



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Burger King
SWC of Marcus Uribe Drive
& Sean Haggerty Drive
El Paso, TX 79934

EXCLUSIVELY MARKETED BY:



JOHN MANSOUR

Lic. # 735640

512.543.4828 | DIRECT
jmansour@SIGnnn.com



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

10

12

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Location, Aerial
& Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant 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 a 2,900 SF Burger King in El Paso, Texas. This Opportunity Includes a Brand-New Construction Ground Lease With Zero Landlord Responsibilities, Which is Set to Open Q1 of 2021, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,616,162
CAP	4.95%
NOI	\$80,000
PRICE PER SF	\$557.30
GUARANTOR	Franchisee

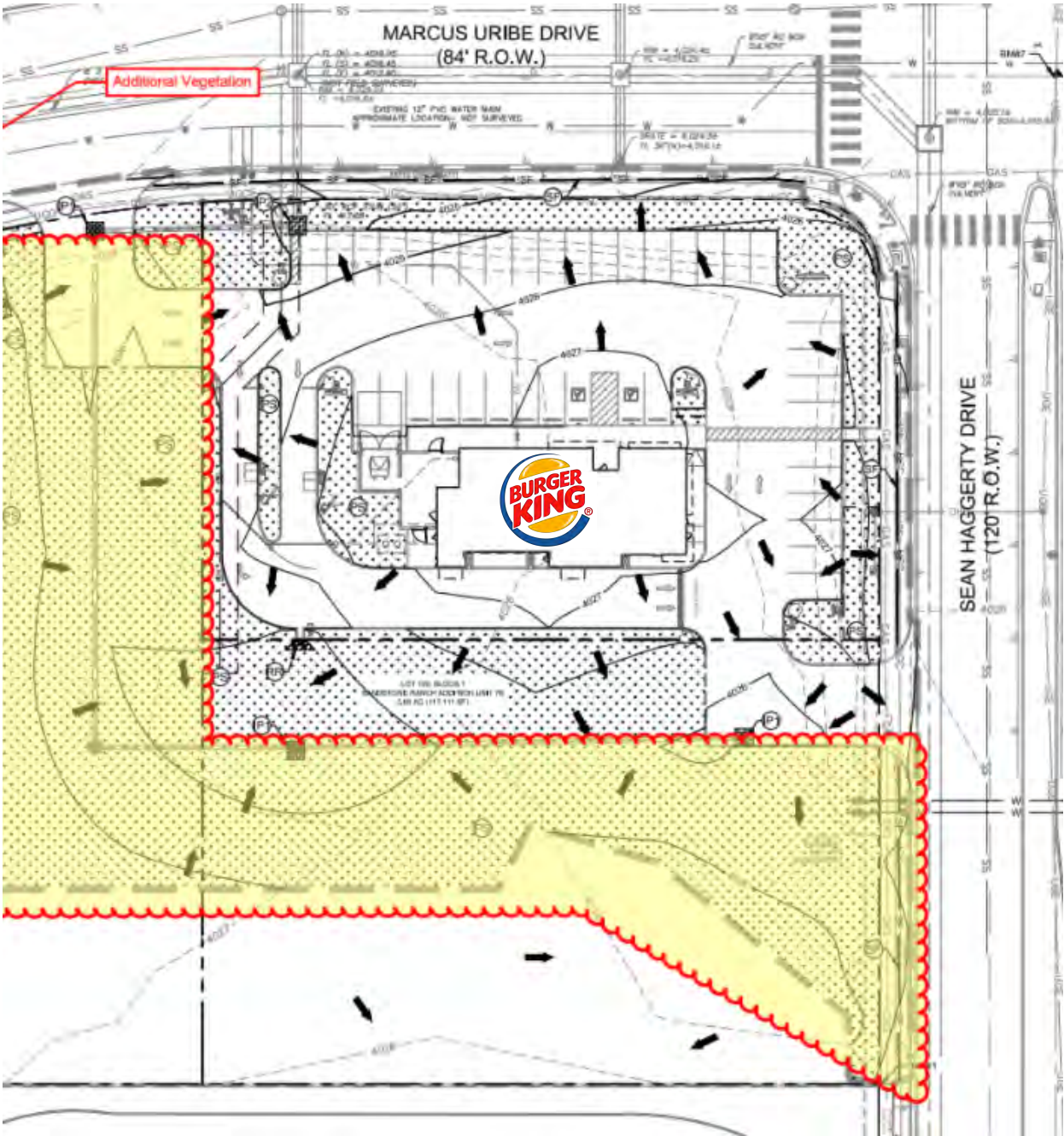
PROPERTY SUMMARY

ADDRESS	SWC of Marcus Uribe Drive & Sean Haggerty Drive El Paso, TX 79934
COUNTY	El Paso
BUILDING AREA	2,900 SF
LAND AREA	0.90 AC
BUILT	Under Construction



HIGHLIGHTS

- A Brand-New Construction With Zero Landlord Responsibilities Which is Set to Open Q1 of 2021
- Long Term 15 Year Ground Lease Backed By Top Tier Operator - Ampler Burgers, LLC (57 Unit Franchisee)
- Hard Corner Location at the Signalized Intersection of Marcus Uribe Drive & Sean Haggerty Drive
- Strategically Located Within a 5-Minute Driving Distance to Two El Paso ISD Elementary Schools and One Middle School - Serving Over 2,200 Students
- Site Benefits From Limited Drive-Thru Competition in the Immediate Trade Area
