



1310 PARK BLVD | ORANGE COVE, CA 93646

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INVESTMENT HIGHLIGHTS

- » **Brand New Construction** - The building feature Burger King's state-of-the-art "Garden Style" imaging featuring a double-lane drive-thru with two (2) ordering kiosks, which is the future of the Quick Service Restaurant Industry
- » **Significant Capital Contribution** - The site was hand-selected by an experienced operator with 10+ locations, and the site has demonstrated above-average store sales since opening.
- » **Peace of Mind** - Long-term **absolute NNN lease** with zero landlord responsibilities
- » **Inflationary Hedge** - The lease features Landlord-friendly 10% rental escalation every five (5) years - next rent increase in just two (2) years increases the return to a **5.11% cap rate** with a purchase today at 'List Cap Rate' of 4.65%.
- » **Guarantor Strength** - The Landlord's rental payments are personally-guaranteed by the operator in addition to the franchisee.
- » **Location & Retail Corridor** - The Subject Property is surrounded by investment-grade-credit retailers in that of AutoZone, Dollar General, and Dollar Tree, and is located less than one (1) mile from Citrus Middle School & Orange Cove High School





PROPERTY OVERVIEW

TENANT	Burger King
PROPERTY ADDRESS	1310 Park Blvd Orange Cove, CA 93646
YEAR BUILT	2019
GLA	±2,812 SF
LOT SIZE	±0.96 AC (±41,817 SF)



LIST PRICE	\$3,097,000
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CAP RATE	4.65%
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PRICE PER SF	\$1,101
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LEASE SUMMARY

TENANT NAME	Burger King
TYPE OF OWNERSHIP	Fee Simple
LEASE ENTITY	Franchisee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TERM REMAINING	±17 Years
LEASE COMMENCEMENT DATE	January 2019
LEASE EXPIRATION DATE	January 2039
OPTIONS	One, 10-Year Option with a 10% Increase and One, 4-Year Option with a 5% or 10% increase
RENT INCREASE	10% Every Five (5) Years

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Years 1 - 5	\$12,000	\$144,000	10%	4.65%
Years 6 - 10	\$13,200	\$158,400	10%	5.11%
Years 11 - 15	\$14,520	\$174,240	10%	5.63%
Years 16 - 20	\$15,972	\$191,664	10%	6.19%

SALES COMPARABLES

TENANT	ADDRESS	BUILT	SF	Cap Rate	Lease	Price	Price/SF	NOI	Lot Area	Sale Date	Asking Price
Carl's Jr.	1498 Adams Ave El Centro, CA	1984	3,116	5.00%	5 YRS	\$2,450,000	\$786	\$122,500	0.89	For Sale	\$2,450,000
KFC	213 E Cole Rd Calexico, CA	2017	3,119	4.75%	16 YRS	\$2,450,000	\$786	\$116,375	0.65	12/1/21	\$2,450,000
Burger King	71707 29 Palms Hwy Twentynine Palms, CA	1988	2,121	4.48%	15 YRS	\$2,650,000	\$1,297	\$118,800	0.32	For Sale	\$2,750,000





ORANGE COVE HIGH
PUBLIC SCHOOL
+631 STUDENTS ENROLLED

CITRUS MIDDLE
PUBLIC SCHOOL
+664 STUDENTS ENROLLED

COMMUNITY CENTER
ORANGE COVE

VILLA ESCONDIDO
MULTIFAMILY COMPLEX

ORCHARD VILLAGE
MULTIFAMILY COMPLEX

SOUTH COVE APARTMENTS
MULTIFAMILY COMPLEX

MINI MART
ORANGE COVE



DOLLAR GENERAL





TENANT OVERVIEW

BURGER KING

Burger King Worldwide operates the world's #2 hamburger chain by sales with almost 15,000 restaurants in the US and more than 100 other countries. Every day, more than 11 million guests visit Burger King Restaurants around the world and they do so because Burger King is known for serving high-quality, great-tasting and affordable food. In addition to its popular Whopper sandwich, the chain offers a selection of burgers, chicken sandwiches, salads, and breakfast items, along with beverages, desserts, and sides. Burger King's menu has expanded from a basic offerings of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products. Many of the eateries are stand-alone locations offering dine-in seating and drive-through services; the chain also includes units in high-traffic locations such as airports and shopping malls. Burger King Worldwide is owned and operated by Restaurant Brands International.

