



## OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

616 N Main Street, Cedartown GA 30125

EXCLUSIVELY MARKETED BY



**TOTAL REAL ESTATE OF NEVADA**

6420 Spring Mountain Rd #16  
Las Vegas NV 89146

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## AREA OVERVIEW

## BURGER KING OVERVIEW

# INVESTMENT SUMMARY

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Total Real Estate of NV exclusively offers for sale the 3,632 sq feet Burger King located at 616 N Main St Cedartown GA. With 14 years remaining on a Absolute Triple Net (NNN) Lease with rent increases every five years. This building sits on a 1.59 acre lot with high visibility. Secure this investment with this nationally recognized tenant.

## PROPERTY SUMMARY

<b>Address:</b>	616 N Main St Cedartown GA 30125
<b>County:</b>	Polk County
<b>Building Area:</b>	3,632
<b>Land Area:</b>	1.52 AC
<b>Year Built:</b>	2010
<b>Renovated:</b>	January 2015

## OFFERING SUMMARY

Price:	Price Per SF:
<b>\$1,995,000.00</b>	<b>\$550.00</b>
CAP:	Years Remaining:
<b>5.5%</b>	<b>14 Years</b>
NOI:	Rate Increase:
<b>\$110,250</b>	<b>Every 5 Years</b>



# INVESTMENT HIGHLIGHTS

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## ABSOLUTE TRIPLE NNN LEASE

UNTIL MARCH 2035

## 5% RENT INCREASE

EVERY 5 YEARS

## 15,200 VPD

ALONG N MAIN ST

## 20,000+ RESIDENTS

WITHIN 5 MILES

## RENOVATIONS MADE IN 2015

WITH OPERATORS SPENDING APPROX. \$250,000

### NEARBY TENANTS





## LEASE SUMMARY

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Tenant:	Burger King
Premises:	A Building of Approximately 3,632
Lease Commencement:	January 1st, 2016
Lease Expiration:	March 31st, 2035
Lease Term:	14 years
Renewal Options:	none
Rent Increases:	5% rent increases every 5 years
Lease Type:	Absolute Triple Net (NNN)
Permitted use:	C-3 (Restaurant)
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

# RENT ROLL

Burger King | 616 N Main St | Cedartown, GA 30125

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASES	INCREASE DATES	LEASE BEGIN	LEASE END
Burger King	3,632	\$110,250.00	\$30.36	5%	Every 5 years	1/1/2016	3/31/2035



## EXTERIOR PHOTOS

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## EXTERIOR PHOTOS

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## EXTERIOR PHOTOS

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## INTERIOR PHOTOS





## INTERIOR PHOTOS

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# AREA OVERVIEW

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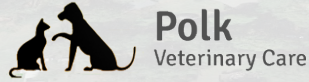
616 N Main St  
Cedartown, GA



616 N Main St  
Cedartown, GA

# RETAIL MAP

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Thornton Ave

N Main St.

