



BURGER KING SALE-LEASEBACK

STEPHENVILLE, TEXAS

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$2,200,000 | 5.00% CAP RATE

- » New 20-Year Absolute NNN Lease with 10% Rental Increases
- » Burger King is World's Second Largest Fast Food Hamburger Chain (\$1.65 Billion Revenue)
- » High-Traffic Location in Densely Populated Area
 - » 23,290 AADT Directly in Front of the Property on West Washington Street
 - » Across the Street from Bosque River Centre (35 Stores)
 - » Stephenville's Population has Grown 23.6 Percent in the Last Eight Years
- » Near Large Schools, Employers, and Retailers
 - » Two Miles from Stephenville's Largest Employer, Tarleton State University (13,011 Students, 1,400 Employees)
 - » Walking Distance from TechnipFMC (735 Employees)
 - » Within Four-Mile Radius of Five Schools with a Combined Enrollment of 3,167 Students
- » Located in an Income Tax Free State



FILE PHOTO

TABLE OF CONTENTS



INVESTMENT SUMMARY

AERIALS

SITE PLAN

TENANT SUMMARY

PROPERTY OVERVIEW

AREA OVERVIEW

DEMOGRAPHIC PROFILE

Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LEAD BROKERS

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

VINCENT AICALE

Executive Director

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

RYAN FORSYTH

Executive Director

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	3030 West Washington Street, Stephenville, Texas		
PRICE	\$2,200,000		
CAP RATE	5.00%		
NOI	\$110,000		
TERM	20 years		
RENT COMMENCEMENT	Close of Escrow		
LEASE EXPIRATION	20 years from the close of Escrow		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$110,000	5.00%
	6-10	\$121,000	5.50%
	11-15	\$133,100	6.05%
	16-20	\$146,410	6.66%
	21-25 (Option 1)	\$161,051	7.32%
	26-30 (Option 2)	\$177,156	8.05%
	31-35 (Option 3)	\$194,872	8.86%
	36-40 (Option 4)	\$214,359	9.74%
	41-45 (Option 5)	\$235,795	10.72%
YEAR BUILT	2018		
BUILDING SF	3,072 SF		
PARCEL SIZE	0.8 acres (33,149 SF)		
LEASE TYPE	Absolute NNN sale-leaseback, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

NEW 20-YEAR ABSOLUTE NNN SALE-LEASEBACK

- » Absolute NNN sale-leaseback with no landlord management, providing an ideal investment for an out-of-area investor
- » 20-year initial term, plus five (5) five (5) year options, with scheduled rental increases every five years, providing a hedge against inflation
- » Leased to an iconic tenant with brand recognition as the world's second-largest fast food hamburger chain
- » Burger King's annual revenue exceeds \$1.65 billion
- » Located in an income tax free state

HIGH-TRAFFIC LOCATION IN DENSELY POPULATED AREA

- » 23,290 AADT directly in front of the property on West Washington Street
- » 31,700 residents within a 10-mile radius of the property
- » neighbored by Bosque River Apartments (136 units)
- » Walking distance from four hotels, including Holiday Inn Express & Suites Stephenville (82 rooms) and La Quinta Inn & Suites by Wyndham Stephenville (68 rooms)
- » Located along U.S. Route 377 (major north-south thoroughfare connecting Mexico and Oklahoma)

NEAR LARGE SCHOOLS, EMPLOYERS, AND RETAILERS

- » Two miles from the largest employer in Stephenville, Tarleton State University (13,011 students, 1,400 employees)
- » Walking distance from TechnipFMC (735 employees)
- » Convenient access to Saint-Gobain Abrasives Inc. (470 employees)
- » Across the street from Bosque River Centre (35 stores)
- » Surrounded by several notable national retailers, including Walmart Supercenter, McDonald's, Starbucks, Sonic Drive-In, Jack in the Box, Taco Bell, Staples, and many more
- » Within a four-mile radius of Stephenville High School (1,040 students), Hook Elementary School (604 students), Henderson Junior High School (559 students), Chamberlin Elementary School (557 students), and Central Elementary School (407 students)



FILE PHOTO


SAMPLE TARLETON
STATE UNIVERSITY
Member of The Texas A&M University System
(13,011 students and 1,400 employees)

BIG LOTS!

