

OFFERING MEMORANDUM

BURGER KING

SUNBURY
OHIO

Carrol's Corp Guaranteed Lease

Marcus & Millichap
NNN DEAL GROUP



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Marcus & Millichap
NNN DEAL GROUP





7768





INVESTMENT SUMMARY

7768 US ROUTE 36, SUNBURY, OH 43074

PRICE: \$1,817,000

CAP: 5.75%

RENT: \$104,500

OVERVIEW

Price	\$1,817,000
Gross Leasable Area (GLA)	2,788 SF
Lot Size	1.38 Acres
Net Operating Income (Future Rent)	\$104,500
CAP Rate	5.75%
Year Built / Renovated	1998 / 2015*

LEASE ABSTRACT

Lease Type	NNN
Lease Term	20 Years
Lease Start	8/1/2015
Lease Expiration	7/31/2035
Renewal Options	4x5
Increase	10% Every 5-Years
Landlord Obligation	None At All

* 2015 extensive exterior structural and cosmetic remodel.

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent
Years 1-5	\$95,000
Years 6-10	\$104,500 (current rent as of 8/2020)
Years 11-15	\$114,950
Years 16-20	\$126,445
Option 1	\$139,089
Option 2	\$152,998
Option 3	\$168,298
Option 4	\$185,128

INVESTMENT HIGHLIGHTS

- ◆ Carrol's Corp guaranteed, offering security to a passive investor
- ◆ QSRs' have shown to be Covid-19, e-commerce and recession resistant operations
- ◆ Strategically located to the region's Outlet Shopping Center
- ◆ Long term true NNN fee simple location offers 10% rent bumps every five years, giving an owner the ability to stay ahead of inflation.
- ◆ Location has a vital drive through which combats against possible dining restrictions
- ◆ Truly passive investment opportunity. No landlord obligations



21,717
TOTAL
POPULATION
WITHIN 5-MILE
RADIUS



\$135,519
AVERAGE
HOUSEHOLD
INCOME WITHIN
5-MILE RADIUS



26,159 VPD - US ROUTE 36
52,820 VPD - I-71





INVESTMENT HIGHLIGHTS

This 20 year NNN lease has 15 years remaining on the lease term. It offers a passive investment opportunity on a true NNN lease. No landlord obligations.

The property is strategically located near Big Walnut High School, Big Walnut Middle School, and Prairie Run Elementary. The property is also right off Interstate 70, making it easy to locate with strong signage to passerbys.

It's proximity to one of the largest feeders to the site is where thousands of employees work: the at auto manufacturers Showa and Ohashi Technica USA assembly plant.

The site is adjacent to the Tanger Outlets, a 56 acre retail center, with retailers including: Nike, Under Armour, Calvin Klein, and other national retailers. Various hotels, such as Travelodge, Hampton Inn, and Holiday Express, are walking distance. This is also the closest Burger King in an 8.7 mile radius.

