



TRINITY

REAL ESTATE INVESTMENT SERVICES



ABSOLUTE NNN BURGER KING

508 E FRANKLIN, SYLVESTER, GA 31791

\$3,548,855

4.75% CAP



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 MARKETED 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:

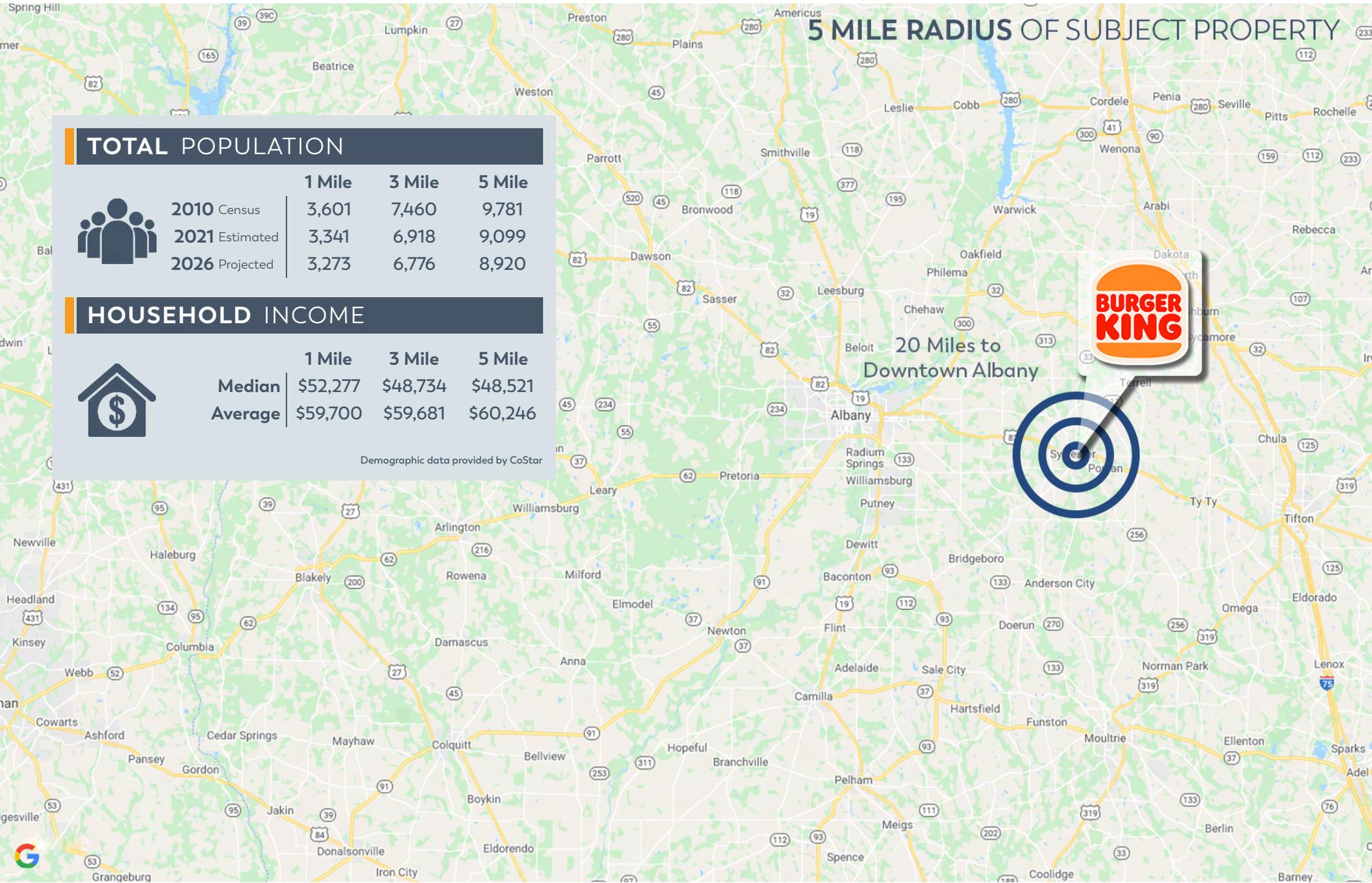
Remaining Lease Term:	20 Years
Rent Commencement:	11/1/2021
Lease Expiration:	10/31/2041
Base Annual Rent:	\$168,570
Lease Type:	Absolute NNN
Scheduled Rent Increases:	11/1/2026; 6.5% Every 5 Years
Options & Increases:	Four (4), 5-Year; 6.5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY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





