

UNDER
CONSTRUCTION



TRINITY



NEW DEVELOPMENT BURGER KING - ABSOLUTE NNN

\$4,375,000

US HWY 98, SANTA ROSA BEACH, FL 32459

4.0% CAP

Actual Property

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SANTA ROSA BEACH, FL

\$4,375,000 | 4.0% CAP

- New Development Burger King Lease With 20 Year Base Term
- Absolute NNN - Requiring Zero Landlord Responsibilities
- Strong 5 Mile Demographics With 17,711 Residents and an Explosive Historical Growth Rate of 84.76% (2010-2021)
- Immediate Area Experiencing 19.6% Annual Growth in Coming 5 Years - 446K SF Mixed-Use Property and Trader Joe's Currently Under Development Across Hwy
- Located on US-98 With Traffic Counts Exceeding 36K+ VPD Directly in Front of Subject Property
- Santa Rosa Beach is a Popular Travel Destination for People Across the Southern United States - Walton County has Over 4M+ Visitors per Year That Have an Economic Impact Totaling \$4.4B
- 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

262.309.4900 | drew@trinityreis.com

JACOB MACE

405.795.2071 | jacob.mace@trinityreis.com

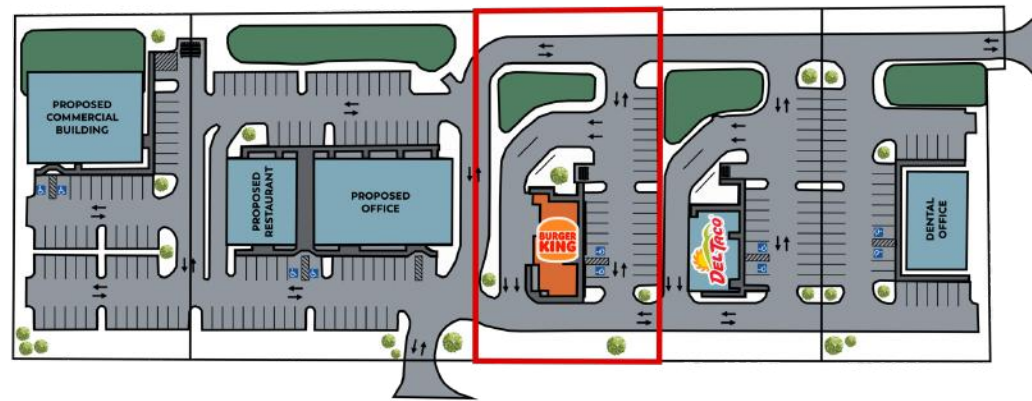
PROPERTY DETAILS:

Building Area:	2,950 SF
Land Area:	1.1 AC
Year Built:	2021
Guarantor:	Consolidated Burger Holdings
Price (Psf):	\$1,483.05

LEASE OVERVIEW:

Remaining Lease Term:	20 Years
Projected Rent Commencement:	3/1/2022
Lease Expiration:	2/28/2042
Base Annual Rent:	\$175,000
Lease Type:	Absolute NNN
Scheduled Rent Increases:	2/1/2026; 5-Years; 10%
Options & Increases:	Four (4), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	3/1/2022-2/29/2026	\$175,000	\$59.32	4.00%
Primary Term Year 5 - 10% Increase	3/1/2026-2/28/2031	\$192,500	\$65.25	4.40%
Primary Term Year 10- 10% Increase	3/1/2031-2/29/2036	\$211,750	\$71.78	4.84%
Primary Term Year 15- 10% Increase	3/1/2036-2/28/2041	\$232,925	\$78.96	5.32%
Four (4), 5-Year Options; 10% Increase	3/1/2041-2/28/2046	\$256,218	\$86.85	5.86%
	3/1/2046-2/28/2051	\$281,839	\$95.54	6.44%
	3/1/2051-2/29/2056	\$310,023	\$105.09	7.09%
	3/1/2056-2/28/2061	\$341,025	\$115.60	7.79%



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	705	6,114	9,586
2021 Estimated	1,054	10,821	17,711
2026 Projected	1,244	12,909	21,183

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2021	49.50%	76.99%	84.76%
2021 - 2026	18.03%	19.30%	19.60%

