burger King at 6720 Westworth Boulevard in (Westworth Village) Fort Worth, Texas. This Opportunity Includes a Brand-New Construction on a 15 Year Absolute Triple Net (NNN) Ground Lease, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,736,843
CAP	4.75%
NOI	\$82,500
PRICE PER SF	\$577.02
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	6720 Westworth Blvd Westworth Village, TX 76114
COUNTY	Tarrant
BUILDING AREA	3,010 SF
LAND AREA	0.94 AC
BUILT	2020



HIGHLIGHTS

- Brand New 2020 Construction With Zero Landlord Responsibilities - Set to Open 3rd Quarter 2020
- Long Term 15 Year Ground Lease Backed By Top Tier Operator - Ampler Burgers, LLC (57 Unit Franchisee)
- Strategically Located Site on a Main Retail Corridor (Westworth Blvd) That Sees 31,643 Vehicles Per Day
- Strong Demographics With 229,392 Residents Making an Average Household Income of \$80,972 Within a 5-Mile Radius
- The Population Has Grown Over 19.43% in the Last 10-Years and is Expected to Increase Another 7% By 2025
- Minutes From Lockheed Martin Aeronautics With Over 25,000 Employees and Produces Aircraft For the US Military
- Backs Up to the Naval Air Station Joint Reserve Base; As of June 2011, There Were 11,300 Employees Including Active Duty, Reserve, Air National Guard and Civilians
- 20 Minutes From the Famous Stockyard Stations Which is a Large Historic District With an Old West Vibe Offering Tours, Entertainment, Shops and Restaurants
- Ranked the 13th Largest and One of the Fastest Growing Cities in the U.S.; Fort Worth is Home to More Than 850,000 Residents
- Texas is a State Income Tax Free State
- Nearby Tenants Include: Sam's Club, Lowe's, ALDI, Target, Party City, Raising Cane's, Panda Express, Ross, Dillard's, Academy, Goodwill, GameStop, Petco, Zips Car Wash, Krispy Kreme, Chick-fil-A, Wells Fargo, Quick Trip, Whataburger and More



LEASE SUMMARY

TENANT	Burger King
PREMISES	A Building of Approximately 3,010 SF
LEASE COMMENCEMENT	December 12, 2019
RENT COMMENCEMENT	TBD
LEASE EXPIRATION	15 Years From Rent Commencement
LEASE TERM	15 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN) Ground Lease
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