TOTAL POPULATION



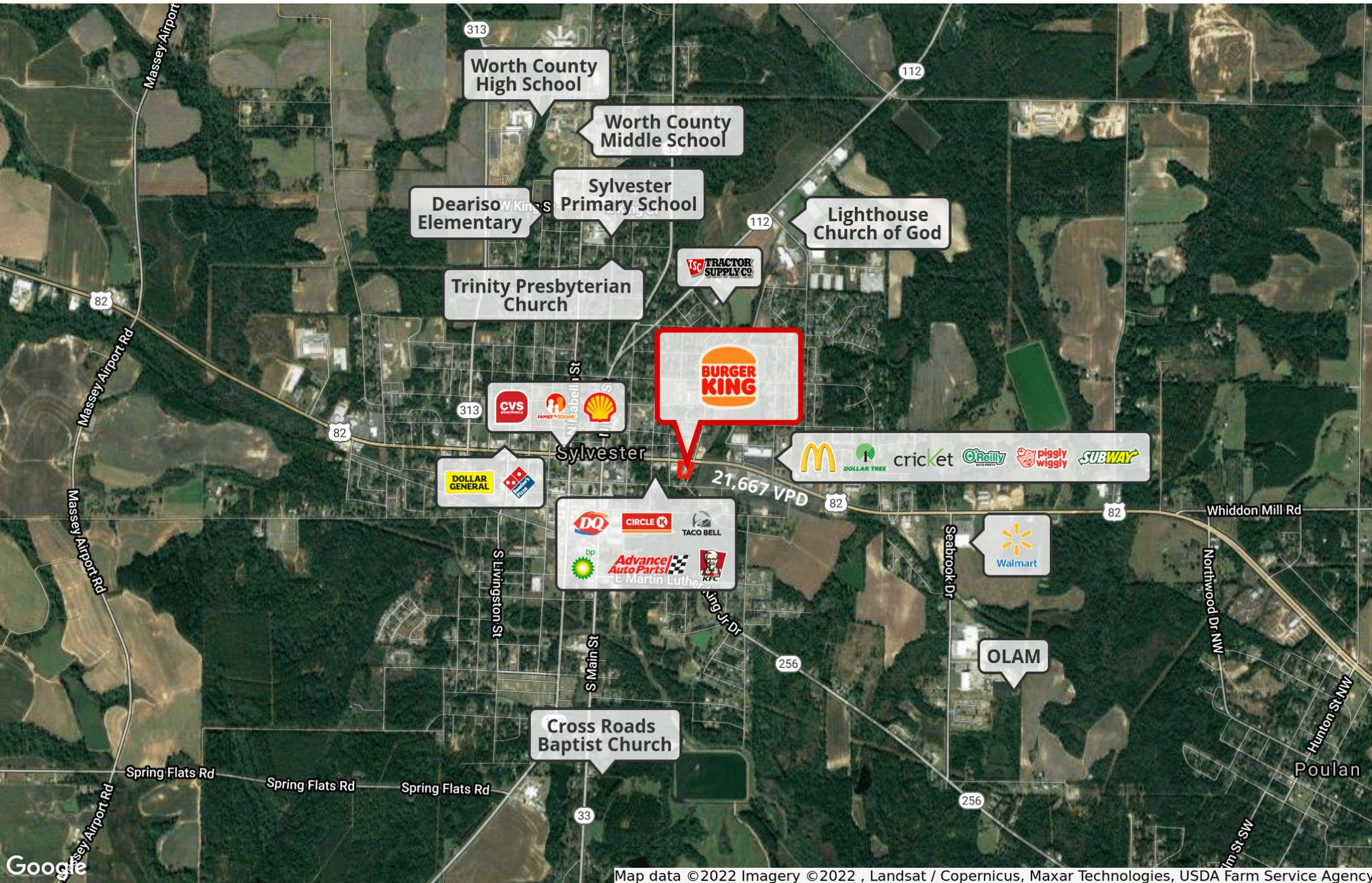
	1 Mile	3 Mile	5 Mile
2010 Census	3,601	7,460	9,781
2021 Estimated	3,341	6,918	9,099
2026 Projected	3,273	6,776	8,920

