



City of
Thomasville

\$2,685,000 @ 4.90% Cap

- ❖ Absolute NNN Lease with +/- 12.5-Years Remaining
- ❖ Site Operated By a Strong Regional 67 Unit Franchisee
- ❖ Large Monument Sign - Recently Remodeled Store
- ❖ Operating as BK @ This Location Since 1983
- ❖ COVID Resistant Business w/ Drive-Thru
- ❖ Located Near Wal-Mart, YMCA & Several Schools
- ❖ Strong Population Growth Throughout Southern GA

SUBJECT PROPERTY PHOTO



216 N. Coast Hwy 101, Encinitas, CA 92024

2930 E PINETREE DRIVE | THOMASVILLE, GEORGIA



PAUL BONANNO
(760) 452-2402
PAUL@NNNSEARCH.COM

ERIK SJOLUND
(760) 304-9196
ERIK@NNNSEARCH.COM



In Association
with GA Broker :

BRIAN BROCKMAN
(513) 300-0763
BRIAN@BANGREALTY.COM

SEARCH OUR CURRENT INVENTORY @

www.NNNsearch.com

OFFERING OVERVIEW



Burger King - Thomasville, Georgia

Net Lease Realty Partners is pleased to offer for sale this franchised leased Burger King in Thomasville, Georgia. The property has operated at this location since 1983 (38 years). The lease has been renewed and extended twice and currently has more than 12 1/2 years left on term. The state of Georgia is growing in population and traffic to and from the Gulf Coast has seen steady increases over the past two decades. The town of Thomasville has reached nearly 20,000 residents and the area is expected to grow even more over the next several years.

The subject property is on an Absolute Triple Net (NNN) Lease for another 12.5 years. Tenant pays all expenses including RE Taxes, Insurance and CAM in addition to the base rent vs 8.5% percentage rent on gross sales. Property has hit percentage rent pre-covid and has upside potential. The subject property was remodeled in 2016 and includes a drive-thru facility. Subject site is one block west of SR-19 and one-half block south of SR-35. Subject property is in close proximity to a large YMCA with athletic fields, Several Schools, and the Remington Avenue Baseball Parks which host local and regional tournaments. The city sits at the confluence of Highways 19, 35, 38, 84 and 122. which causes traffic from the north & the south. Highway 319 turns into Jackson heading north and is the main state highway to Tallahassee, FL



POST-REMODEL

PRE-REMODEL

PRICE: **\$ 2,685,000**

NOI: **\$131,684/Year**

Cap Rate: **4.90%**

Remaining Term: **± 12.5 Years**

FINANCIAL OVERVIEW



SITE ADDRESS:



**2930 E Pinetree Blvd,
Thomasville, GA 31792**

VALUATION PRICE:

\$ 2,685,000

NET INCOME (NOI):

\$ 131,684 / YEAR

ORIGINAL LEASE:

NET INCOME/YR:

CAP RATE:

4.90%

Gross Leasable Area (GLA):

3,180 SF (Approx.)

Lot Size:

0.68 ACRES

Year Built:

1979

Ownership Type:

Fee Simple

Tenant Trade Name:

Burger King

Lessee:

Consolidated Burger Holdings, LLC

Credit:

Franchisee - 67 Unit Operator - www.consolidatedburgerholdings.com

Lease Type:

Absolute NNN

Rent Commencement:

May 10, 1983

Original Lease Term:

20 Years

Lease Expiration:

March 31, 2033

Remaining Lease Term:

± 12.5 Years

Base Rent:

\$131,684/YR

Percentage Rent:

8.5% of sales in excess of natural breakpoint - \$1,549,234

Rental Increases:

None

Tenant Options:

None

Right of First Refusal:

