



# BURGER KING HUNTSVILLE

3541 MEMORIAL PARKWAY / HUNTSVILLE, ALABAMA 35810



## INVESTMENT OVERVIEW

The subject property is a 2017 construction Burger King in Huntsville, AL. The 1.21+/- acre lot is an outparcel to Lowe's Home Improvement on Memorial Parkway which boast a 38,500 VPD traffic count. This location has operated as Burger King since 1989. The older building was scraped and rebuilt in 2017, showing strong commitment to the location. Its success is further evidenced by the strong store sales.

Premier Kings of North Alabama, LLC is signed to a 20-year NNN lease that commenced in April of 2014. The tenant operates 40+/- locations and is a subsidiary of Premier Kings, Inc. which operates close to 200 locations between multiple entities. The landlord friendly lease features fixed 5% rental increases every 5 years. The NNN lease structure provides for no landlord responsibilities or expenses.

Founded in 1954, the BURGER KING® brand is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, the BURGER KING® system operates more than 17,800 locations in more than 100 countries and U.S. territories. 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. To learn more about the BURGER KING® brand, please visit the BURGER KING® brand website at [www.bk.com](http://www.bk.com)

Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with approximately \$32 billion in annual system-wide sales and 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.

## INVESTMENT HIGHLIGHTS

- BUILDING SCRAPED AND REBUILT IN 2017 | 30-YEAR OPERATING HISTORY AT THIS LOCATION
- PREMIER KINGS OF NORTH ALABAMA, LLC OPERATES 40+/- LOCATIONS
- TENANT IS A SUBSIDIARY OF PREMIER KINGS, INC. WHO OPERATE CLOSE TO 200 LOCATIONS BETWEEN MULTIPLE OPERATING ENTITIES
- 20-YEAR ABSOLUTE NNN LEASE | 13.5 YEARS REMAINING
- STRONG STORE SALES | HEALTHY RENT-TO-SALES RATIO
- OUTPARCEL TO LOWE'S HOME IMPROVEMENT
- 1.21+/- ACRE PARCEL ON MEMORIAL PARKWAY | 38,500 VPD
- FIXED 5% RENTAL INCREASES EVERY 5 YEARS
- GLOBAL BRAND | 17,800+ LOCATIONS IN 100+ COUNTRIES



## FINANCIAL ANALYSIS

### BURGER KING

PROPERTY ADDRESS	3541 Memorial Pkwy, Huntsville, AL 35810
PRICE	\$2,540,000
CAP RATE	6.00%
PRICE/SF	\$757.08
YEAR BUILT	2017
BUILDING SIZE	3,355+/- SF
LOT SIZE	1.21+/- Acres
TYPE OF OWNERSHIP	Fee Simple
BASE RENT	\$152,349

YEAR	BASE ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
4/30/19 - 4/29/24	\$152,349	\$12,696	\$45.41	6.00%
4/30/24 - 4/29/29	\$159,967	\$13,331	\$47.68	6.30%
4/30/29 - 4/29/34	\$167,965	\$13,997	\$50.06	6.61%
Option 1 (5 Years)	\$176,363	\$14,697	\$52.57	6.94%
Option 2 (5 Years)	\$185,181	\$15,432	\$55.20	7.29%
Option 3 (5 Years)	\$194,440	\$16,203	\$57.96	7.66%
Option 4 (5 Years)	\$204,162	\$17,014	\$60.85	8.04%

### TENANT SUMMARY

Tenant Trade Name	Burger King
Tenant	Premier Kings of North Alabama, LLC
Ownership	Fee Simple
Lease Type	Absolute NNN
Roof and Structure	Tenant
CAM, Taxes and Insurance	Tenant
Lease Term	20 Years
Lease Commencement Date	April 29th, 2014
Lease Expiration Date	April 29th, 2034
Increases	5% Every 5 Years
Renewal Options	4, 5-Year Renewal Options