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$52,277	\$48,734	\$48,521
Average	\$59,700	\$59,681	\$60,246

Demographic data provided by CoStar



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

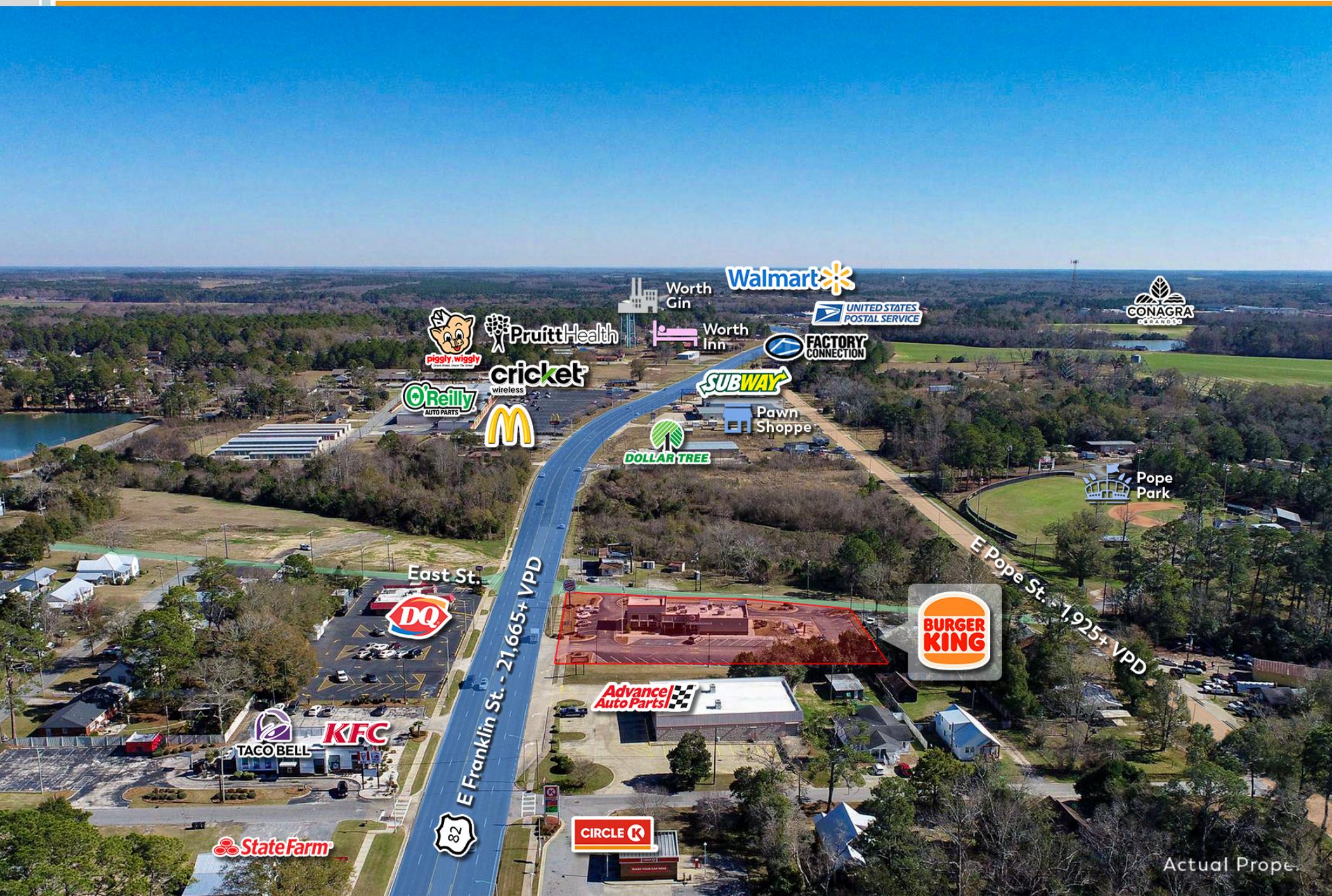
Milt Miller Field at Worth County Stadium

Greater New Birth Missionary Church

Actual Property



Actual Property



Actual Property



Actual Property



Actual Property



CONSOLIDATED
BURGER HOLDINGS



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