N/A

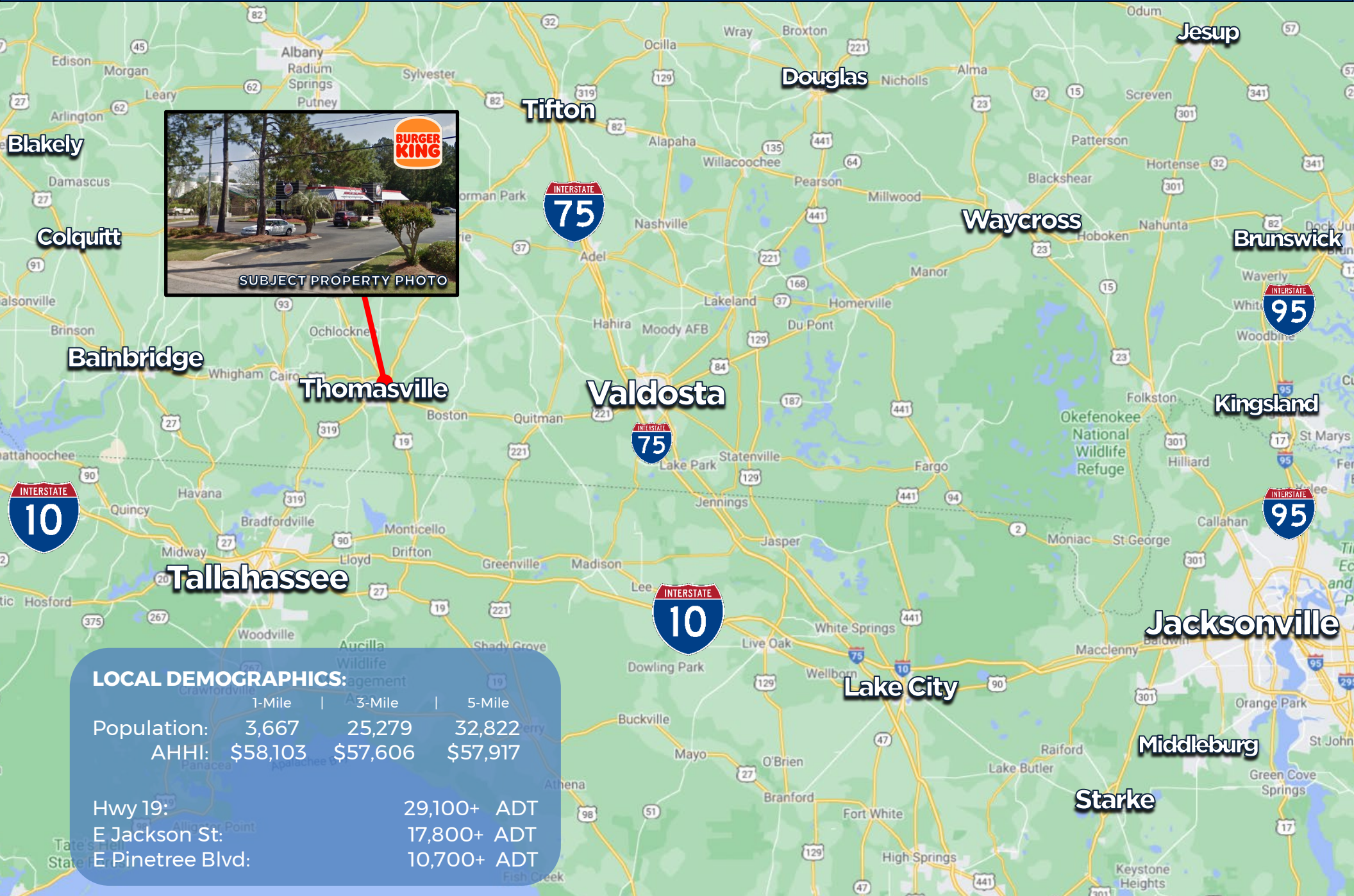
Landlord Responsibilities:

Zero Responsibilities

Current - Mar 2033

\$ 131,684.88

REGIONAL MAP



LOCAL DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population:	3,667	25,279	32,822
AHHI:	\$58,103	\$57,606	\$57,917
Hwy 19:	29,100+	ADT	
E Jackson St:	17,800+	ADT	
E Pinetree Blvd:	10,700+	ADT	

LOCAL MAP



Crossroads Alternative School
& Bishop Hall Charter School



ROSE GARDEN
INN & SUITES



TENANT OVERVIEW



Burger King (BK) is an American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. In 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it "Burger King". Burger King's menu has expanded from a basic offering of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products. In 1957, the "Whopper" became the first major addition to the menu, and it has become Burger King's signature product since.