CVS
pharmacy

H-E-B

U.S. Highway 67
(20,213 AADT)



INDUSTRIAL REGION

Walgreens

Walmart
Supercenter

Jack
in the box

INDUSTRIAL REGION


SAINT-GOBAIN
(470 employees)

STAPLES **Great Clips** **H&R BLOCK** **burkes OUTLET**


TACO BELL

INDUSTRIAL REGION



TechnipFMC
(735 employees)

RODEWAY INN
(51 rooms)


PANDA EXPRESS
SOUTHERN CHINESE CUISINE


WHATABURGER


Holiday Inn Express
(82 rooms)


Texstar Ford Lincoln Inc.


EXXON


BURGER KING


Chicken EXPRESS

PET SUPPLIES "PLUS"


LA QUINTA INN
(68 rooms)


COTTON PATCH CAFE


TACO CASA


TRACTOR SUPPLY CO

CINEMARK
The Best Seat In Town

HIBBETT SPORTS


RSC
REPAIR & SERVICE CENTER

Cici's PIZZA


SONIC
America's Drive-In

ALSO AVAILABLE

CAPTAIN D'S
SEAFOOD KITCHEN
[CLICK HERE FOR OM](#)


WESTERN STEAKHOUSE

West Washington Street
(23,290 AADT)

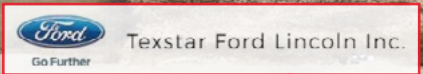

Knights Inn
(30 rooms)



Northwest Loop
(8,616 AADT)



INDUSTRIAL
REGION



ALSO AVAILABLE

CLICK HERE FOR OM



(51 rooms)



(30 rooms)



West Washington Street (23,290 AADT)

CINEMARK
The Best Seat in Town



COMPLIMENTS • TURNITURE • APPLIANCES • ELECTRONICS



Texstar Ford Lincoln Inc.

SITE PLAN

CROSS ACCESS ROAD

TRASH



3,072 SF

DRIVE-THRU →

DRIVE-THRU →

POLE SIGN



WEST WASHINGTON STREET

TENANT SUMMARY



Founded in 1954, Burger King is the second largest fast food hamburger chain in the world, serving customers daily in 17,796 restaurants in over 100 countries. Burger King's menu includes burgers, fries, sodas, milkshakes, chicken, salads, breakfast items, desserts, and the Whopper, Burger King's signature product. The Whopper is well-known in the fast food industry, with Burger King billing itself as the Home of the Whopper in its advertising, signage, and in its concept store, the BK Whopper Bar.

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. The Burger King brand is owned by Restaurant Brands International Inc. (TSX,NYSE: "QSR"), one of the world's largest quick service restaurant companies, with more than \$30 billion in system-wide sales and over 25,000 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.

For more information, please visit www.bk.com.