- Located Minutes Just South of a New Master-Planned Community Featuring 9,000 Homes Spread Across 2,300 Acres. Work is Commencing By Year End and Plan to Deliver the First Few Hundred Lots Mid to Late 2021
- Strong El Paso Demographics With 94,119 Residents Within a 5-Mile Radius
- Proven Market With Over \$203.2 Million in Consumer Spending on Food & Alcohol Within a 5-Mile Radius
- El Paso Which is the 6th Largest in the City in the State of Texas and Has a Population Estimate of Over 841,000 Residents
- El Paso is Also Part of the Combined International Metropolitan Area Sometimes Referred to as the Paso Del Norte With Las Cruces, NM and Ciudad Juarez, Mexico and Has a Population of Over 2.5 Million; This Region is the Largest Bilingual and Binational Workforce in the Western Hemisphere
- Nearby Tenants Include: Walgreens, Valley SuperMarket, GECU, Pizza Hut, Chick-fil-A, Planet Fitness, Subway, Domino's Pizza, Little Caesars Pizza, McDonald's, Dollar Tree, Wingstop, Carl's Jr and Wing Daddy's



LEASE SUMMARY

TENANT	Ampler Burgers, LLC
PREMISES	A Building of Approximately 2,900 SF
LEASE COMMENCEMENT	September 30, 2020
LEASE EXPIRATION	October 1, 2035
LEASE TERM	15 Years
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	10% Every 5 Years and at Options
LEASE TYPE	Absolute Triple Net (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	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,900 SF	\$80,000	\$27.59



Master-Planned
Community
(900 Homes on 2,300 AC)