GEOGRAPHIC OUTREACH

Burger King has restaurant locations throughout the US and more than 100 other countries. The US and Canada are responsible for about 65% of revenues. Like most other giants of the fast-food industry, Burger King has expanded its nationwide and international presence primarily through franchising. But the company has reduced its domestic expansion efforts recently. Burger King has used joint ventures to expand in countries like China, Mexico, Russia, and Singapore.



NO. OF LOCATIONS

± 15,000



YEAR FOUNDED

1953



PARENT COMPANY TRADE NAME

Restaurant Brands International, Inc.



HEADQUARTERS

Miami, FL

AREA OVERVIEW

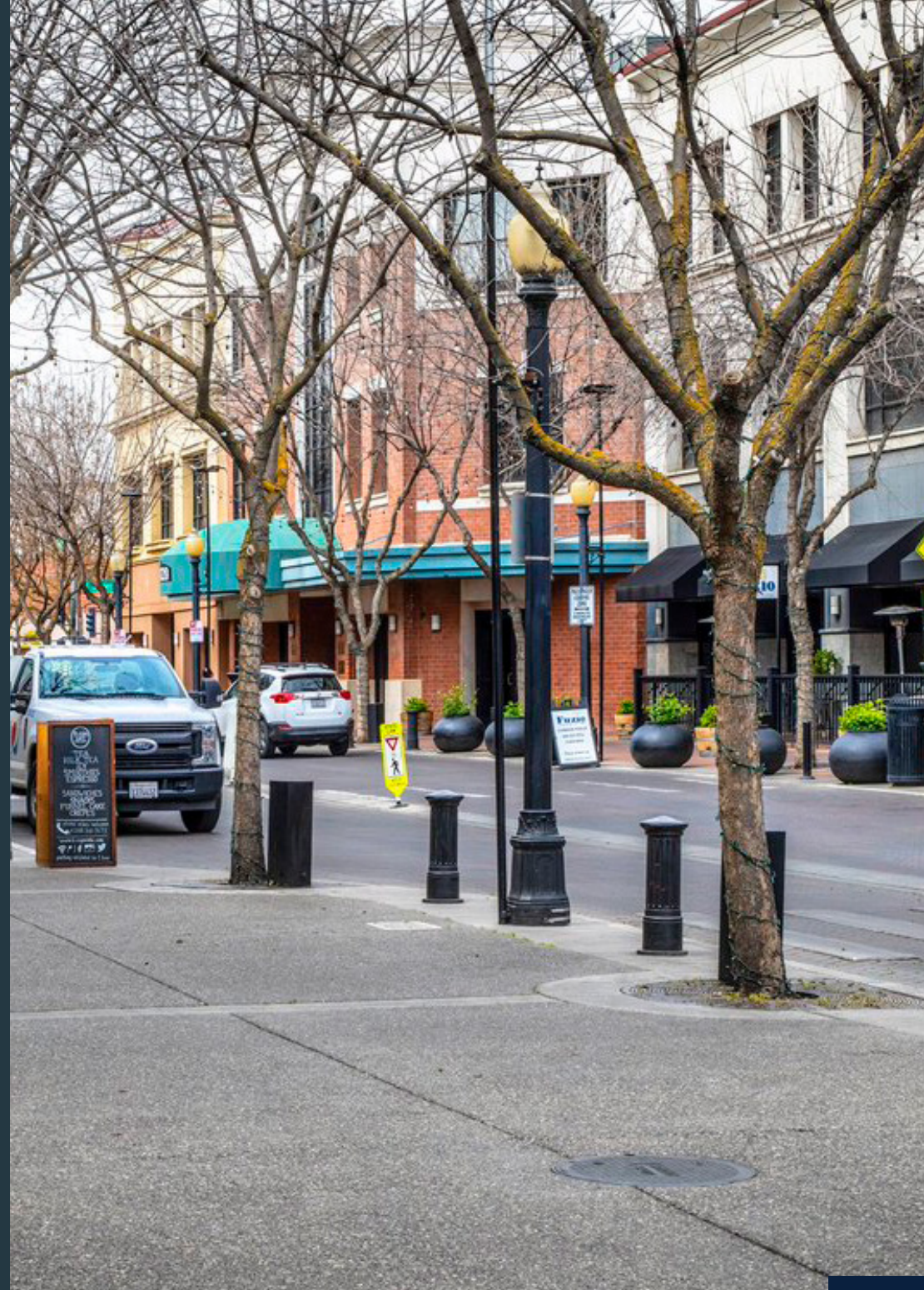
ORANGE COVE, CA

Orange Cove is a comfortable agricultural community located along the eastern foothills of the Sierra Nevada Mountains. Located within 4 hours drive of the San Francisco Bay and Los Angeles basin areas, the City lies 35 miles south east of Fresno and a 30 minute drive east of Freeway 99 in central California.