TICKER	TSX, NYSE: "QSR"	LOCATIONS	17,796
REVENUE	\$1.65B	HEADQUARTERS	Miami, FL

LEASE ABSTRACT

TENANT	Landmark & Landmark Group LLC		
GUARANTOR	Full-term personal guaranty with net worth of over \$25 million		
ADDRESS	3030 West Washington Street, Stephenville, Texas 76401		
RENT COMMENCEMENT	Close of Escrow		
LEASE EXPIRATION	20 years from the Close of Escrow		
RENEWAL OPTIONS	Five (5) five (5) year options		
RENTAL INCREASES	YEAR	RENT	RETURN
	1-5	\$110,000	5.00%
	6-10	\$121,000	5.50%
	11-15	\$133,100	6.05%
	16-20	\$146,410	6.66%
	21-25 (Option 1)	\$161,051	7.32%
	26-30 (Option 2)	\$177,156	8.05%
	31-35 (Option 3)	\$194,872	8.86%
	36-40 (Option 4)	\$214,359	9.74%
	41-45 (Option 5)	\$235,795	10.72%
REAL ESTATE TAXES	Tenant is responsible for all taxes.		
INSURANCE	Tenant is responsible for all insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance and repair, including roof, structure, and parking lot.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property is strategically located on West Washington Avenue/U.S. Route 377, with excellent visibility and access to 23,290 vehicles per day directly in front of the property. U.S. Route 377, known as West Washington Avenue within Stephenville, serves as the city's primary retail and transportation corridor. U.S. Route 377 is also a major north-south thoroughfare within Texas and Erath County, connecting Mexico and Oklahoma. The site resides in a densely populated area, with 31,700 residents living within a 10-mile radius of the property. The site is also within walking distance of Bosque River Apartments (136 units) and four hotels, including La Quinta Inn & Suites by Wyndham Stephenville and Holiday Inn Express & Suites Stephenville (combined 150 rooms).

Visibility is increased by the site's proximity near large schools, employers, and retailers. The property is within walking distance of Bosque River Centre shopping plaza, which features 35 stores and a strong mix of local and national tenants, including Tractor Supply Company, Hibbett Sports, Planet Fitness, rue21, Cinemark Cinema 6, and many more. Other notable national retailers surrounding the site include Walmart Supercenter, McDonald's, Starbucks, Sonic Drive-In, Jack in the Box, Staples, and Taco Bell. The location resides two miles from the largest employer in Stephenville, Tarleton State University, which features 13,011 students and 1,400 employees. The site is also within walking distance of TechnipFMC (735 employees) and has immediate access to Saint-Gobain Abrasives Inc. (470 employees). Additionally, the property is within a four-mile radius of five schools with a combined enrollment of 3,167 students.

ACCESS

Access from West Washington Avenue

TRAFFIC COUNTS

West Washington Avenue: 23,290 AADT
U.S. Highway 67: 20,213 AADT
Northwest Loop: 8,616 AADT

PARKING

25 parking stalls, including two (2) handicap stalls

YEAR BUILT

2018

NEAREST AIRPORT

Dallas Fort Worth International Airport (DFW | 96.8 miles)



