

OFFERING MEMORANDUM  
Net Leased Restaurant

Marcus & Millichap

**BURGER  
KING**

66 Highway 107  
Sylva, North Carolina  
28779

Incredible Sales

Long-Term Tenant







# FINANCIAL OVERVIEW

PRICE: \$2,095,000 | RENT: \$112,092

Property Address	66 Highway 107
City, State, Zip	Sylva, North Carolina 28779
Estimated Building Size (SF)	2,812
Lot Size Acres	1.00 Acre
Year Built	1985/2000

## LEASE SUMMARY

Property Type	Net Leased Restaurant
Ownership	Private
Tenant	Burger King
Guarantor	CFH NOVO Holdings, LLC
Rent Commencement Date	August, 1987
Lease Expiration	August, 2022
Lease Term Remaining	1.5 Years
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Options to Renew	One, 5-Year Option
Annual Base Rent	\$58,000
Annual Percentage Rent	6.50% of Gross Sales, Minus \$58,000
Right of First Refusal	Yes, 30 Days

## ANNUALIZED OPERATING DATA

Annual Base Rent	\$58,000
Rental Escalations	None

RENT SCHEDULE	ANNUAL RENT	ADDITIONAL PERCENTAGE RENT	TOTAL RENT
YEAR: 2015	\$58,000	\$47,749	\$105,749
YEAR: 2016	58,000	\$52,300	\$110,300
YEAR: 2017	58,000	\$50,087	\$108,087
YEAR: 2018	58,000	\$50,309	\$108,309
YEAR: 2019	58,000	\$54,092	\$112,092
YEAR: 2020	58,000	Pending	Pending
YEAR: 2021	58,000	Pending	Pending
Option I Year: 2022-2027	58,000	Pending	Pending



## INVESTMENT OVERVIEW

INGLES OUTPARCEL

STRONG, CONSISTENT SALES

MULTI-STATE OPERATOR

31,000 VEHICLES PER DAY

Marcus & Millichap is pleased to present for sale this single-tenant, absolute triple-net Burger King Restaurant investment opportunity located in Sylva, North Carolina. The property consists of approximately 1.00 acre improved with a 2,812 square foot building. The restaurant was constructed in 1987 and has been in operation ever since. The operator, CFH Novo Holdings, LLC has locations in North Carolina, South Carolina, Georgia, and Florida. Annual base rent is set at \$58,000 plus 6.5 percent of the annual gross sales (minus \$58,000). Rent for 2019 was \$112,092.

The restaurant is an outparcel to a popular Ingles Grocery and adjacent to a CVS Pharmacy. Across Highway 107 are a high school and elementary school with a combined student enrollment of 1,744. It is situated on the main corridor of a dense retail sector. The property benefits from two signalized intersections located on either side of the parcel.

The community of Sylva has a growing population of 22,909 within a five-mile radius. Average household income is \$63,130 within a one-mile radius.

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## SITE DESCRIPTION

Property	Burger King
Property Address	66 Highway 107 Sylva, North Carolina 28779
Year Built	1985/2000
Number of Parking Spaces	28
Construction Type	Joisted Masonry
Foundation	Poured Concrete Slab
Exterior Walls	Concrete Block, Brick, Stone
Land Area	1.00 Acres
Zoning Designation	Restaurant, Bar, Food Services



INVESTMENT  
HIGHLIGHTS

LONGTERM  
TENANT

31,000  
AVERAGE  
VEHICLES PER  
DAY

PERCENTAGE  
SALES RENT

1.00  
ACRE

CONSISTENT  
RETAIL  
CORRIDOR

SHOPPING  
CENTER  
OUTPARCEL

STRONG SALES

LOCATION OVERVIEW | DEMOGRAPHICS




**Sylva** is the county seat of Jackson, a retail and professional center where day-to-day services meet unique history. The town’s development rose with the construction of the Western North Carolina Railroad in the 1880s. The Town of Sylva incorporated in 1889 and became the county seat in 1913.

