

Burger King Absolute NNN Lease

Goodyear, AZ



Representative photo



Offering Memorandum



Burger King Absolute NNN Lease

16364 W Yuma Rd, Goodyear, AZ 85338

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Offering Terms:

Purchase Price - \$3,222,222 NOI - \$145,000 CAP Rate – 4.50%

FINANCIAL SUMMARY

Price	\$3,222,222
Down Payment	100% / \$3,222,222
Rentable Square Feet	3,133 SF
CAP Rate	4.50%
Year Built	2015
Type of Ownership	Fee Simple

Annualized Operating Data		
	Annual Rent	Monthly Rent
Base Rent Years 1-5	\$145,000	\$12,083.33
Owner Expenses: NONE		
Net Operating Income		\$145,000
Capital Reserves		\$0
Total Return		4.50% / \$145,000

Tenant Summary	
Tenant Trade Name	Burger King
Ownership	Private
Tenant	Barnett Krispin II, LLC; a Franchisee formed LLC (Largest Franchisee in Arizona); Franchisee operates 53 Stores in the State of Arizona
Lease Guarantor	Personal Guaranty
Lease Term	14.5 years remaining (to coincide with expiration of the current 20 Year Franchise Agreement)
Lease Commencement Date	06/26/2015
Lease Expiration Date	06/25/2035
Increases	10% Increases Every 5 Years
Options	Four, 5-Year Options with 10% Increases Every 5 Years
Property	Building sits on +/-50,230 square foot parcel;
Planned Remodeled	Full remodel to be completed in calendar year 2023



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FRANCHISEE HISTORY

This Burger King franchisee currently owns and runs 52 stores under the operating entity Barnett Management Company ("BMC") --Tom Barnett, Shelley Krispin, Shane Jacobs (principals). BMC was named the Burger King Franchisee of the Year in 2014 by Burger King Corporate, and continues to be recognized for its exemplary operations. BMC operates all of its stores in the State of Arizona, making them the largest franchisee in the state. In addition to its operating locations, BMC has 4+ new restaurants planned over the next 18 months, all in various stages of the development process.

Tom Barnett is a graduate of the Air Force Academy, received his MBA from UCLA and served as a fighter pilot in Vietnam. Tom opened his first Burger King restaurant in 1980 and has never looked back. Tom is proud to be part of the Burger King system. Tom and his partners were responsible for the development and growth of the twenty-four Good Egg and Eggery Restaurants in Arizona until that concept was sold to First Watch in 2014. Tom surrounds himself with great people in order to run operationally superior restaurants profitably.

Shelley Krispin joined the organization in 1984 and became a partner in 1991. She oversees Operations, Development, and Finance. Shelley serves on Burger King Corporation's Marketing Council. Her past service includes Burger King Corporation's Excellence Council, President of the Southwest Franchise Association, and a Board Member of the National Franchise Association. Shelley earned a B.S. in Accounting and an M.B.A. from Arizona State University.

Shane Jacobs oversees the daily operations of Barnett Management's 52 Burger King restaurants in Arizona. He began his Burger King career as a 16 year old, working in the kitchen. Shane serves on the Restaurant Council, a national Burger King Corporation committee of 17 franchisees that collaborate with BKC in operational decisions. Shane oversees technology implementation on the BMC side, as well as for the individual restaurants; and is responsible for the day-to-day interaction with BKC.



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PROPERTY DESCRIPTION

- +/- 3,133 SF Burger King restaurant with drive-thru operating within a neighborhood shopping center in Goodyear, Arizona
- Location at the NWC of Yuma & Sarival
- Surrounded by dense residential neighborhoods
- National and regional retailers within shopping center (Fry's Marketplace, Goodwill, Subway, Starbuck's, Auto Zone)
- ±16,800 vehicles per day on Sarival (2018 volumes)
- ±10,600 vehicles per day on Yuma Road (2018 Volumes)