25
PARKING
STALLS



2018
YEAR BUILT



23K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
DALLAS FORT WORTH
INTERNATIONAL
AIRPORT

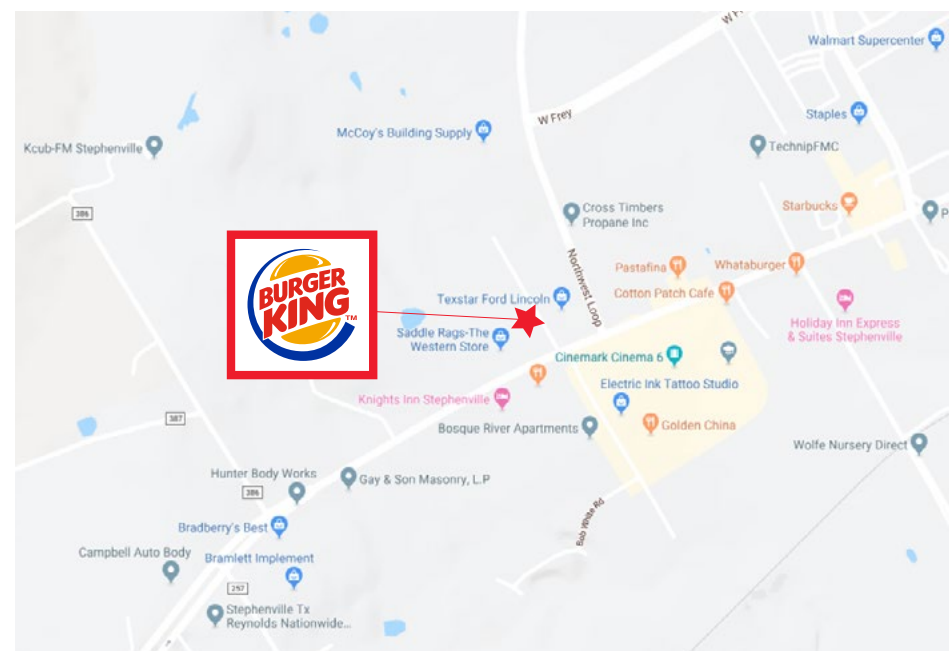
AREA OVERVIEW

Stephenville is a city in and the county seat of Erath County, Texas and is the principal city in the Stephenville Micropolitan Statistical Area. Located 70 miles southwest of Fort Worth, agriculture is the leading industry in Stephenville, with Erath County in the top 10 percent in overall agriculture production and ranking third in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville serves as a regional medical and retail center for the area with many family-owned businesses thriving as they draw from a diverse workforce, educational opportunities, and family-oriented atmosphere. Four of Stephenville's top 10 employers are global manufacturers—FMC Technologies, makers of subsea systems and other oilfield-related products; Saint-Gobain, makers of coated abrasives for manufacturing and consumer use; Schrieber Foods, makers of cheese and dairy products; and Tejas Tubular, makers of tubular products used in oil production.

Erath County is included in the Stephenville, Texas, Micropolitan Statistical Area and is the location of two of North America's largest renewable natural gas plants. The largest is at Huckabay Ridge, near Stephenville. The second largest is located outside Dublin at Rio Leche Estates. Erath County is a state leader in milk production, beef cattle, horticulture, horses, and other chief agricultural products. Agriculture, various manufacturing operations, and higher education are important elements of the local economy. The leading employment industries in Erath County are educational services, manufacturing, accommodation & food services, retail trade, and health care.

- » The Stephenville population has increased 23.6 percent in the last eight years.
- » The unemployment rate in Stephenville is 3.0 percent, well below the national average.
- » Future job growth in Stephenville is predicted to be 38.8 percent over the next 10 years, well above the national average of 33.5 percent.