HOUSEHOLD INCOME

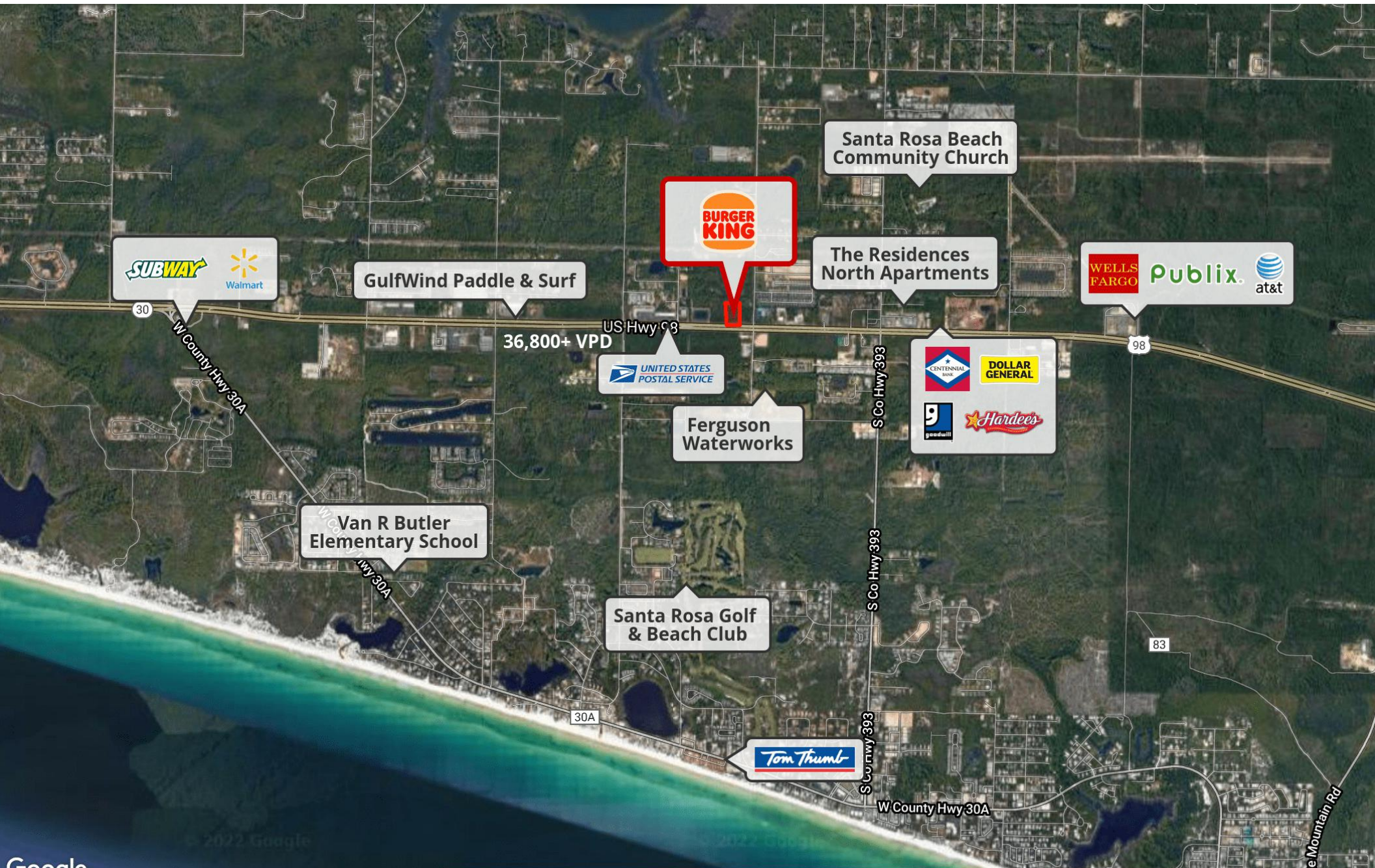


	1 Mile	3 Mile	5 Mile
Median	\$80,645	\$82,433	\$81,917
Average	\$97,392	\$96,308	\$99,917

Demographic data provided by CoStar

BURGER KING

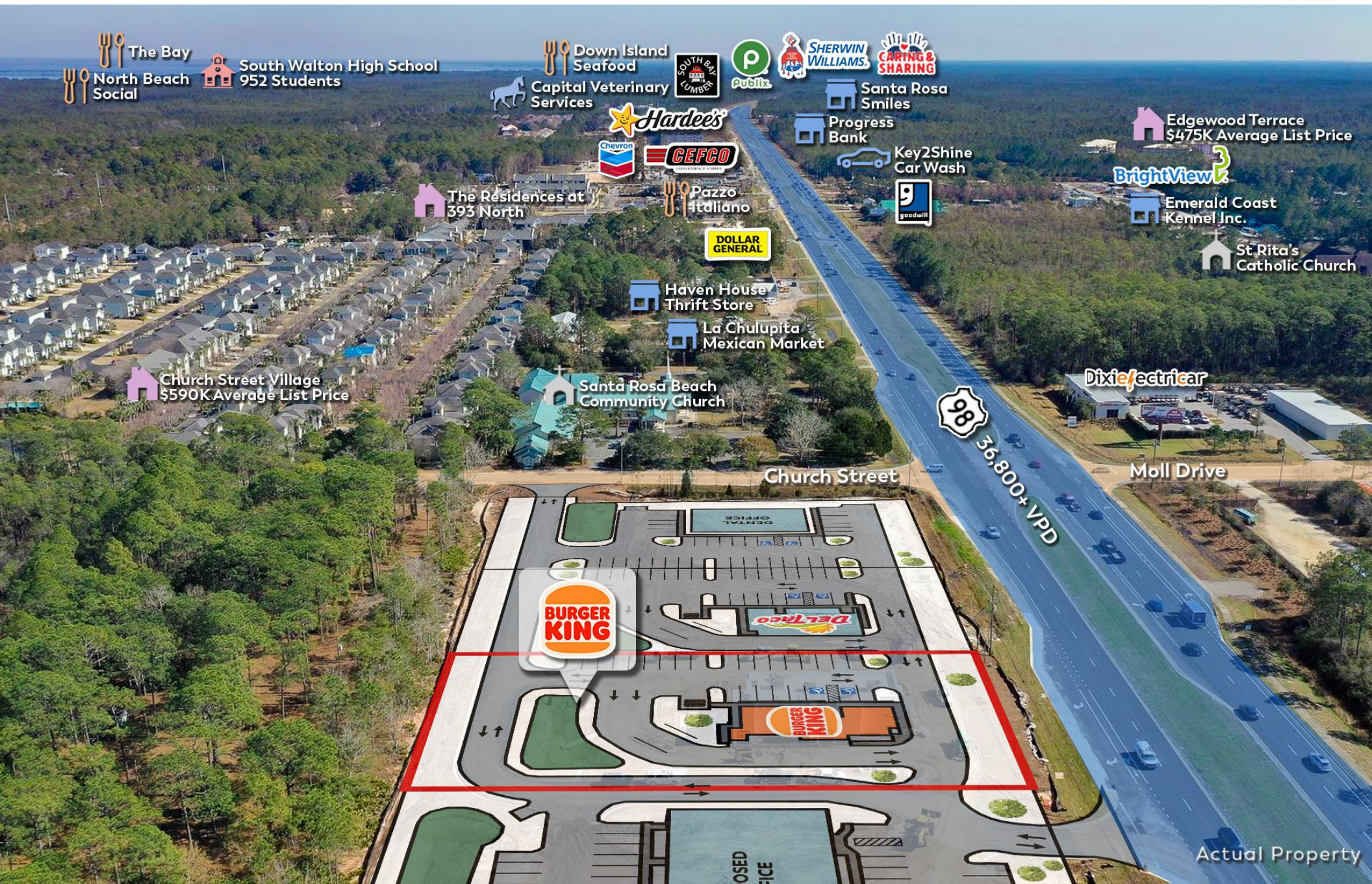
32 Miles to
Downtown