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Intersection Aerial



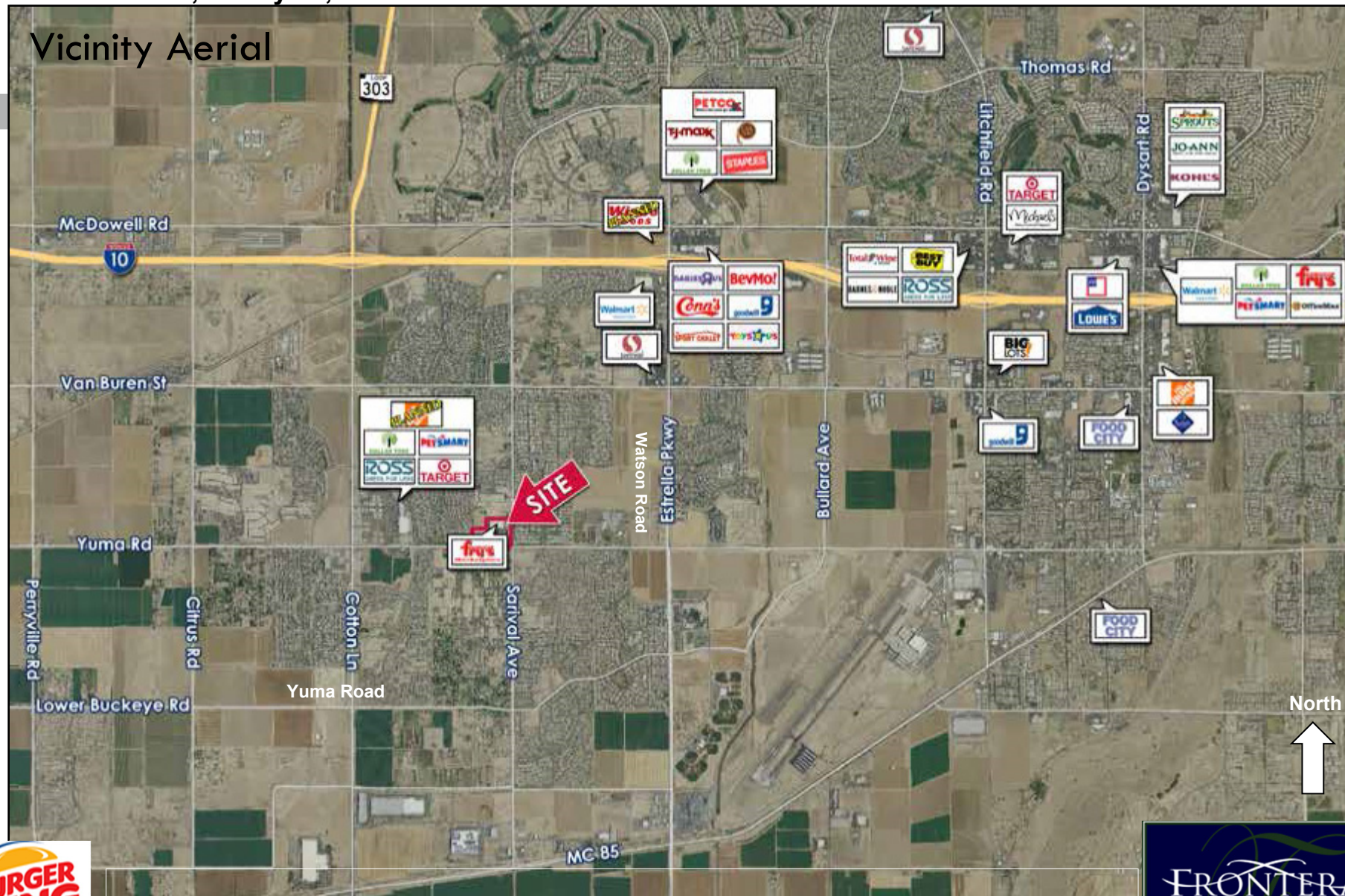
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Vicinity Aerial