### CORPORATE

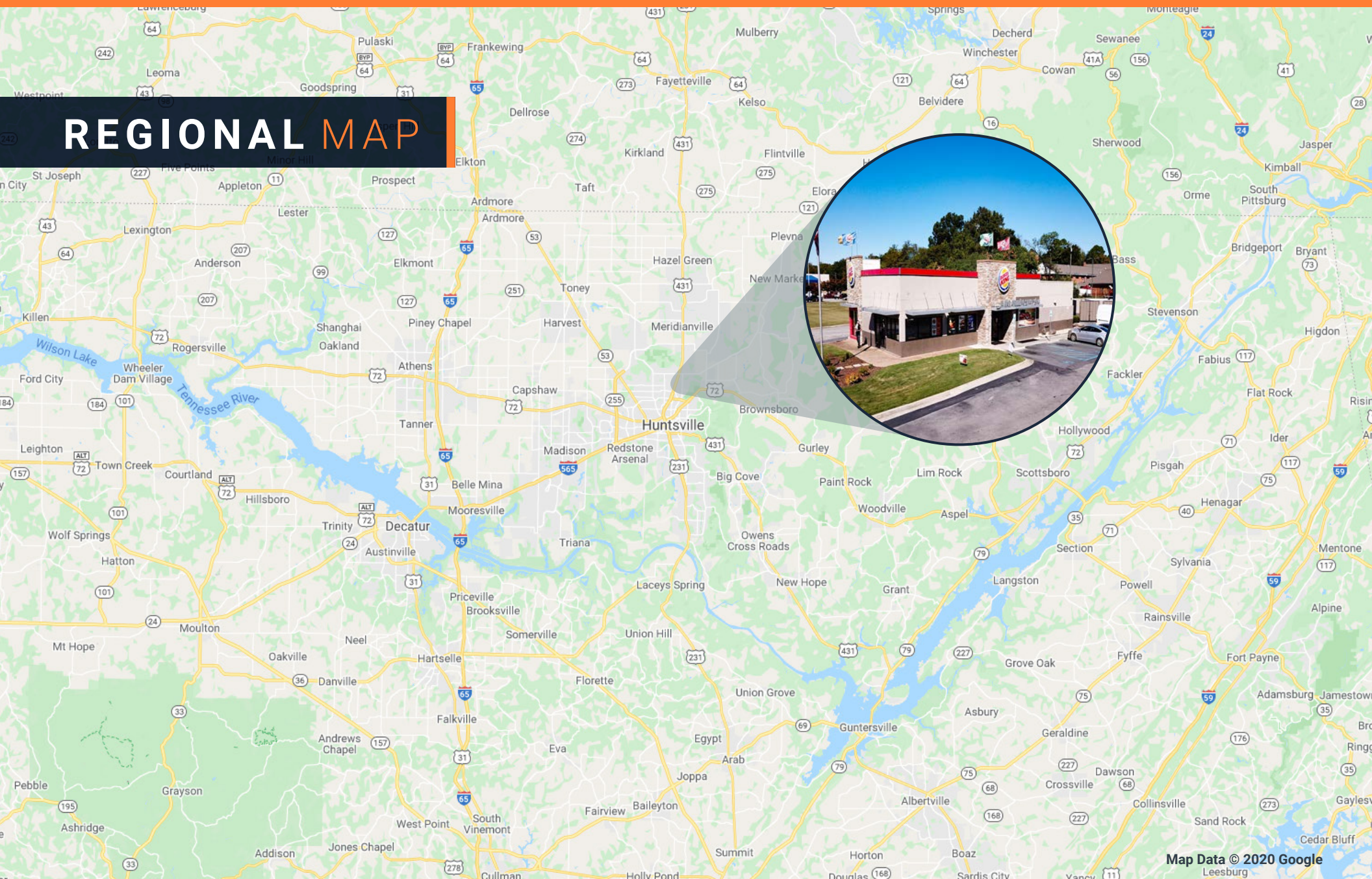
Headquartered	Miami, FL
Number of Locations	17,800+ in 100+ Countries
Web Site	www.bk.com www.rbi.com

### TENANT

Headquartered	Montgomery, AL
Number Of Locations	Premier Kings of North Alabama, LLC (40+/-) Premier Kings, Inc. (194+/-)

