



OFFERING MEMORANDUM
ABSOLUTE TRIPLE-NET
LEASED RESTAURANT
Marcus & Millichap

Activity ID ZAC0480325

**BURGER
KING**

1073 Merchants Drive
Dallas, GA

Atlanta MSA



FINANCIAL OVERVIEW

PRICE: \$2,891,000 | RENT: \$141,700

Property Address	1073 Merchants Drive
City, State, Zip	Dallas, GA
Estimated Building Size (SF)	3,435 SF
Lot Size	0.86 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	\$141,700
Rental Escalations	7.5% Every 5 Years
Average Cap Rate	6.40%

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE
Years 1-5	\$141,700.00	\$11,808.33	4.90%
Years 6-10	\$152,327.50	\$12,693.96	5.27%
Years 11-15	\$163,752.06	\$13,646.01	5.66%
Years 16-20	\$176,033.47	\$14,669.46	6.09%
Option I Years 21-25	\$189,235.98	\$15,769.66	6.55%
Option II Years 26-30	\$203,428.68	\$16,952.39	7.04%
Option III Years 31-35	\$218,685.83	\$18,223.82	7.56%
Option IV Years 36-40	\$235,087.26	\$19,590.61	8.13%

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INVESTMENT OVERVIEW

Property Address	1073 Merchants Drive
City, State, Zip	Dallas, GA
Estimated Building Size (SF)	3,435 SF
Lot Size	0.86 Acre (s)
Year Built	2019
Net Operating Income	\$141,700

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present for sale this single-tenant, absolute triple-net lease Burger King Restaurant investment opportunity located at 1073 Merchants Drive Dallas, Georgia. The property consists of 0.86 acres improved with an approximately 3,435-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 \$141,700 with 7.5 percent rental increases every five years in the base term, as well as the four five-year renewal options.

The new restaurant sits on the corner of Merchants Drive and Coach Bobby Dodd Road. There are two points on ingress and egress to the property for ease of traffic flow. Average Daily Traffic Count exceeds 13,700 vehicles. Dallas, is located less than 16 miles from Marietta, GA and 29 miles from downtown Atlanta. Nearby retailers include Ingle's Market, Big Lots, McDonald's, KFC, Dollar General and Regions Bank to name a few.

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**BRAND NEW
20-YEAR NNN LEASE**