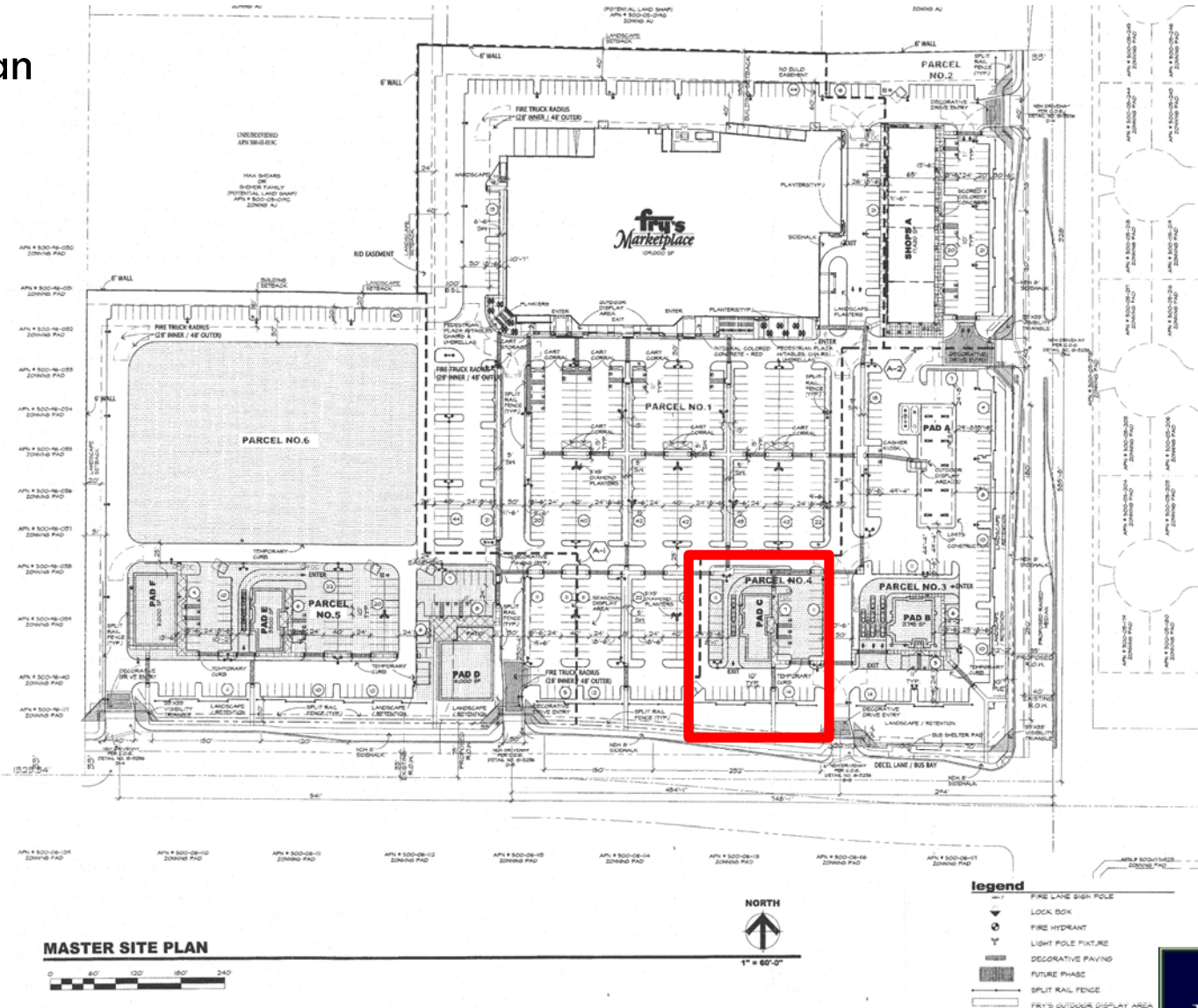
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Site Plan