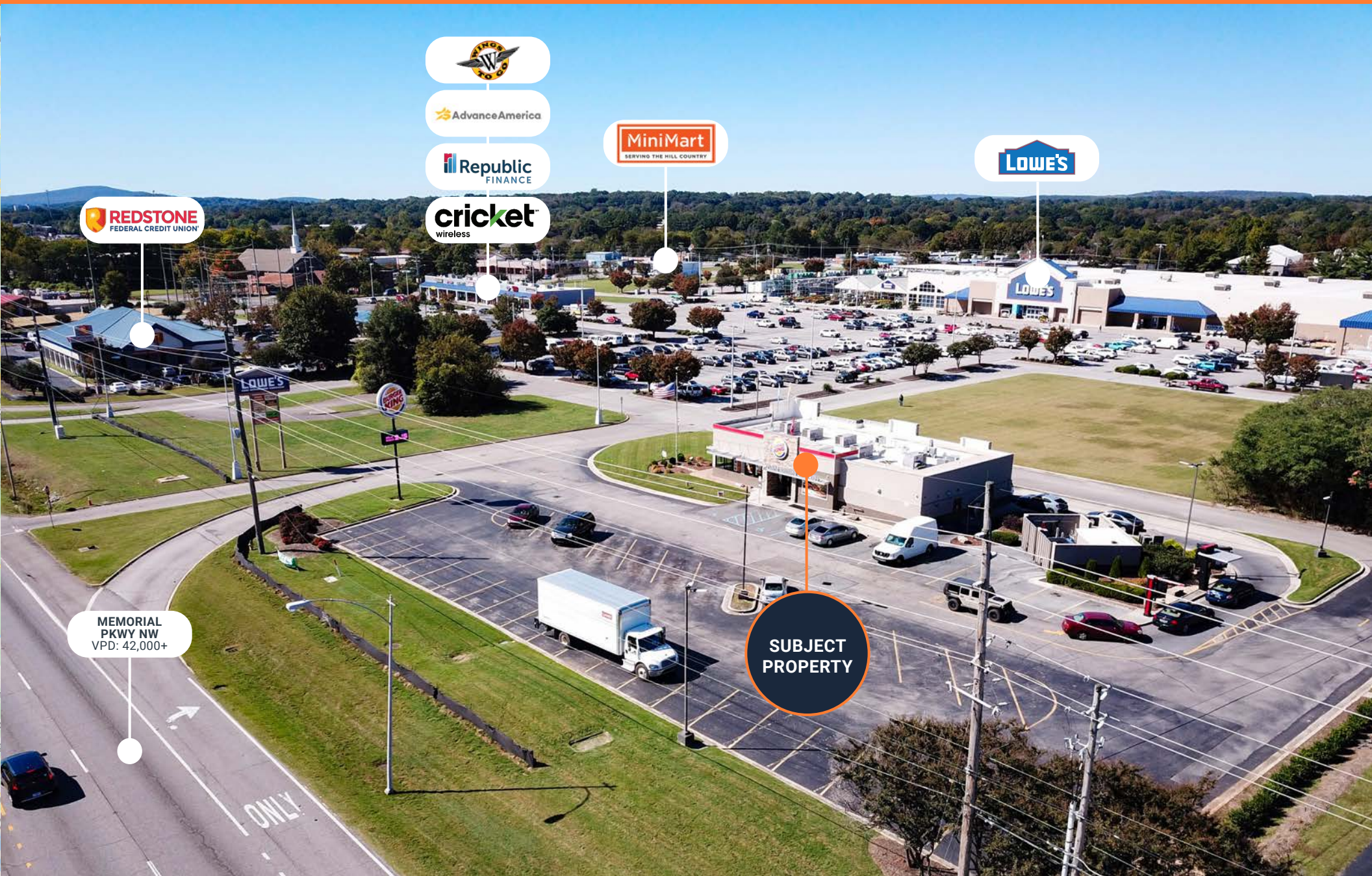


**REGIONAL MAP**



Map Data © 2020 Google  
Leesburg





**REDSTONE**  
FEDERAL CREDIT UNION

**WING**  
TO GO

**AdvanceAmerica**

**Republic**  
FINANCE

**cricket**  
wireless

**MiniMart**  
SERVING THE HILL COUNTRY

**LOWE'S**

MEMORIAL  
PKWY NW  
VPD: 42,000+

**SUBJECT  
PROPERTY**











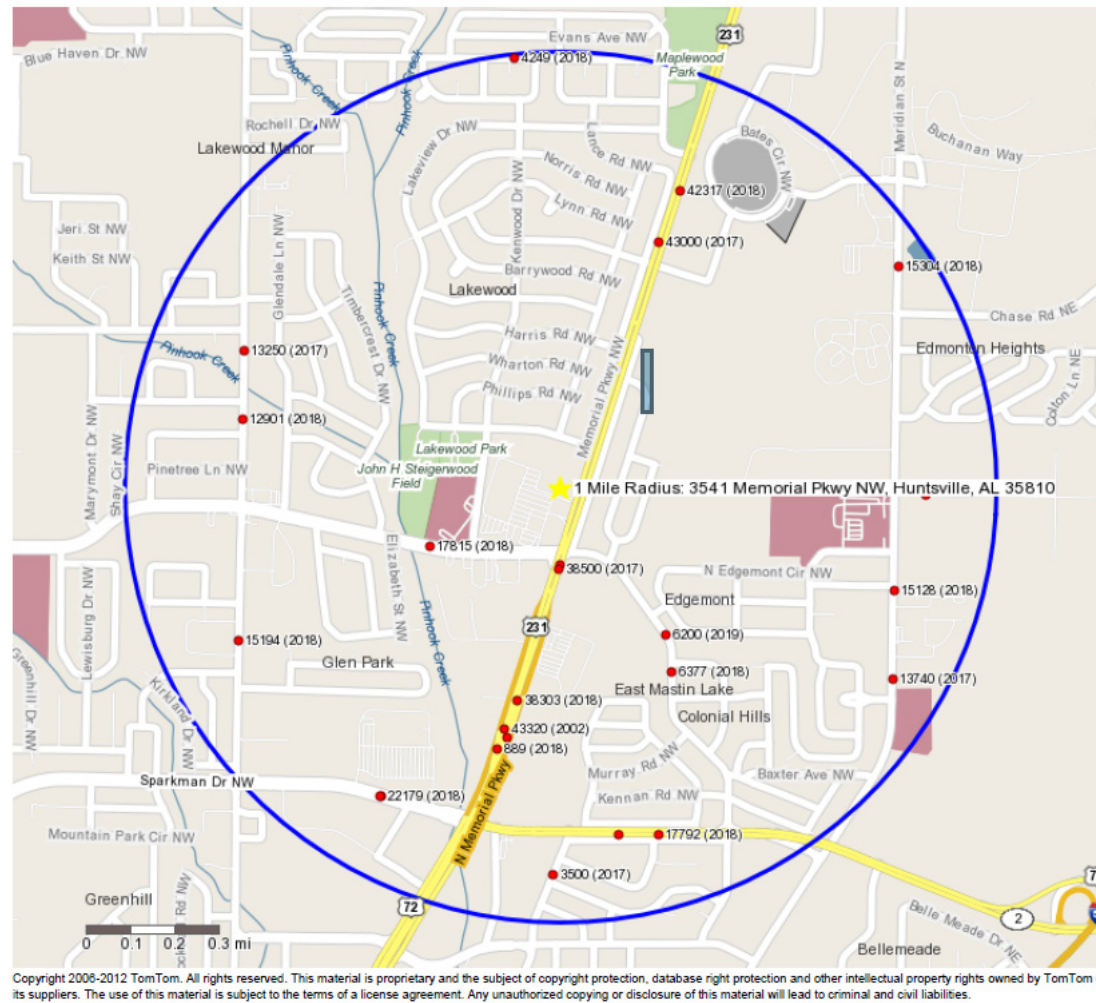
## AREA DEMOGRAPHICS

POPULATION AND INCOME	1 MILE	3 MILES	5 MILES
2020 ESTIMATE	7,613	48,165	96,046
2020 DAYTIME POPULATION	10,679	65,811	133,519
2020 EST. AVERAGE HOUSEHOLD INCOME	\$40,305	\$57,288	\$64,617
2020 EST. MEDIAN HOUSEHOLD INCOME	\$30,373	\$38,436	\$40,339
2020 EST. PER CAPITA INCOME	\$19,170	\$24,133	\$27,563

2020 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	0.77%	2.70%	3.84%
\$150,000 - \$199,999	0.42%	2.12%	3.59%
\$100,000 - \$149,999	4.10%	8.68%	10.09%
\$75,000 - \$99,999	5.67%	8.95%	9.25%
\$50,000 - \$74,999	15.09%	17.31%	15.69%
\$35,000 - \$49,999	17.54%	14.08%	12.55%
\$25,000 - \$34,999	12.71%	12.08%	11.33%
\$15,000 - \$24,999	17.50%	14.77%	14.09%
\$10,000 - \$14,999	13.06%	8.96%	8.77%
Under \$9,999	13.14%	10.35%	10.80%



# TRAFFIC COUNTS





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