



TRINITY

REAL ESTATE INVESTMENT SERVICES



ABSOLUTE NNN BURGER KING

508 E FRANKLIN, SYLVESTER, GA 31791

\$3,548,855

4.75% CAP

TRINITYREIS.COM

Actual Property



SYLVESTER, GA

\$3,548,855 | 4.75% CAP

- Absolute NNN Burger King Lease With 20 Year Base Term
- Structured on an 8.5% Rent-to-Sales Ratio, Showing Well Over Burger King Average Sales
- Requires Zero Landlord Responsibilities
- Location is Producing 40% Above Burger King Average Sales Volume
- Attractive 6.5% Rent Increase Every 5 Years
- Healthy 5 Mile Demographics With 9,099 Residents
- Located on Main Thoroughfare With Numerous National Tenants Including McDonald's, Dollar Tree, Taco Bell, Advance Auto Parts, Dollar General, and More
- Situated on E Franklin St. With 21,667 VPD Directly in Front of Subject Property
- Consolidated Burger Holdings is a Restaurant Franchisee of Burger King With 71 Units in Florida and Georgia and Have Over 1,500+ Team Members

EXCLUSIVELY MARKETING BY:

DREW DUNCAN

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JACOB MACE

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PROPERTY DETAILS:

Building Area:	4,129 SF
Land Area:	1.53 AC
Year Built:	2000
Guarantor:	Consolidated Burger Holdings
Price (Psf):	\$859.50

LEASE OVERVIEW:

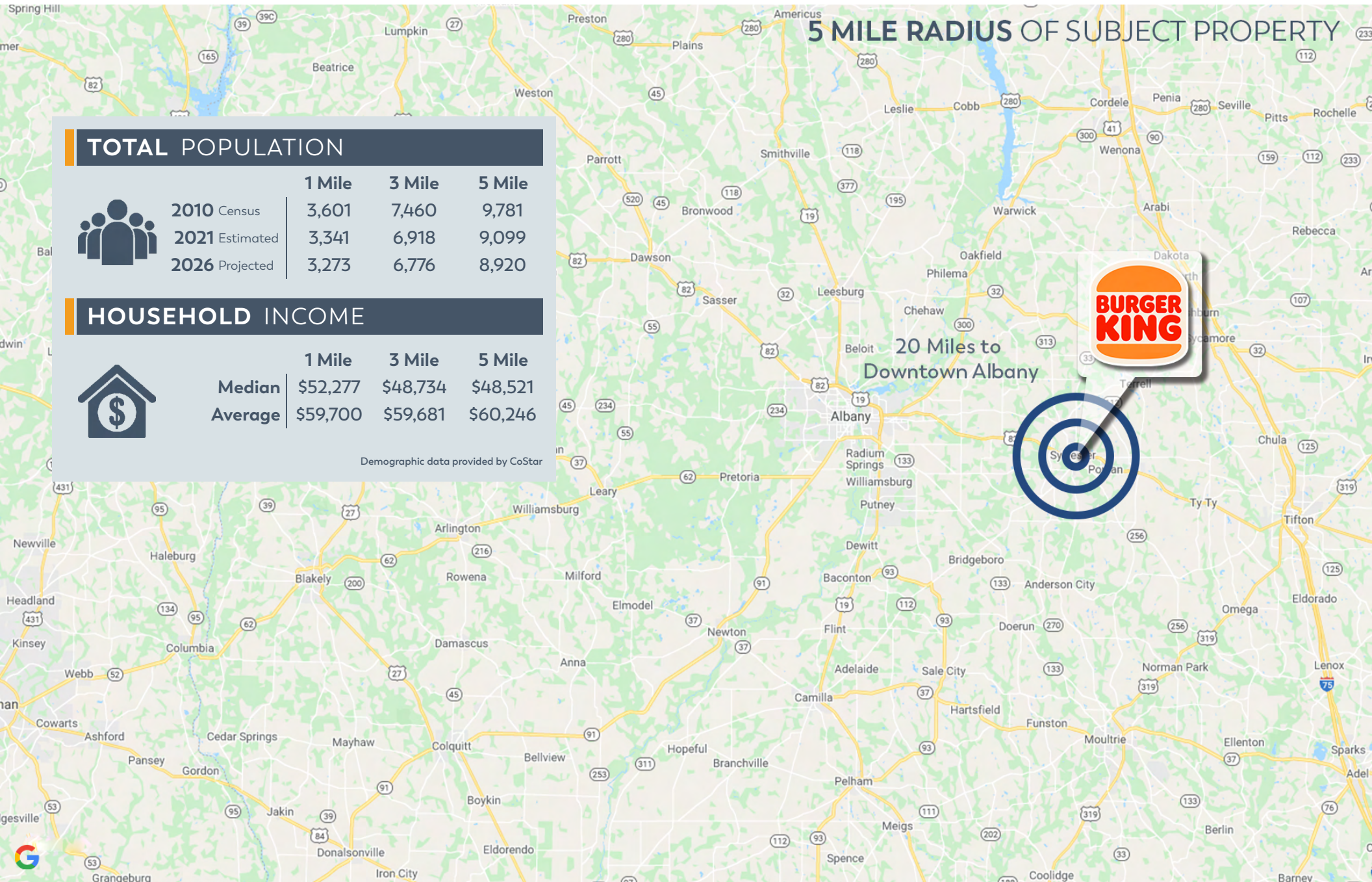
Remaining Lease Term:	20 Years
Rent Commencement:	11/1/2021
Lease Expiration:	10/31/2041
Base Annual Rent:	\$168,570
Lease Type:	Absolute NNN
Scheduled Rent Increases:	11/1/2026; 6.5% Every 5 Years
Options & Increases:	Four (4), 5-Year; 6.5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