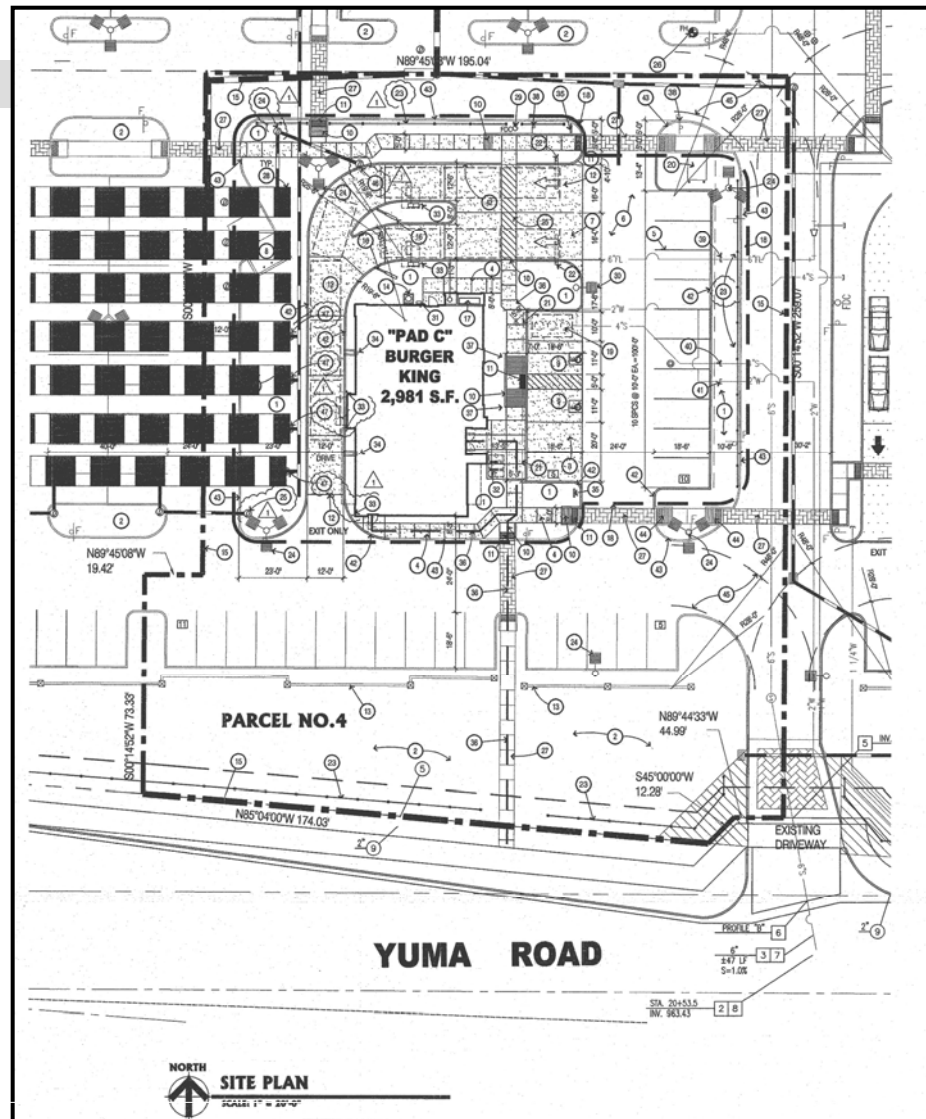
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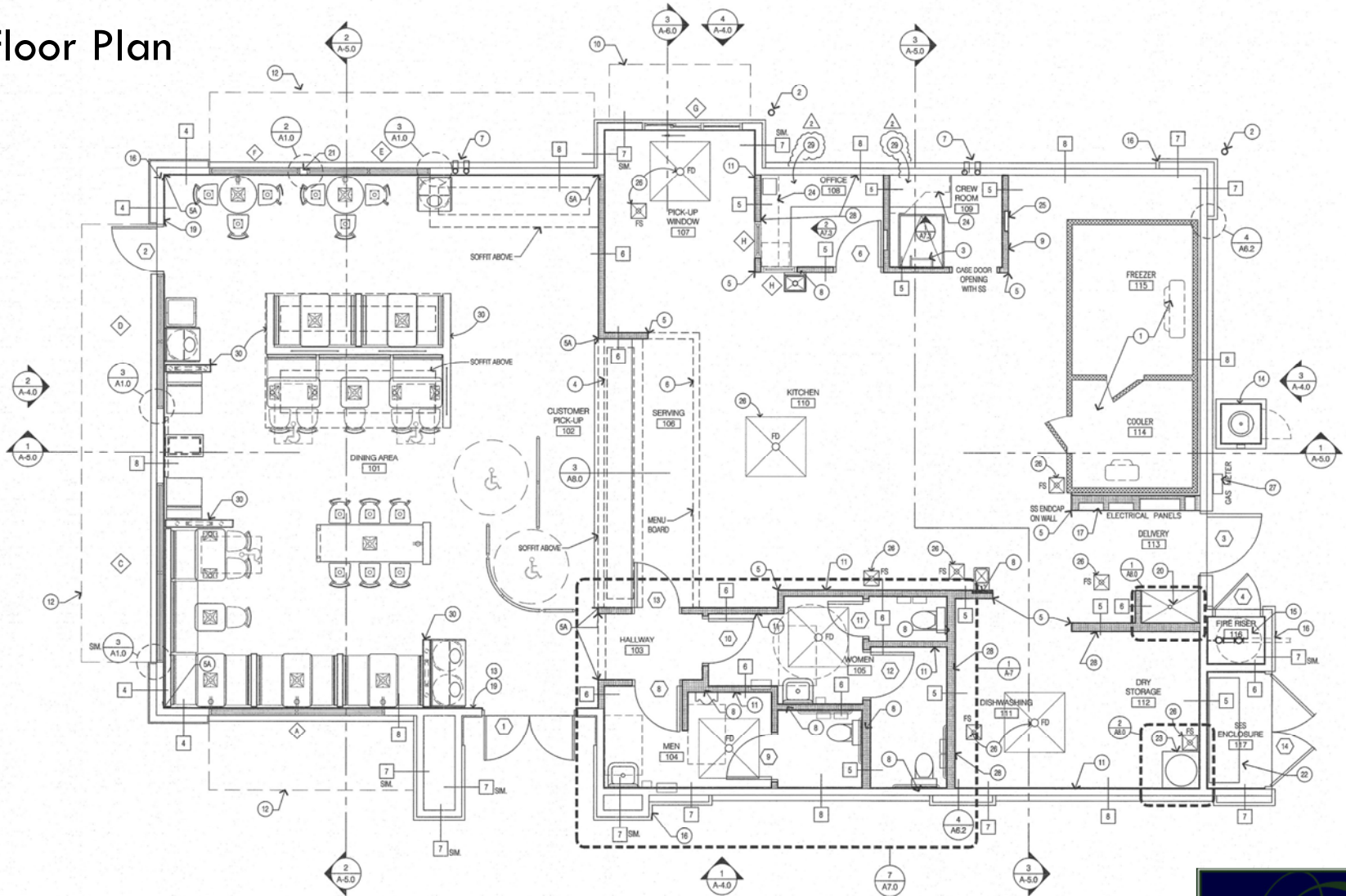
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Floor Plan