Panama City





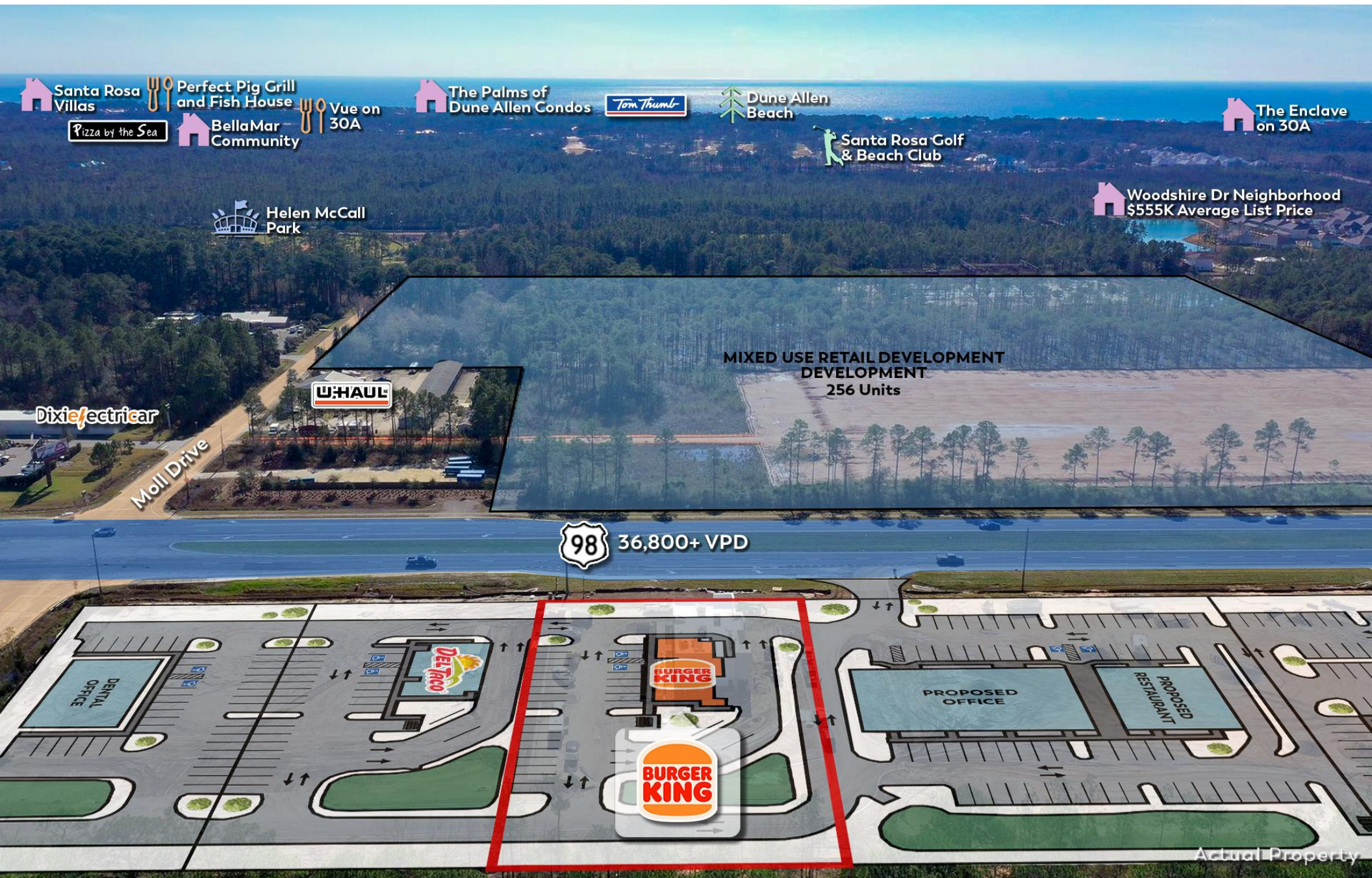
RETAIL MAP

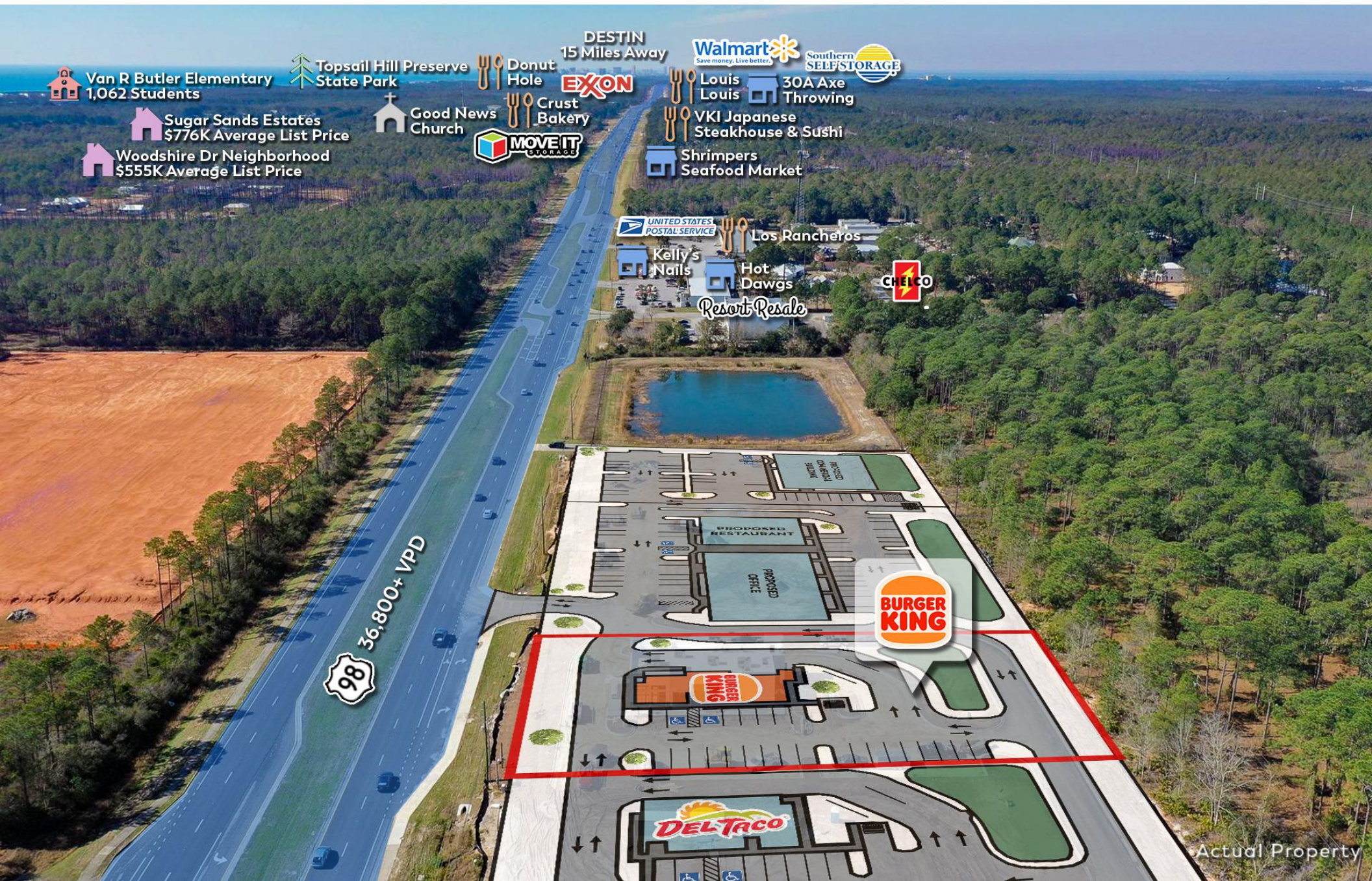
US HWY 98 | SANTA ROSA BEACH, FL



RETAIL MAP

US HWY 98 | SANTA ROSA BEACH, FL





PROPERTY PHOTO

US HWY 98 | SANTA ROSA BEACH, FL

UNDER
CONSTRUCTION



Actual Property

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TRINITY



Consistent AUV

Above Burger King
Average



1,500+
Team Members



GA & FL
Locations



Destin, FL
Headquarters



71
Units

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Actual Property



REAL ESTATE INVESTMENT SERVICES

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DREW DUNCAN

262.309.4900

drew@trinityreis.com

JACOB MACE

405.795.2071

jacob.mace@trinityreis.com

BROKER OF RECORD

BRAIN BROCKMAN

Bang Realty-Naples, Inc

FL #BK3327646

Actual Property