Tom Lea
Elementary School

Marcus Uribe Dr

TRISUN
Care Center

TROPICANA
PROPERTIES

SUBWAY



peking garden

GECU
WE'RE WITH YOU

Valley Super Market

Sean Haggerty Dr



The Reserve
at
Sandstone Ranch
APARTMENT HOMES

PET'S BARN

Cradles 2
CRAYONS

DOLLAR GENERAL

CoolJoe
CUTS

WING DADDY'S
SAUCE HOUSE

Ardo's
PIZZA

Little Caesars

PATRIOT FREEWAY
- Self Storage -

Walmart Neighborhood Market | Marshalls | ROSS DRESS FOR LESS

BIG LOTS! | petco | MATTRESS FIRM

PANDA EXPRESS | DOLLAR TREE | Chick-fil-A | planet fitness

RACK ROOM SHOES | Tru | menchie's

CHIPOTLE MEXICAN GRILL | SALLY BEAUTY | rue21 | Starbucks

peter piper pizza | SUPERCUTS

verizon | SHERWIN-WILLIAMS | GNC LIVE WELL

BURGER KING

SUBWAY

TACO BELL | DOLLAR TREE | WING STOP | McDonald's

SUBWAY | Carl's Jr. | cricket

Speedway | Church's |

Little Caesars

DOLLAR GENERAL

DOLLAR GENERAL

Albertsons | Starbucks | Walgreens

VALERO | AT&T | ANYTIME FITNESS

SUBWAY | CIRCLE K | Pizza Hut

DOLLAR GENERAL

CIRCLE K

U-HAUL

McCombs St



EL PASO | EL PASO COUNTY | TEXAS

El Paso is a city and the county seat of El Paso County, Texas, in the far western part of the state. The 2019 population estimate for the city from the U.S. Census was 681,728, making it the 22nd-largest city in the United States, the sixth-largest city in Texas, and the second-largest city in the Southwest behind Phoenix, Arizona. Its metropolitan statistical area covers all of El Paso and Hudspeth Counties in Texas and has a population of 840,758. El Paso stands on the Rio Grande across the Mexico–United States border from Ciudad Juárez, the most-populous city in the Mexican state of Chihuahua with 1.4 million people. In 2010 and 2018, El Paso received an All-America City Award. El Paso ranked in the top-three safest large cities in the United States between 1997 and 2014, including holding the title of safest city between 2011 and 2014.

The city is home to three publicly traded companies, and former Western Refining, now Andeavor, as well as home to the Medical Center of the Americas, the only medical research and care provider complex in West Texas and Southern New Mexico, and the University of Texas at El Paso, the city's primary university. The city hosts the annual Sun Bowl college football postseason game, the second-oldest bowl game in the country. El Paso has a strong federal and military presence. William Beaumont Army Medical Center, Biggs Army Airfield, and Fort Bliss are located in the area. Fort Bliss is one of the largest military complexes of the United States Army and the largest training area in the United States. Also headquartered in El Paso are the Drug Enforcement Administration domestic field division 7, El Paso Intelligence Center, Joint Task Force North, United States Border Patrol El Paso Sector, and U.S. Border Patrol Special Operations Group.

The Amigo Airshow is one of El Paso's premier events and is ranked as one of the top-10 air shows in the country, filled with air entertainment and ground activities. Acts include the Franklin's Flying Circus, where performers walk on the wings of an airborne plane. The El Paso Balloonfest is an annual event celebrated on Memorial Day weekend and is self-described as "3 days of hot air balloons filling the El Paso skies, 3 afternoons of concerts and fun in the sun at Wet N' Wild Waterworld in Anthony, Texas." Over 60 balloons take to the air from TFCU launch field, which is adjacent to the water park. The Franklin Mountains of Texas are a small range that extend from El Paso north into New Mexico. The Franklins were formed due to crustal extension related to the Cenozoic Rio Grande rift.



UNIVERSITY OF TEXAS EL PASO



FRANKLIN MOUNTAINS



EL PASO, TX

Master-Planned Community (900 Homes on 2,300 Acres)



Martin Luther King Jr Blvd (17,858 VPD)

McCombs St (14,357 VPD)

(59,047 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	60,508	94,119	246,674
AVERAGE HH INCOME	\$64,509	\$59,395	\$66,785

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

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.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

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

EXCLUSIVELY MARKETED BY:

JOHN MANSOUR

Lic. # 735640

512.543.4828 | DIRECT

jmansour@SIGnnn.com

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



Burger King

SWC of Marcus Uribe Drive
& Sean Haggerty Drive
El Paso, TX 79934