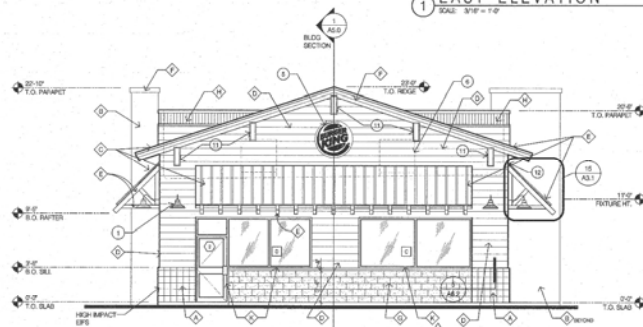
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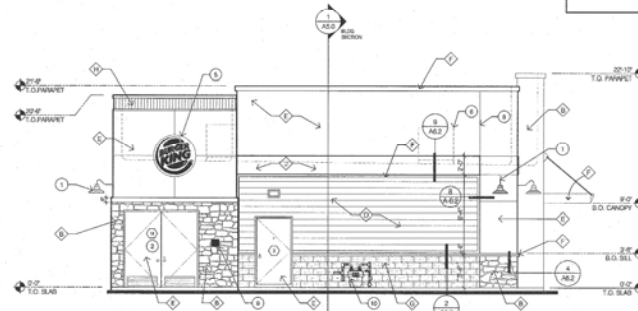
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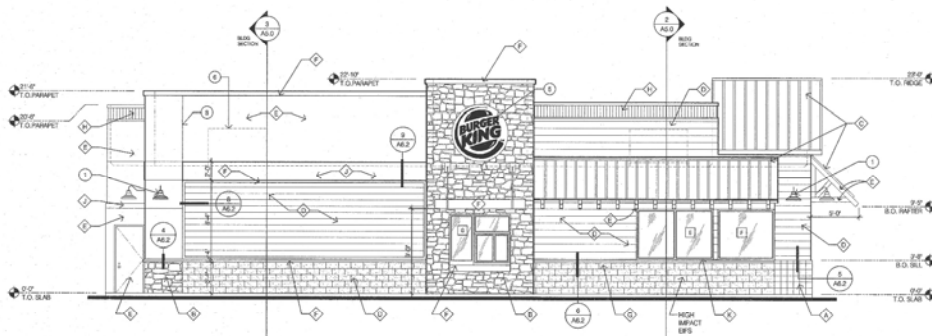
1 EAST ELEVATION