Hillside Drive

Vance Ave



Jule Peek Ave



Melissa Lane

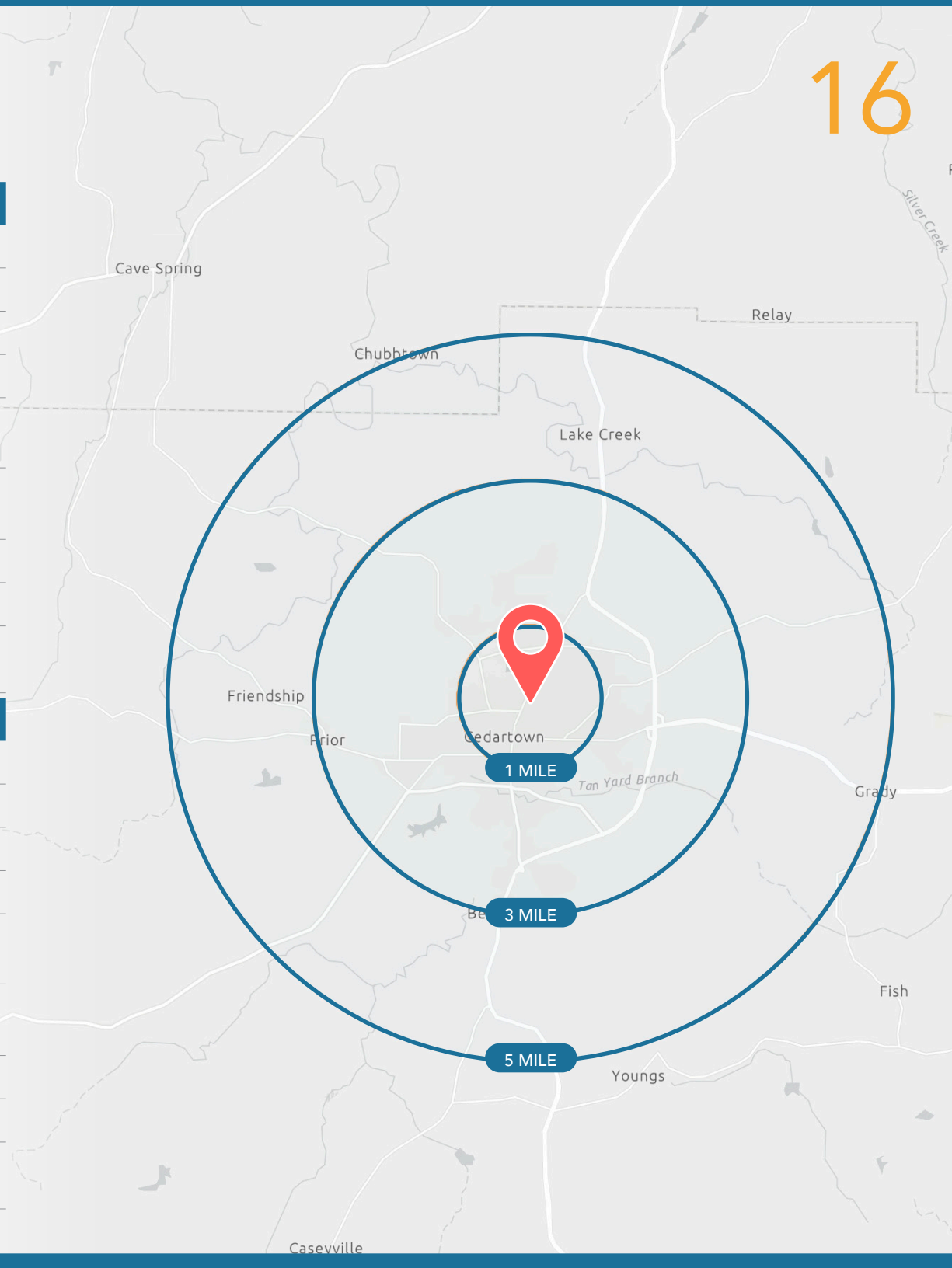
Blanche Rd

N Main St.

# DEMOGRAPHICS

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2020 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,793	16,407	21,085
Households	2,194	5,637	7,358
Families	1,386	3,828	5,108
Average Household Size	2.55	2.80	2.78
Owner Occupied Housing Units	1,072	2,805	3,996
Renter Occupied Housing Units	1,122	2,831	3,362
Median Age	36.8	34.5	35.7
Median Household Income	\$39,384	\$39,627	\$42,629
Average Household Income	\$54,599	\$55,266	\$57,867
2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,934	16,723	21,431
Households	2,247	5,745	7,481
Families	1,411	3,880	5,164
Average Household Size	2.55	2.80	2.78
Owner Occupied Housing Units	1,094	2,857	4,055
Renter Occupied Housing Units	1,153	2,888	3,426
Median Age	37.0	35.3	36.7
Median Household Income	\$40,874	\$41,396	\$44,796
Average Household Income	\$57,763	\$58,994	\$61,951



BK FOOD 4 U, LLC are long time owners of five (5) successful BURGER KING franchises. 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 50 successful years.

As of December 2020, the company operates over 19,000 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 \$31 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 almost 50 years.



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