ANNUALIZED OPERATING DATA

508 E FRANKLIN | SYLVESTER, GA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/1/2021 - 10/31/2026	\$168,570	\$40.83	4.75%
Primary Term Year 5 - 6.5% Increase	11/1/2026 - 10/31/2031	\$179,532	\$43.48	5.06%
Primary Term Year 10 - 6.5% Increase	11/1/2031 - 10/31/2036	\$191,203	\$46.31	5.39%
Primary Term Year 15 - 6.5% Increase	11/1/2036 - 10/31/2041	\$203,631	\$49.32	5.74%
Four (4), 5-Year Options; 6.5% Increase	11/1/2041 - 10/31/2046	\$216,867	\$52.52	6.11%
	11/1/2046 - 10/31/2051	\$230,964	\$55.94	6.51%
	11/1/2051 - 10/31/2056	\$245,976	\$59.57	6.93%
	11/1/2061 - 10/31/2066	\$261,965	\$63.45	7.38%







Map data ©2022 Imagery ©2022 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

1.5 MILES AWAY



- Worth County Elementary
- Worth County Middle School
- Worth County High School
- Worth County Primary School

3,181 Total Students

Northside Baptist Church



E Franklin St. - 21,665+ VPD



East St.



County Neighborhood Service Center



Lighthouse Church of God



M RM Recycling

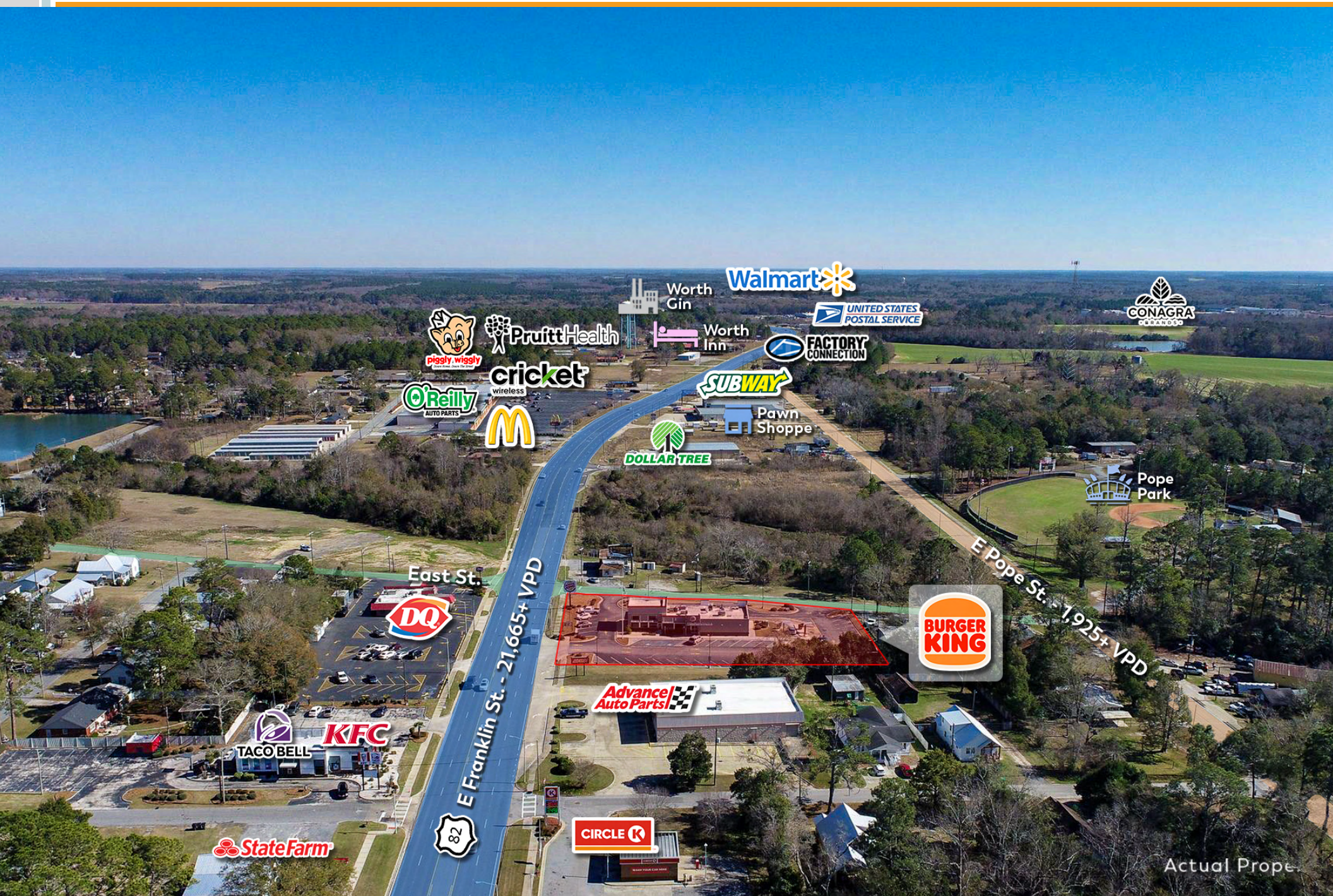
Milt Miller Field at Worth County Stadium

Greater New Birth Missionary Church

Actual Property



Actual Property



Actual Property



Actual Property



Actual Property



Consistent AUV
Above Burger King
Average



1,500+
Team Members



GA & FL
Locations



Destin, FL
Headquarters



71
Units

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BROKER OF RECORD

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Actual Property