**GROWING PART OF
ATLANTA MSA**

**HEALTHY
RENT-TO-SALES RATIO**

NEWLY CONSTRUCTED

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**

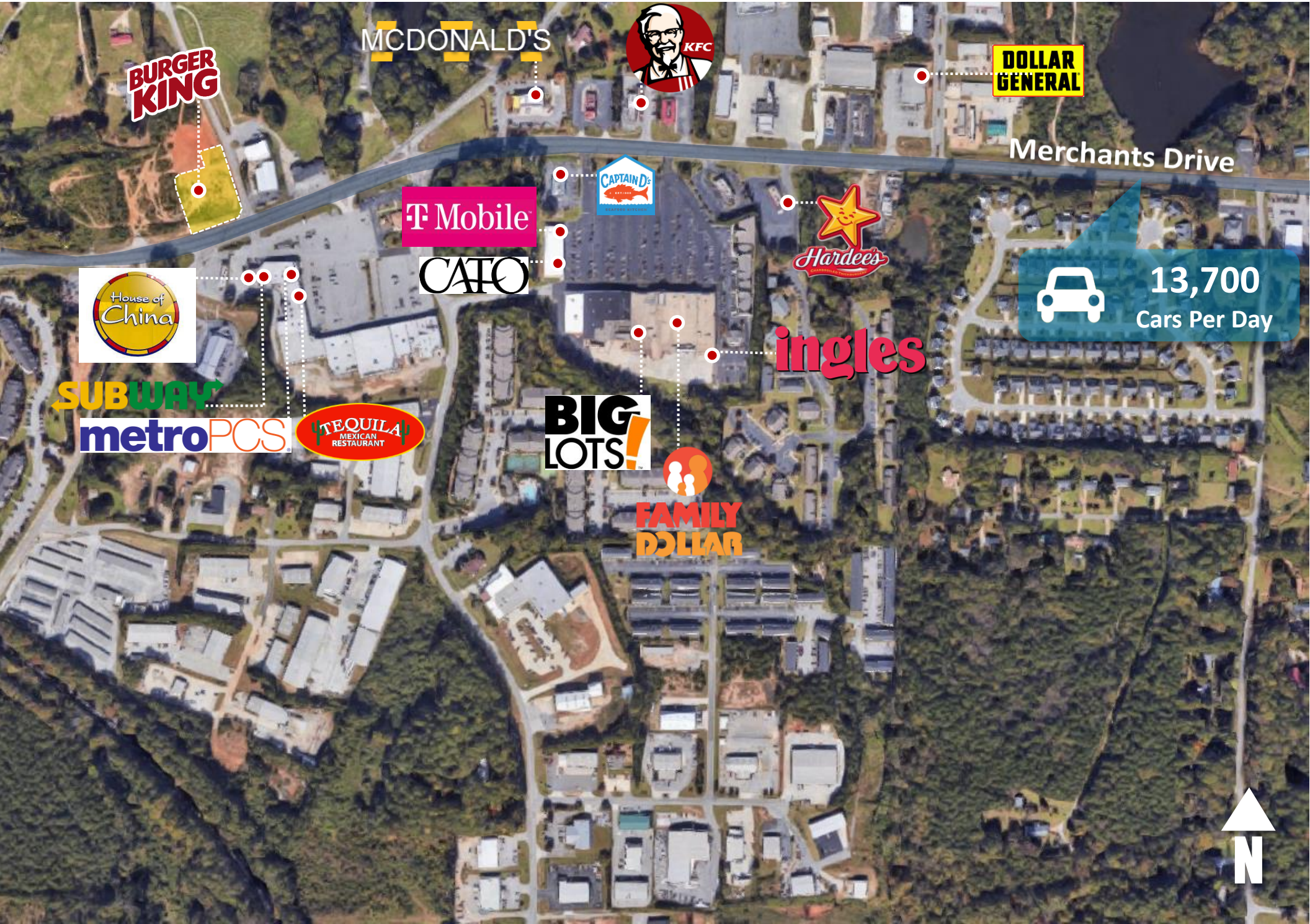
rbi restaurant
brands
international

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





Dallas, GA

Standing on a tradition of community, independence, and growth, the City of Dallas, Georgia renews its commitment to prosperity of its residents and business owners.

Dallas is located in the Atlanta metro area in the heart of Paulding County. It serves as the county seat of Paulding County, and is located approximately 30 miles northwest of downtown Atlanta.

Dallas was named under George M. Dallas of Pennsylvania, who served as Vice President under President James K. Polk.

The City of Dallas has retained the charm of simpler times, with a vibrant downtown friendly community, strong on southern hospitality.

Visitors love to make this their starting point to ride the Silver Comet Trail, a rails-to-trail paved path taking cyclists all the way to the Alabama state line in one direction, and to Atlanta in the other. With a quaint, historic downtown, visitors can enjoy shopping and be entertained at the renovated Dallas Theater.

POPULATION

2026 Projection		
1-MILE	3-MILES	5-MILES
5,305	32,954	79,290

2021 Population		
1-MILE	3-MILES	5-MILES
5,075	30,751	73,491



INCOME

Average		
1-MILE	3-MILES	5-MILES
\$70,274	\$76,201	\$82,800

Median		
1-MILE	3-MILES	5-MILES
\$56,339	\$64,080	\$72,393



HOUSEHOLDS

2026 Projection		
1-MILE	3-MILES	5-MILES
2,238	12,439	28,485

2021 Households		
1-MILE	3-MILES	5-MILES
2,107	11,498	26,226





LOCATION MAP

455K
HUNTSVILLE
EST. MSA
POPULATION

528K
CHATTANOOGA
EST. MSA
POPULATION

528K
CHATTANOOGA
EST. MSA
POPULATION



Dallas

5.9M
ATLANTA
EST. MSA
POPULATION

5.9M
ATLANTA
EST. MSA
POPULATION

1.1M
BIRMINGHAM
EST. MSA
POPULATION

1.1M
BIRMINGHAM
EST. MSA
POPULATION

197K
COLUMBUS
EST. MSA
POPULATION

197K
COLUMBUS
EST. MSA
POPULATION

NON-ENDORSEMENT AND DISCLAIMER NOTICE

SPECIAL COVID-19 NOTICE

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Marcus & Millichap



exclusive listing

Burger King | Dallas, GA

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