Marcus & Millichap



**No landlord obligations.
True NNN Lease**



**Carrol's Corp Guaranteed
Lease (operating 1,000+
Burger King locations)**



Site was recently rebuilt



**Thousands of workers are
within a 30-minute radius
of Sunbury, all serving as a
collective feeder to the asset**



**Located directly across
Wingfoot Truck Stop**



**Affluent region with
average household income
exceeding \$150,830 within
a 3-mile radius**



Wingfoot Truck
Care Center

Flying J Travel
Center - Truck Stop



Tanger Outlets

Calvin Klein

● sunglass hut



ZALES
THE DIAMOND STORE®



COACH

TALBOTS



KAY
JEWELERS

GNC

lanebryant



NorthStar
Golf Club

Bent Tree
Golf Club

Our Antique
Shoppe

Keller
Insurance

Berkshire
Cemetery

Sunbury Garden
Center

COLUMBUS, OHIO

HOOVER
RESERVOIR

ALUM CREEK LAKE

Tanger Outlets

Calvin Klein



COACH

KAY
JEWELERS

● sunglass hut

ZALES
THE DIAMOND STORE

TALBOTS

GNC

Famous
Footwear

EXPRESS



lanebryant

KIRKLAND'S

POLO
RALPH LAUREN



NORTH
FARROW
HARLEY
DAVIDSON



BURGER
KING

McDonald's



Panera
BREAD



US RTE 36 - 26,159 VPD



TENANT SUMMARY

BURGER KING

Burger King is one of the world's most recognized consumer brands. Over 11 million guests visit Burger King restaurants around the world each day due to the restaurant chain's affordable and high-quality food. It is the second largest fast food hamburger chain in the world and is known for its original "Whopper" hamburger. Burger King is headquartered in Miami, FL, and currently operates in over 100 countries and has approximately 14,000 locations. The restaurant chain operated a fully franchised business model, making nearly all restaurants owned and operated by independent franchisees.

HISTORY: Burger King was founded in 1954 by James W. McLamore and David Edgerton in Miami. The restaurant chain's signature burger, the "Whopper," was introduced in 1957. During this time, McDonald's was still selling only small hamburgers, creating large success for Burger King. The first franchised Burger King was sold by McLamore and Edgerton in 1959, beginning a long journey of franchised restaurants. Burger King expanded outside the U.S. in 1963 by opening a restaurant in Puerto Rico.

In October 2010, 3G Capital purchased Burger King Corporation for \$4 billion, turning the restaurant chain into a privately held company. 3G Capital is a global multi-million-dollar investment firm, with a strong history of operational excellence. The firm focuses on developing and retaining-top tier talent and is in close partnership with management teams at its portfolio companies. In 2012, Daniel Schwartz became Chief Executive Officer, after moving up in the

ranks for several years prior, and within 18 months, Burger King's stocks doubled. His business model focused on ensuring Burger King appealed to the masses despite being a 60-year-old hamburger chain. He implemented new initiatives such as bringing plant-based patties to the menu and creating super bowl commercials which engaged younger generations of consumers. Although he is no longer CEO of 3G Capital, his lasting impact on the company ensured success for generations to come. In 2014, 3G Capital acquired Tim Hortons and combined the company with Burger King to create Restaurant Brands International, RBI. Popeye's was also acquired by 3G Capital, placing the restaurant under RBI. This has made RBI one of the world's largest quick service restaurant companies, with over 26,000 restaurants across the globe.

In 2019, systemwide growth for RBI was driven primarily by Burger King. Systemwide sales at Burger King increased over 9% to \$23 billion, which included a comparable sales growth of over 3%. There was also net restaurant growth of just below 6%. In addition, systemwide international sales have grown from \$8 billion five years ago to \$13 billion in 2019. This has made international business a large portion of Burger King's revenue. International sales at Burger King grew almost 15% in the fourth quarter of 2019. The U.S. also continues to see strong store sales, especially after the "Impossible Whopper", a plant-based version of the world-famous burger was introduced to Burger King's menu.

TENANT SUMMARY

ABOUT THE FRANCHISEE: CARROLS RESTAURANT GROUP

Carrols Restaurant Group is an American franchisee company and the world's largest Burger King franchisee. They operate and own over 1000 Burger King and 65 Popeyes restaurants. Carrols acquired 278 Burger King locations from Burger King's parent corporation, Burger King Corporation for \$150 million. Burger King Corporation also provided Carrols a line of credit to improve and renovate more than 450 of its stores. Carrols is a public company and has been traded on NASDAQ since 2006. The company has been operating for more than 55 years and continues to make strong changes to all its restaurants.

HISTORY: Carrols is an offshoot of the Tastee-Freez company, a soft-serve ice cream franchise. Herb Slotnick bought the franchise rights for areas in New York and started opening restaurants in upstate New York. In 1975, most Carrols restaurants were turned into Burger Kings, as Carrols still managed them. Carrols kept on managing Burger Kings and transitioned their operations into more Burger Kings and other restaurants, such as Popeyes.

Carrol's CEO Dan Accordino has been in charge since 2012 and has revolutionized the operations of Carrols. Under Accordino, the company's revenue has almost doubled, allowing more room for growth and acquisitions of other Burger King and fast-food restaurants.