Burger King has over 17,800 outlets in 100 countries. Of these, nearly half are located in the United States, and 99.7% are privately owned and operated. Restaurant Brands International (RBI) is one of the world's largest quick service restaurant companies with more than \$32 billion in systemwide sales and approximately 26,000 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 - BURGER KING®, TIM HORTONS®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.

Tenant Trade Name:	Burger King
Ownership Type:	Public
Traded As:	NYSE: QSR
# of Locations:	±27,000
Parent Company:	Restaurant Brands International
# of Employees:	5,200 (2020)
Founded:	1954
Headquarters:	Miami, FL
Website:	www.bk.com



FRANCHISEE/GAURANTOR OVERVIEW:

Consolidated Burger Holdings was founded in 2018 in Destin, FL with 67 Burger King Locations in GA and FL and is rapidly expanding. They have a net worth of over \$20 million and annual sales that exceed \$46 million with over 1,500 employees.

Franchisee Name:	Consolidated Burger Holdings
Tenant Trade Name:	Burger King
Ownership Type:	Private
Annual Sales:	± \$45,000,000
Net Worth:	± \$20,000,000
# of Locations:	± 67
# of Employees:	1,500 (2020)
Founded:	2018
Headquarters:	Destin, FL
Website:	www.consolidatedburgerholdings.com

AREA OVERVIEW



LOCATION HIGHLIGHTS

THOMASVILLE, GEORGIA

"CITY OF ROSES" HOME TO GEORGIA'S ANNUAL ROSE FESTIVAL



The second largest city in southwest Georgia located on the Georgia-Florida State line.



Micropolitan community with economic influence reaching greater than the demographic indicates.



Thomasville has 122 industries and provides jobs for 40% of the area's population and 50% of the total area's retail sales.



Flower Foods, a Fortune 500 Company and one of the top two providers of baked products nationally, is within walking distance to site.

Thomasville, Georgia

Thomasville is the second largest city in Southwest Georgia after Albany and is located near the Georgia-Florida state line. Tourism is on the rise throughout the city, as it grew about three percent over the course of 2018. Some major attractions within Thomasville include the Rose Show & Festival celebrated annually, the Historic Downtown District, the Birdsong Nature Center, and numerous museums, historic homes, and parks. Thomasville is also home to Sweet Grass Dairy, a family-owned, 140-acre farm that is creating award winning cheeses, has won more than 20 ribbons from the American Cheese Society and is featured on many fancy chef menus and available at gourmet retailers all the South.

Downtown Thomasville is a historically-modern, vibrant city that is infrastructure rich and attracting numerous businesses including Check-Mate Industries, who is moving its corporate headquarters to Thomasville from New York. Owners with businesses here draw employees from a five-county Georgia region, as well as Tallahassee. Thomasville is a rail center for the CSX Railroad, and is home to three four-lane highways: US Highways 319, 19 and 84.

MAJOR EMPLOYERS THOMASVILLE THOMAS COUNTY, GA

Archbold Medical Center	2,500
Thomas County School System	814
Thomasville City School System	450
City of Thomasville	435
Hurst Boiler and Welding Company*	353
Flowers Food Corporate Office*	323
Oil Dry Corporation of Georgia	321
Thomas County Government	304
Cleaver Brooks*	267
Woodhaven Industries	250

* Corporate Headquarters



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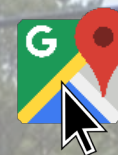
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