2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION

[illegible]

GENERAL NOTES

- A. ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE REVIEW AND APPROVAL.
- B. ALL GROUND AND ROOF MOUNTED EQUIPMENT INCLUDING UTILITIES SHALL BE SCREENED FROM VIEW.
- C. ALL COLORS AND MATERIALS TO MATCH APPROVED SANFAM MAINFRAME STANDARDS. VERIFY WITH EXISTING BUILDINGS BEFORE ORDERING.
-  DENOTES DOOR NUMBER - SEE SHEET A&D DENOTES
-  WINDOW TYPE - SEE SHEET A&I

NOTE:
SEE EPS DETAIL SHEET A7.1 FOR ADDITIONAL FINISH INFORMATION - ALL EPS SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND ICC-ES ESR-1329.
SEE CULTURED STONE VENEER SHEET FOR ADDITIONAL FINISH INFORMATION.

Looker & Cappello
ARCHITECTS INC.
2070 E. SOUTHURN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-960-6571

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EXTERIOR ELEVATIONS

BURGER KING
PROPOSED RESTAURANT FOR:
BARNETT MANAGEMENT
16384 W. YUMA ROAD
GOODYEAR, ARIZONA



EXPIRES 06-30-20

Subscription Set - Issue Date: 03-20-15



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FRONTERA
DEVELOPMENT

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PROPERTY PHOTO



Google Earth

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PROPERTY PHOTO



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REPRESENTATIVE INTERIOR REMODEL PHOTOS



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DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	11,596		41,714		111,732	
2020 Estimate	10,881		38,743		103,541	
2010 Census	10,042		31,831		85,078	
Growth 2020 - 2025	6.57%		7.67%		7.91%	
Growth 2010 - 2020	8.35%		21.71%		21.70%	
2020 Population by Hispanic Origin	4,408		14,095		41,503	
2020 Population	10,881		38,743		103,541	
White	8,857	81.40%	31,100	80.27%	83,630	80.77%
Black	914	8.40%	3,581	9.24%	8,819	8.52%
Am. Indian & Alaskan	225	2.07%	931	2.40%	2,420	2.34%
Asian	478	4.39%	1,649	4.26%	5,048	4.88%
Hawaiian & Pacific Island	25	0.23%	93	0.24%	345	0.33%
Other	382	3.51%	1,389	3.59%	3,280	3.17%
U.S. Armed Forces	44		175		599	
Households						
2025 Projection	3,661		13,123		36,388	
2020 Estimate	3,438		12,083		33,562	
2010 Census	3,182		9,642		27,144	
Growth 2020 - 2025	6.49%		8.61%		8.42%	
Growth 2010 - 2020	8.05%		25.32%		23.64%	
Owner Occupied	2,803	81.53%	9,230	76.39%	23,926	71.29%
Renter Occupied	636	18.50%	2,853	23.61%	9,636	28.71%
2020 Households by HH Income	3,437		12,082		33,562	
Income: <\$25,000	219	6.37%	920	7.61%	3,991	11.89%
Income: \$25,000 - \$50,000	624	18.16%	1,897	15.70%	5,973	17.80%
Income: \$50,000 - \$75,000	624	18.16%	2,531	20.95%	6,732	20.06%
Income: \$75,000 - \$100,000	675	19.64%	2,251	18.63%	5,632	16.78%
Income: \$100,000 - \$125,000	521	15.16%	1,750	14.48%	4,330	12.90%
Income: \$125,000 - \$150,000	410	11.93%	1,337	11.07%	2,738	8.16%
Income: \$150,000 - \$200,000	156	4.54%	564	4.67%	2,129	6.34%
Income: \$200,000+	208	6.05%	832	6.89%	2,037	6.07%
2020 Avg Household Income	\$96,492		\$97,534		\$91,062	
2020 Med Household Income	\$84,314		\$82,696		\$75,377	

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Exclusively listed by:

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