The City enjoys a year around growing season for hundreds of acres of orange and lemon citrus fruit, with major packing house operations, surrounding the community. Orange Cove is a destination site for the annual spring Fresno County Blossom Trail event that kicks off the agricultural growing season. It is located within an hour's drive of the Kings Canyon/Sequoia National Park areas for fishing, hiking and family recreational activity.

PROPERTY DEMOGRAPHICS

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Five Year Projection	11,078	12,583	14,894
Current Year Estimate	10,664	12,120	14,417
2010 Census	9,532	10,913	13,210
Growth Current Year-Five Year	3.88 %	3.82 %	3.31 %
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	2,716	3,094	3,770
Current Year Estimate	2,588	2,951	3,613
2010 Census	2,243	2,577	3,218
Growth Current Year-Five Year	4.94 %	4.85 %	4.33 %
INCOME	1-MILE	3-MILE	5-MILE
Current Year Household Income	\$44,555	\$45,396	\$50,447



FRESNO, CA

Fresno is centrally located between the major markets of Northern and Southern California. With over 1 million residents, it is the 5th largest city in California. Fresno is known for its booming agriculture industry and it is also an ideal location for distribution and fulfillment centers as it has access to California's major transportation freeways: CA-99 and I-5. It is also an outdoor enthusiast's haven as it is close to Yosemite National Park, Kings Canyon National Park, and Sequoia National Park. The city of Fresno is also rich in education and innovation as it is home to California State University – Fresno. The city also has access to the Fresno Yosemite International Airport that has non-stop flights to 15 major cities in the United States and Mexico.

ECONOMY

Fresno enjoys a strong economy. Major industries in Fresno include manufacturing, logistics, energy & water technology, renewable energy, biomass and tree mortality, agriculture, healthcare, and information technology. Fresno is in one of the most fertile and productive regions in the world, thus agriculture is the backbone of Fresno. The agriculture industry employs nearly 20% of the workforce.

Amazon Inc., Ulta Beauty Inc., and Gap Inc. each have a large e-commerce fulfillment center located in Fresno that provides hundreds of jobs to the local job market. These companies can reach over 40 million customers with guaranteed next-day ground service due to the city's central location in California.

MAJOR EMPLOYERS



ATTRACTIONS



YOSEMITE NATIONAL PARK

Yosemite National Park is located 62 miles north of Fresno in the beautiful Mariposa County. It features a majestic view of the Yosemite Valley that includes landmarks such as El Capitan, Half Dome, Sentinel Dome, Cathedral Rocks, and Bridalveil Falls. The historic park offers lots of different outdoor activities such as biking, golfing, rafting, fishing, rock climbing, horseback riding, ziplining, and hiking. Yosemite had a total of 4.5 million visitors come to the park in 2019, making it the 5th most visited national park for that year.



KINGS CANYON NATIONAL PARK

Kings Canyon National Park is located 55 miles east of Fresno. It features scenic views of giant canyons, serene lakes, majestic waterfalls, and beautiful mountain meadows. It is the home of the General Grant Tree, also called the “Nation’s Christmas Tree”, which is the second-largest tree in the world. The historic park is also home to Redwood Canyon, the largest remaining grove of sequoia trees in the world. The park offers various outdoor activities such as hiking, horseback riding, and camping. Over 556,000 people visit Kings Canyon each year.



SEQUOIA NATIONAL PARK

Sequoia National Park is located 78 miles east of Fresno. The park is home to the General Sherman Tree, the largest tree in the world. It is also home to Moro Rock, a large granite dome that offers majestic views of the Great Western Divide. Mt. Whitney, the second-highest point in the United States, is also located in the Sequoia Park. The park offers various outdoor activities such as hiking, watching wildlife, and picnicking. Over 1.5 million people visit Sequoia Park each year.



CALIFORNIA STATE UNIVERSITY - FRESNO

California State University - Fresno is a public university in Fresno, CA. It is one of the 23 campuses in the California State University system. In Fall 2020, over 25,000 students were enrolled at the Fresno campus. The university offers many programs for students who want to achieve Bachelor's, Master's, and Doctorate degrees.

\$452 MILLION
FRESNO STATE'S ANNUAL SPENDING

7,000
STATEWIDE JOBS

\$2.3 BILLION
ALUMNI EARNINGS

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **1310 Park Blvd, Orange Cove, CA 93646** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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