



OFFERING MEMORANDUM
ABSOLUTE TRIPLE-NET
LEASED RESTAURANT
Marcus & Millichap

Activity ID ZAC0480326

**BURGER
KING**

13200 W. Cleveland Street
Nahunta, GA

Brunswick MSA



FINANCIAL OVERVIEW

PRICE: \$2,288,500 | RENT: \$114,425

Property Address	13200 W. Cleveland Street
City, State, Zip	Nahunta, GA
Estimated Building Size (SF)	3,388 SF
Lot Size	1.49 Acre (s)
Year Built	2019

LEASE SUMMARY

Property Type	Net Leased Restaurant
Ownership	Franchisee
Tenant	Premier Kings of Georgia, Inc – 89 Locations
Lease Commencement Date	Close of Escrow
Lease Expiration	20 Years
Lease Term Remaining	20 Years
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Options to Renew	Four 5-Year Options
Base Term Rental Escalations	7.5% Every Five Years
Rent to Sales Ratio	8.5%
Right of First Refusal	Yes

ANNUALIZED OPERATING DATA

Annual Rent	\$114,425
Rental Escalations	7.5% Every 5 Years
Average Cap Rate	6.53%

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$114,425.00	\$9,535.42	5.00%
Years 6-10	\$123,006.88	\$10,250.57	5.38%
Years 11-15	\$132,232.39	\$11,019.37	5.78%
Years 16-20	\$142,149.82	\$11,845.82	6.21%
Option I Years 21-25	\$152,811.06	\$12,734.25	6.68%
Option II Years 26-30	\$164,271.89	\$13,689.32	7.18%
Option III Years 31-35	\$176,592.28	\$14,716.02	7.72%
Option IV Years 36-40	\$189,836.70	\$15,819.72	8.30%

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INVESTMENT OVERVIEW

Property Address	13200 W. Cleveland Street
City, State, Zip	Nahunta, GA
Estimated Building Size (SF)	3,388 SF
Lot Size	1.49 Acre (s)
Year Built	2019
Net Operating Income	\$114,425

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present for sale this single-tenant, absolute triple-net lease Burger King Restaurant investment opportunity located at 13200 W Cleveland St Nahunta, Georgia. The property consists of 1.49 acres improved with an approximately 3,388-square foot building. The recently constructed restaurant will have a brand new 20-year lease at the close of escrow in place with seasoned RBI Brands Franchisee operating over 200 restaurants. This Franchisee has been a Burger King and Popeyes operator of over a decade and is one of the fastest growing Franchisees in the system. In 2015, this operator was awarded "Franchisee of the Year". Annual base rent is set at \$114,425 with 7.5 percent rental increases every five years in the base term, as well as the four five-year renewal options.

The restaurant was constructed in 2019. It is located along one of the main thoroughfares through Nahunta on Highway 82/W Cleveland St. Nahunta is equidistant from Waycross and Brunswick, GA, approximately 30 miles. Over 9,300 vehicles pass the property on a daily basis. Nearby retailers include Huddle House, Dairy Queen Grill & Chill, Dollar General and Piggly Wiggly to name a few.

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**BRAND NEW
20-YEAR NNN LEASE**

**STRONG MULTI-
BRAND OPERATOR**

**HEALTHY
RENT-TO-SALES RATIO**

**NEWER
CONSTRUCTION**

Premier Kings operates well over 200 restaurants across multiple brands. Their operating companies are set up by brand and market. Through a sound strategy of acquisitions and new development they are one of the fastest growing restaurant franchisees in the country. Operating both Burger King and Popeyes throughout the Southeast through their headquarters in Montgomery, Alabama. In 2015, RBI named them “Franchisee of the Year”.

**BURGER
KING**

rbi restaurant
brands
international

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. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it “Burger King”. Over the next half-century, the company would change hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International.

Burger King

Headquartered	Miami, FL
Website	www.BK.com
Parent Company	RBI, Inc
Credit Rating	BB
Stock Ticker	QSR
2020 Sales (Burger King)	\$20B
Current Price	\$58.48 as of 12/21/2021
52 Wk High/Low	\$71.12/\$54.18
Store Count	25,496
No. of Employees	45,487



PROPERTY AERIAL





Nahunta, GA

Brantley County offers a well-educated, trainable workforce with an excellent work ethic. More than 75% of Brantley’s workforce hold a high school diploma or higher. Continued educational opportunities are easily accessible nearby in Waycross (South Georgia State College and Coastal Pines Technical College). The cost of living is below the national average by 2.30%. Located 41 miles to the East is the nearest deep port in Brunswick, GA.

Brantley County offers a range of business opportunities including retail trade, governmental, manufacturing, agricultural services, forestry, fishing & hunting, health care and social services, construction, warehousing and transportation.