BURGER KING



MIAMI, FLORIDA

HEADQUARTERS

17,796 +/-

LOCATIONS

**PUBLIC (TSX:QSR)
PARENT COMPANY**

OWNERSHIP

**RESTAURANT BRANDS
INTERNATIONAL**

BURGER KING
PARENT COMPANY

\$1.27(BIL)

REVENUE 2018
(PARENT COMPANY)

2.2%

BURGER KING'S SAME STORE
SALES GROWTH 2018

WWW.RBI.COM

WEBSITE

DRIVE-THRU



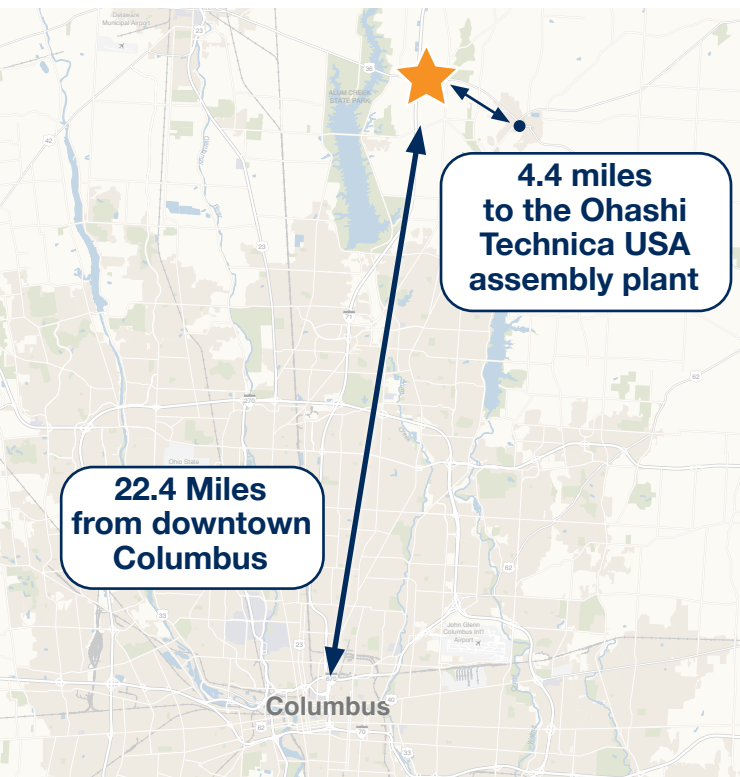
SITE PLAN







**BURGER
KING**



MAJOR EMPLOYERS: SUNBURY, OHIO

JPMorgan Chase	10,197
Anthem Blue Cross and Blue Shield	899
The Kroger Co.	800
DHL	744
American Showa	560
McGraw-Hill Education	500
Advance Auto Parts, Inc.	406
Optum	381
PPG Industries	359
JEGS High Performance	350

LOCATION HIGHLIGHTS

SUNBURY, OHIO

HOME TO SHOWA CORPORATION, HONDA MOTOR PARTS



Just off the I-71
making the site easily
accessible



Strong visibility
for multiple points
of ingress/egress



Located in front of
the access to
Tanger Outlets shopping center



Just 22.4 miles
from downtown Columbus



LOCATION OVERVIEW

SUNBURY, OHIO

Sunbury is in Delaware County, Ohio. Sunbury continues to hold its historic charm with its New-England styled town square and walkable area in spite of its rapid and consistent growth. Sunbury is 3 miles from the I-71 and 10 miles from Polaris, Westerville. Interstate 71 is the major highway which connects Cleveland, Columbus, and Cincinnati, making travel to surrounding cities very accessible and easy from Sunbury. The town is also only a short drive away from John Glenn Columbus Airport and gives residents access to large city amenities with small town living.

There is always something to do in Sunbury. The Myers Inn Museum is one of the most popular museums in the area. It is facing Sunbury Square, which is the city's main eating and walking area. The museum features art showcasing local history and various American works of art from the 1800's. Sunbury's town square is in the traditional New England-style. It is surrounded by various businesses, restaurants and offices, which make the town perfect for walking and exploring.