**Sylva** has a population of 2,724 (2018) and sits at an elevation of 2,036 feet. In 2014, Sylva was named by "Where to Retire," magazine as one of the greatest places to retire in the U.S., citing the reasonable cost of living and abundance of outdoor activities. Sylva has been a "Tree City USA in North Carolina," for the last 15 years. Sylva is a Mountain Heritage Trout City as well. Sylva is home to Pinnacle Park, a 1,100-acre property owned by the Town of Sylva that has beautiful waterfalls, streams, trails and vistas from the 5,008-foot elevation pinnacle. Sylva is home to Poteet Park, Bryson Park, Mark Watson Park and the Bridge Park for outdoor entertainment and hosts a Farmers Market every Saturday at the Bridge Park from 9 a.m. to noon year-round.

**Sylva**, in 2016, was named among the 10 Cleanest Cities in America by the popular travel website Expedia.com.

**Sylva** boasts a wide array of restaurants and now has four breweries in the downtown area. Sylva has three bookstores and an eclectic shopping experience featuring unique clothing, arts, crafts, jewelry, antiques and consignment stores.

Sylva, North Carolina

POPULATION			INCOME			HOUSEHOLDS		
2025 Projection			Average			2025 Projection		
1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES
686	12,667	23,923	\$63,130	\$63,616	\$62,219	305	5,692	9,253
2020 Population			Median			2020 Households		
1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES
671	12,120	22,909	\$49,896	\$53,553	\$51,789	296	5,380	8,734
								



An aerial photograph of a drive-thru facility. A central building with a bright blue roof is surrounded by a large parking lot. Several vehicles, including cars and vans, are visible in the lot and in the drive-thru lanes. The area is bordered by a yellow line. To the left, there's a road with more parked cars. To the right, there's a road with a stop sign and more vehicles. The overall scene is a busy commercial location.

1.00 ACRE

DRIVE THRU

REDEVELOPED  
2000

31,000  
VEHICLES PER  
DAY



# FRANCHISEE OVERVIEW



Carolina  
Franchise  
Holdings

Carolina Franchise Holdings or  
CFH Novo Holdings, LLC

- 45+ units
- Located in GA, FL, NC, SC
- Management Team includes professional backgrounds covering development, accounting & QSR operations -
- Over 160 years of combined professional experience
- Selected by Burger King Corporate to beta test new operations model rolled out to all franchisees in 2020
- 9 units opened in 2018
- 17 units opened 2019
- 5 units opened 2020





# CORPORATE OVERVIEW



*Tim Hortons*



RBI is an American Canadian multinational fast-food holding company. Formed in 2014 by the \$12.5 billion merger between American fast-food restaurant chain Burger King and Canadian coffee shop and restaurant chain Tim Hortons and expanded by the 2017 purchase of American fast-food chain Popeyes Louisiana Kitchen, the company is the fifth-largest operator of fast food restaurants in the world. The company is based alongside Tim Hortons in Toronto. Burger King and Popeyes retain their existing operations and headquarters, both in Miami. The 2014 merger focused primarily on expanding the international reach of the Tim Hortons brand, and providing financial efficiencies for both companies. The company is majority-owned by the Brazilian investment company 3G Capital—the previous majority owner of Burger King—holding a 51% stake. The company is publicly traded on the New York and Toronto Stock Exchanges. In January 2019, Jose Cil was named the CEO of Restaurant Brands International.

Every day, more than 11 million guests visit BURGER KING® restaurants around the world and they do so because their restaurants are known for serving high-quality, great-tasting, and affordable food. 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.





# PROPERTY AERIAL

Department on Aging  
Jackson County, NC



ingles

CVS  
pharmacy



Highway 107  
31,000 VPD

BURGER  
KING



Smoky Mountain High School  
&  
Fairview Elementary School  
Total Student Enrollment:  
1,744





ingles

♥ CVS  
pharmacy

BURGER  
KING





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