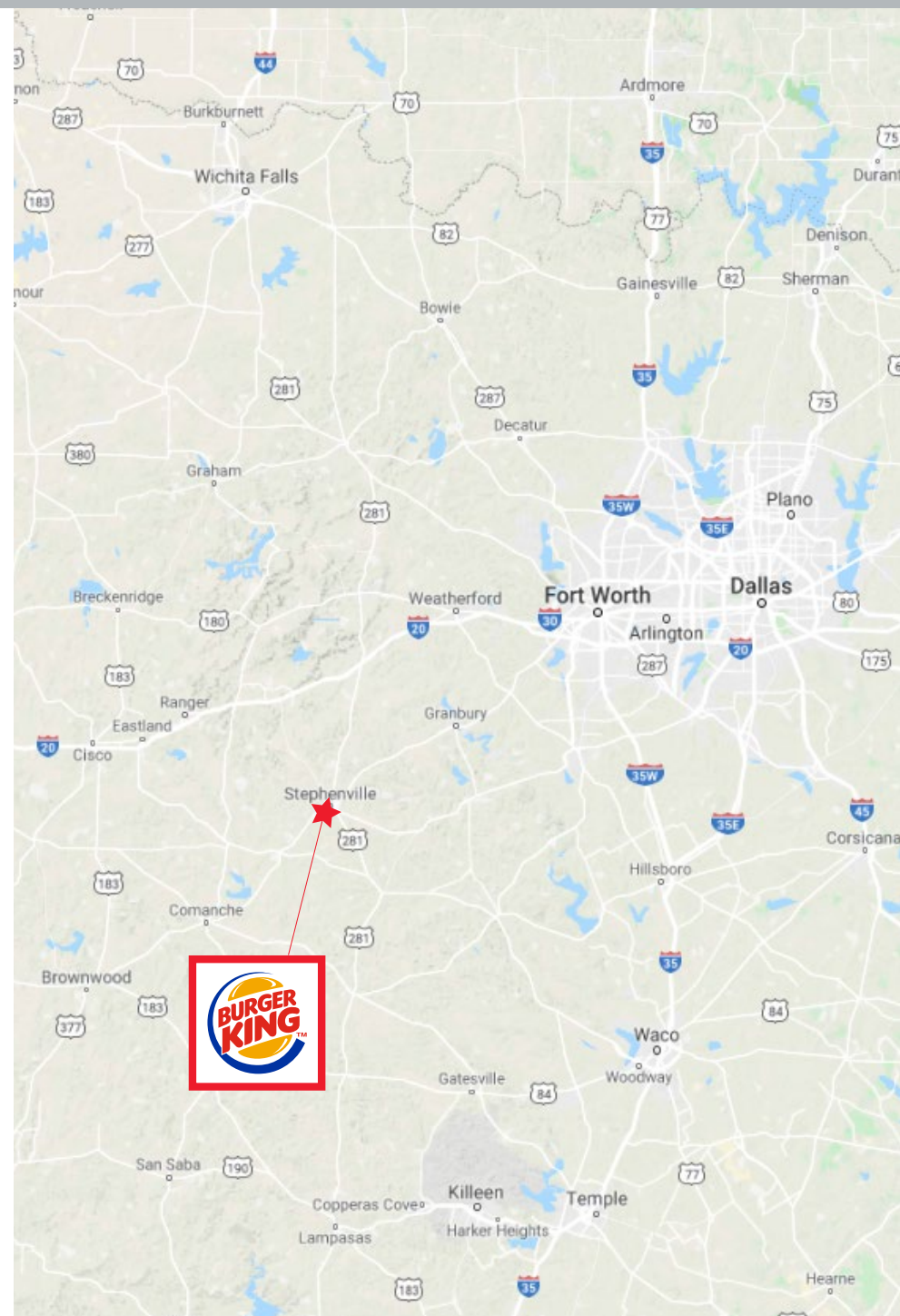
MAJOR EMPLOYERS IN STEPHENVILLE, TEXAS	# OF EMPLOYEES
TARLETON STATE UNIVERSITY	1,400
TECHNIPFMC	735
STEPHENVILLE ISD	475
SAINT-GOBAIN ABRASIVES	470
SCHREIBER FOODS	435
WALMART	300
PECAN VALLEY CENTERS	210
WESTERN DAILY TRANSPORT	210
TEXAS HEALTH HARRIS METHODIST	200
ERATH COUNTY	180



DEMOGRAPHIC PROFILE

2019 SUMMARY	1 Miles	3 Miles	5 Miles
Population	1,228	20,188	25,112
Households	515	7,188	9,005
Families	261	3,562	4,771
Average Household Size	2.26	2.29	2.36
Owner Occupied Housing Units	264	3,509	4,634
Renter Occupied Housing Units	251	3,679	4,634
Median Age	30.0	25.2	26.8
Average Household Income	\$60,806	\$55,108	\$56,881

2024 ESTIMATE	1 Miles	3 Miles	5 Miles
Population	1,301	21,031	26,295
Households	544	7,531	9,469
Families	275	3,713	5,000
Average Household Size	2.27	2.30	2.37
Owner Occupied Housing Units	278	3,650	4,851
Renter Occupied Housing Units	265	3,881	4,618
Median Age	31.0	26.0	27.8
Average Household Income	\$63,260	\$58,919	\$61,558



INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

**YURAS
AICALE
FORSYTH
CROWLE**

Leased Investment Team



LEAD BROKERS

SCOTT CROWLE

Managing Director

415.604.4288

scott.crowle@cushwake.com

CA RE License #01318288

MICHAEL T. YURAS, CCIM

Executive Managing Director

415.481.0788

michael.yuras@cushwake.com

CA RE License #01823291

VINCENT AICALE

Executive Director

415.690.5522

vince.aicale@cushwake.com

CA RE License #01728696

RYAN FORSYTH

Executive Director

415.413.3005

ryan.forsyth@cushwake.com

CA RE License #01716551

www.YAFteam.com

Cushman and Wakefield Inc. LIC. # 00616335