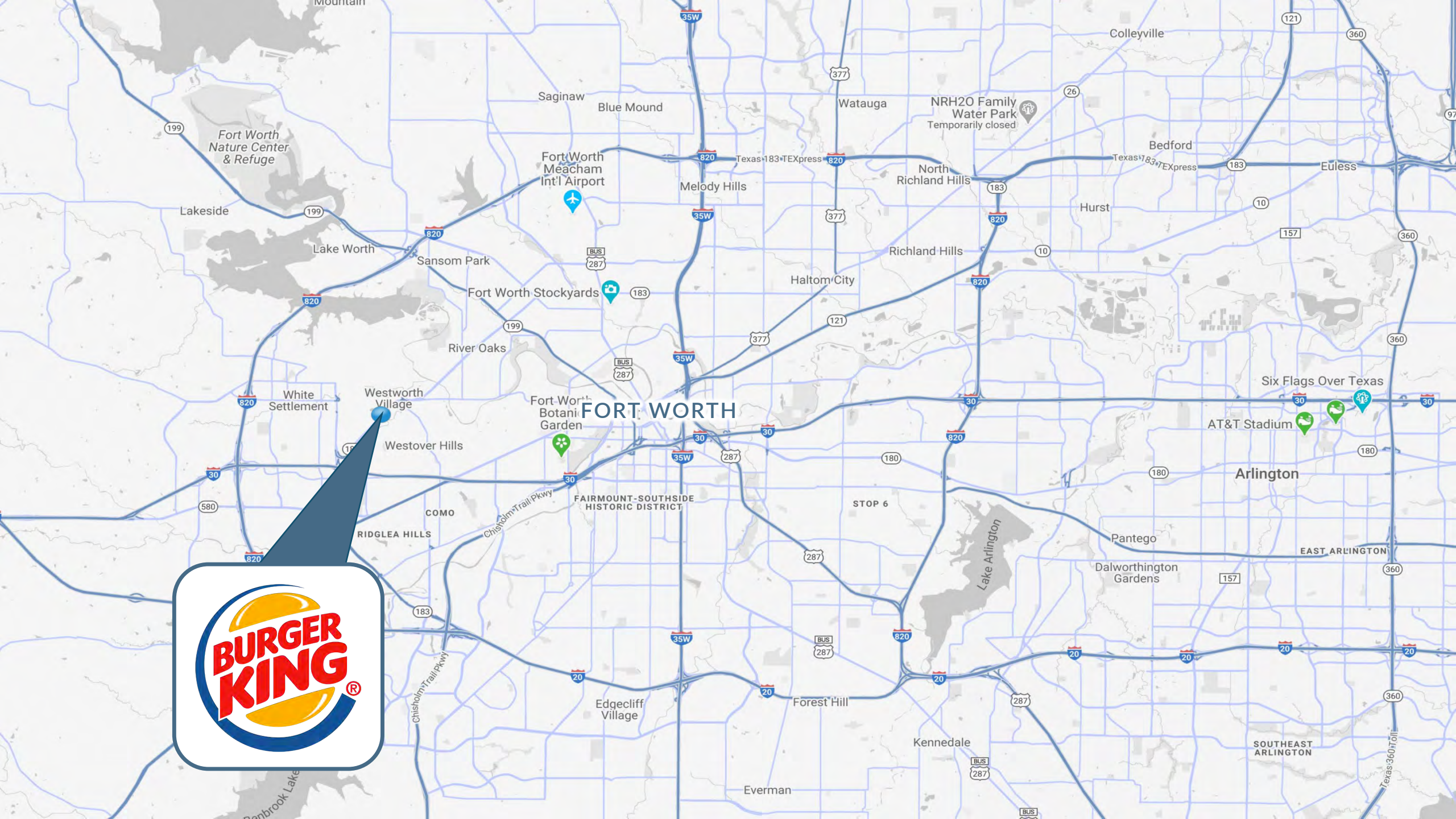
ANNUAL
BASE RENT

RENT
PER SF

3,010 SF

\$82,500

\$27.41



Walmart



sam's club

LOWE'S



KAY

SMOOTHIE KING

GameStop

T-Mobile



Krispy Kreme

Chick-fil-A

SONIC

WELLS FARGO

WHATABURGER

Kwik-Kar

LA FITNESS

NAVY FEDERAL Credit Union



183

Westworth Blvd

TAKE 5

PANDA EXPRESS

Arby's

McDonald's

SportClips

CHASE

EXPRESS ZIPS

DQ

Panera BREAD

Canoe's

CUBESMART self storage



TARGET

ANYTIME FITNESS

generator

HALF PRICE BOOKS

99c only STORES

petco

Party City



THE WESTMORE SENIOR LIVING



Westworth Blvd

183

INTERSTATE
30

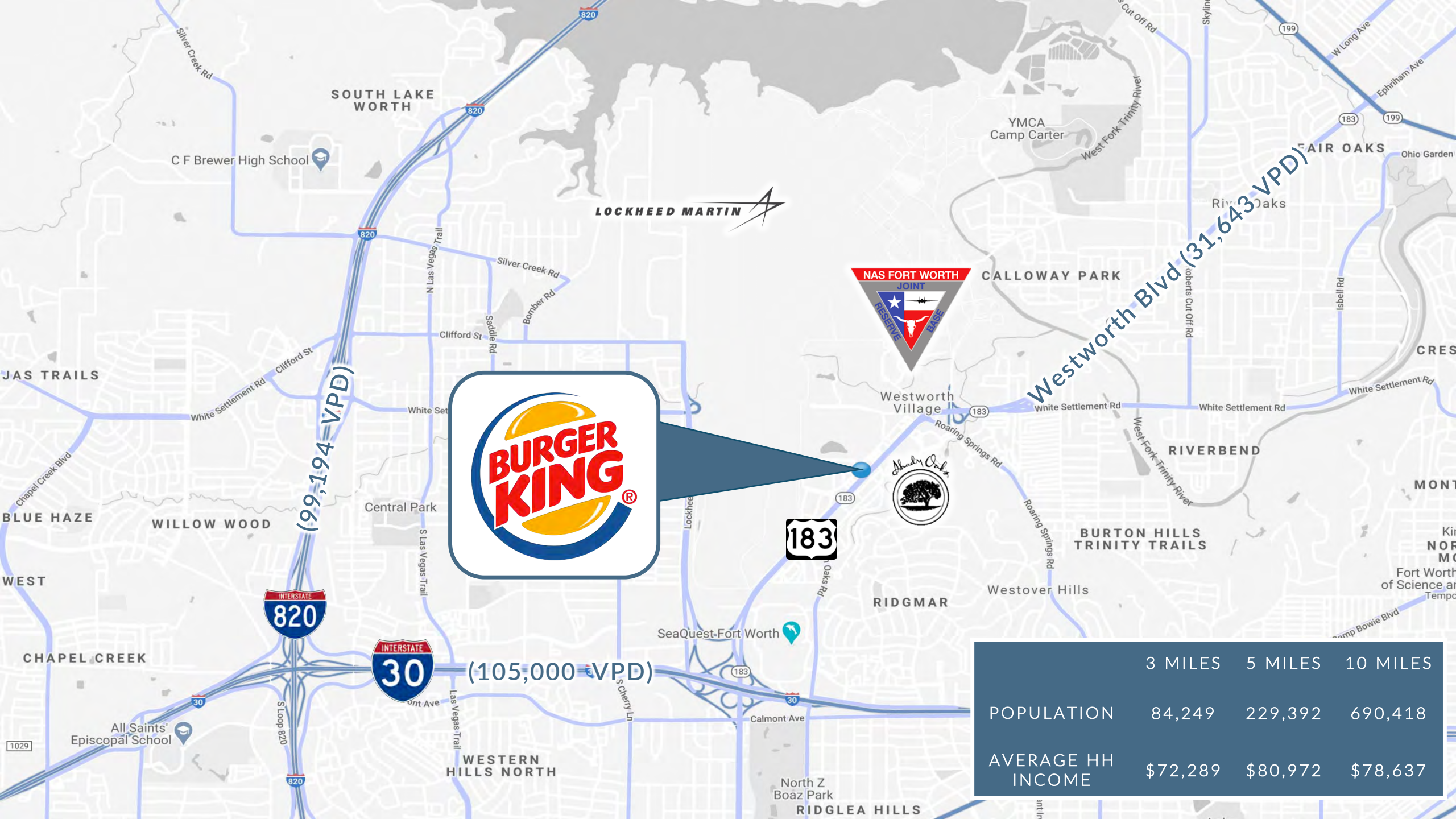
WESTWORTH VILLAGE | TARRANT COUNTY | TEXAS