POPULATION

2026 Projection		
1-MILE	3-MILES	5-MILES
967	2,053	3,683

2021 Population		
1-MILE	3-MILES	5-MILES
940	1,994	3,582



INCOME

Average		
1-MILE	3-MILES	5-MILES
\$60,393	\$58,857	\$59,006

Median		
1-MILE	3-MILES	5-MILES
\$43,422	\$43,201	\$43,521



HOUSEHOLDS

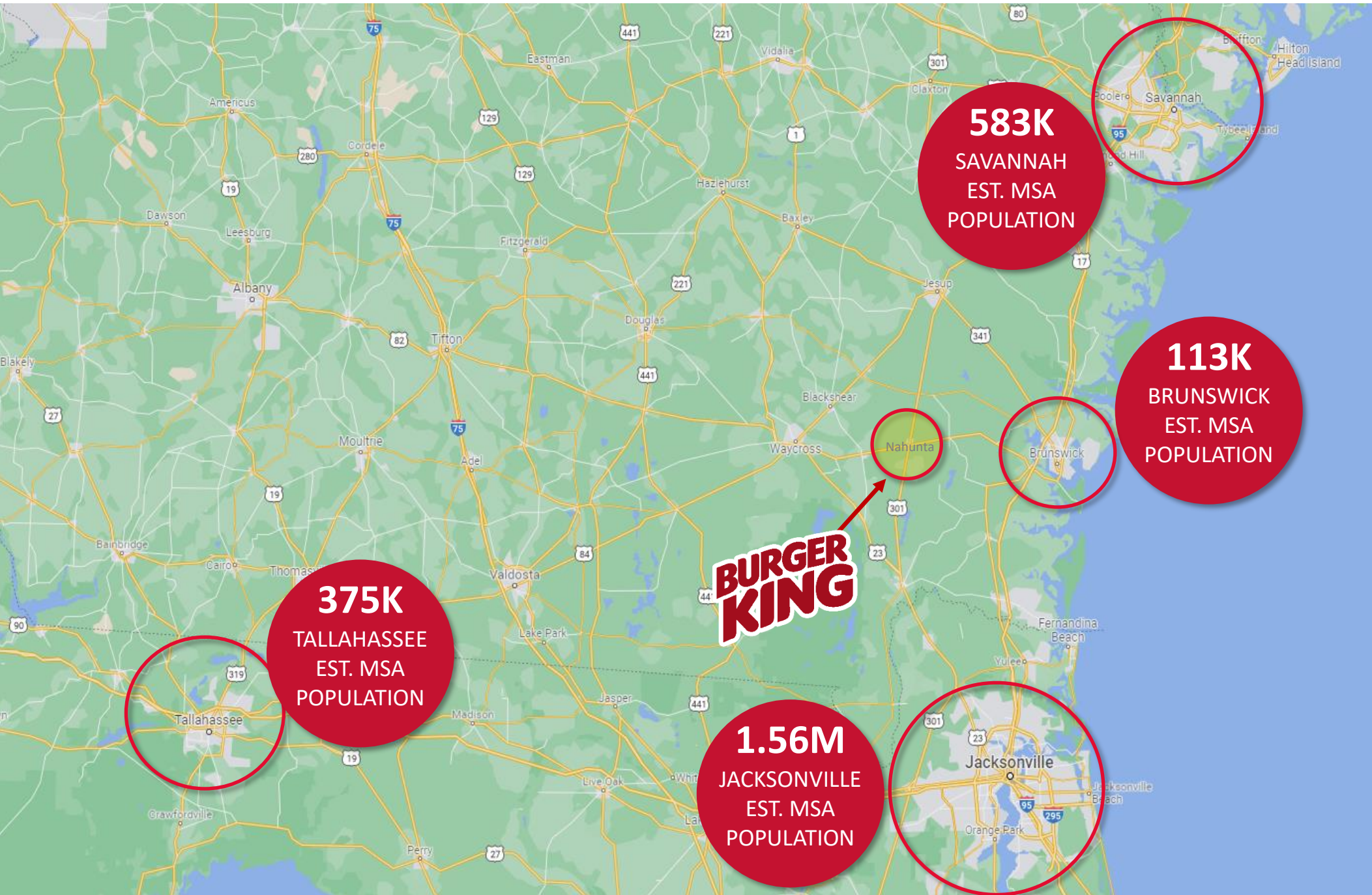
2026 Projection		
1-MILE	3-MILES	5-MILES
370	797	1,395

2021 Households		
1-MILE	3-MILES	5-MILES
358	770	1,349





LOCATION MAP



NON-ENDORSEMENT AND DISCLAIMER NOTICE

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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Marcus & Millichap



exclusive listing

Burger King | Nahunta, GA

John Leonard
GA Broker of Record
Broker, Lic.# 252904
ACT ID ZAC0480326

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