Sunbury is the 2nd fastest growing community in Ohio for 2020. It has a growth rate of 26.7% according to American Community Survey Data. Sunbury's largest employer is Showa corporation, which employs 650-700 employees and occupies 39 acres of land. Ohashi Technica USA Manufacturing, Inc. is another major employer in the area. These two companies produce auto parts for Honda of America and continue to bring a stable source of income to Sunbury. In addition, several redevelopment projects and commercial projects are being completed in Sunbury. There is also a new high school and new middle school under construction, which will attract more residents to the immediate area. Whether you are just visiting Sunbury or considering growing your business here, the town's great location and consistent growth make it the perfect place for everyone to flourish.



I-71
ON-RAMP

DEMOGRAPHICS / SUNBURY, OHIO



21,717

Total Population Within 5-Mile Radius



\$135,519

Average Household Income
Within 5-Mile Radius



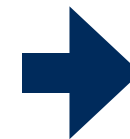
\$109,154

Median Household Income
Within 5-Mile Radius



7,633

Total Households in 5-Mile Radius



117%

From 2000



**BURGER
KING**

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	791	7,872	21,717
2019A Estimate	653	6,898	19,275
Growth 2019A - 2024	21.26%	14.12%	12.67%
2000 Census	235	2,632	9,659
2010 Census	462	5,487	15,627
Growth 2000 - 2010	96.38%	108.51%	61.79%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Projections	255	2,670	7,633
2019A Estimate	211	2,328	6,755
Growth 2019A - 2024	20.96%	14.68%	12.99%
2000 Census	80	937	3,509
2010 Census	151	1,845	5,484
Growth 2000 - 2010	87.47%	96.98%	56.30%

HOUSEHOLDS BY INCOME (2019A Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	11.16%	14.12%	11.90%
\$150,000 - \$199,999	16.09%	16.66%	14.78%
\$100,000 - \$149,999	31.61%	32.95%	29.22%
\$75,000 - \$99,999	13.68%	13.50%	13.91%
\$50,000 - \$74,999	10.57%	9.24%	11.43%
\$35,000 - \$49,999	7.16%	5.97%	7.69%
\$25,000 - \$34,999	3.24%	2.75%	4.36%
\$15,000 - \$24,999	3.27%	2.55%	3.37%
\$10,000 - \$14,999	0.63%	0.47%	1.39%
Under \$9,999	2.58%	1.80%	1.94%
2019A Est. Average Household Income	\$138,873	\$150,830	\$135,519
2019A Est. Median Household Income	\$114,724	\$120,816	\$109,154
2019A Est. Per Capita Income	\$44,863	\$50,912	\$47,496

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2019A Estimated Population by Age	653	6,898	19,275
Under 4	5.3%	5.9%	6.2%
5 to 14 Years	15.9%	17.1%	16.2%
15 to 17 Years	4.4%	5.4%	5.0%
18 to 19 Years	2.2%	2.5%	2.5%
20 to 24 Years	4.6%	4.6%	4.9%
25 to 29 Years	3.6%	3.2%	3.8%
30 to 34 Years	5.0%	4.6%	5.3%
35 to 39 Years	6.9%	6.6%	6.9%
40 to 49 Years	14.5%	17.1%	15.8%
50 to 59 Years	16.0%	15.5%	14.8%
60 to 64 Years	6.8%	5.8%	5.8%
65 to 69 Years	5.7%	4.7%	5.0%
70 to 74 Years	4.2%	3.3%	3.7%
Age 75+	5.0%	3.6%	4.3%
2019A Median Age	41.6	40.0	39.5

2019A Population 25 + by Education Level	442	4,443	12,587
Elementary (0-8)	0.73%	0.58%	0.70%
Some High School (9-11)	2.76%	2.30%	2.88%
High School Graduate (12)	24.02%	22.25%	25.90%
Some College (13-15)	23.09%	20.90%	20.40%
Associates Degree Only	5.77%	6.77%	6.74%
Bachelors Degree Only	32.07%	33.19%	30.53%
Graduate Degree	11.21%	13.44%	12.27%



BURGER KING

**SUNBURY
OHIO**

Lior REGENSTREIF

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SENIOR DIRECTOR, NET LEASED PROPERTIES GROUP**

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