Westworth Village is a city in Tarrant County in Texas. The city is 7 miles from Fort Worth. Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. It is the county seat of Tarrant County, covering nearly 350 square miles and has an estimated population of about 874,168 residents. Fort Worth is a part of the Dallas-Fort Worth Metroplex. The population of the Dallas-Fort Worth Metroplex is 7,399,662 according to the 2018 U.S. Census, making it the largest metropolitan area in Texas, the largest in the South, the fourth-largest in the United States, and the seventh-largest in the Americas. Fort Worth is home to the Van Cliburn International Piano Competition and several world-class museums designed by internationally known contemporary architects.

The city is stimulated by several university communities: Texas Christian University, Texas Wesleyan, University of North Texas Health Science Center, and Texas A&M University School of Law, and many multinational corporations, including Bell Helicopter, Lockheed Martin, American Airlines, BNSF Railway, Pier 1 Imports, XTO Energy and Radio Shack. In 2016 the Dallas-Fort Metroplex's economy surpassed Houston, Texas to become the fourth largest in the U.S., with a 2016 real GDP just over \$511 billion. As such, the metropolitan area's economy is ranked 17th largest in the world. As of January 2017, the metropolitan job count has increased to 7,558,200 jobs. Dallas-Fort Worth is home to 22 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the nation.

Fort Worth is home to the celebrated Stockyards National Historic District. Full of old-west themed entertainment and shopping, it also has several museums dedicated to the old ranches to give tourists a feel for the authentic cowboy life. Today, the city welcomes nearly nine million visitors annually, who come for work and play, enjoying Fort Worth's wide range of things to do. In addition to historic sites, Fort Worth is home to several art museums, beautiful public spaces including the oasis-like Water Garden, entertainment venues like Bass Performance Hall, and shopping galore in areas like Sundance Square.





	3 MILES	5 MILES	10 MILES
POPULATION	84,249	229,392	690,418
AVERAGE HH INCOME	\$72,289	\$80,972	\$78,637

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 65 successful years.

As of March 2020, the company operates over 18,848 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 \$34 billion in system-wide sales and over 27,000 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 45 years.



COMPANY TYPE
NYSE: QSR



FOUNDED
1954



OF LOCATIONS
18,848+



HEADQUARTERS
Toronto, Canada



WEBSITE
bk.com



FRANCHISEE PROFILE

Ampler is a rapidly growing, multi-brand franchise restaurant group. Ampler is one of the largest franchisees of Burger King restaurants in Texas with 57 units and development rights to build new units across Texas, including the Central Texas, El Paso and Laredo regions. Ampler sets itself apart with strong and proven leadership.

Ampler Board Member Steve Wiborg, is the past President/Chairman of North America and Global Executive Vice President at Burger King Corporation. A results-oriented executive with a 28-year track record of success in leading corporate turnarounds, he has spent a career dramatically improving market share and driving profitability. Steve is the former CEO at Heartland Food LLC and from 2002 to 2010, Steve helped grow the leading franchisee to over 400 restaurants and won the Burger King Brand Leadership Award in 2006 and 2009.

Kevin Fernandez, current CEO of Ampler, is an accomplished executive with 17 years of success in the fast food industry. He's held key leadership roles with Burger King Corporation, focusing in the areas of business operations, development and finance. While with Burger King corporate Kevin's division led the U.S. in new restaurant development, restaurant re-imaging and growing average unit volume. He was responsible for over 1,300 restaurants that delivered \$80 million in EBITDA annually.

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.



EXCLUSIVELY MARKETING BY:

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With
Sands Investment Group Austin, LLC
Lic. #9004706



Burger King

6720 Westworth Boulevard
(Westworth Village) Fort Worth, TX 76114