



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Burger King
801 N US Hwy 701
Tabor City, NC 28463

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

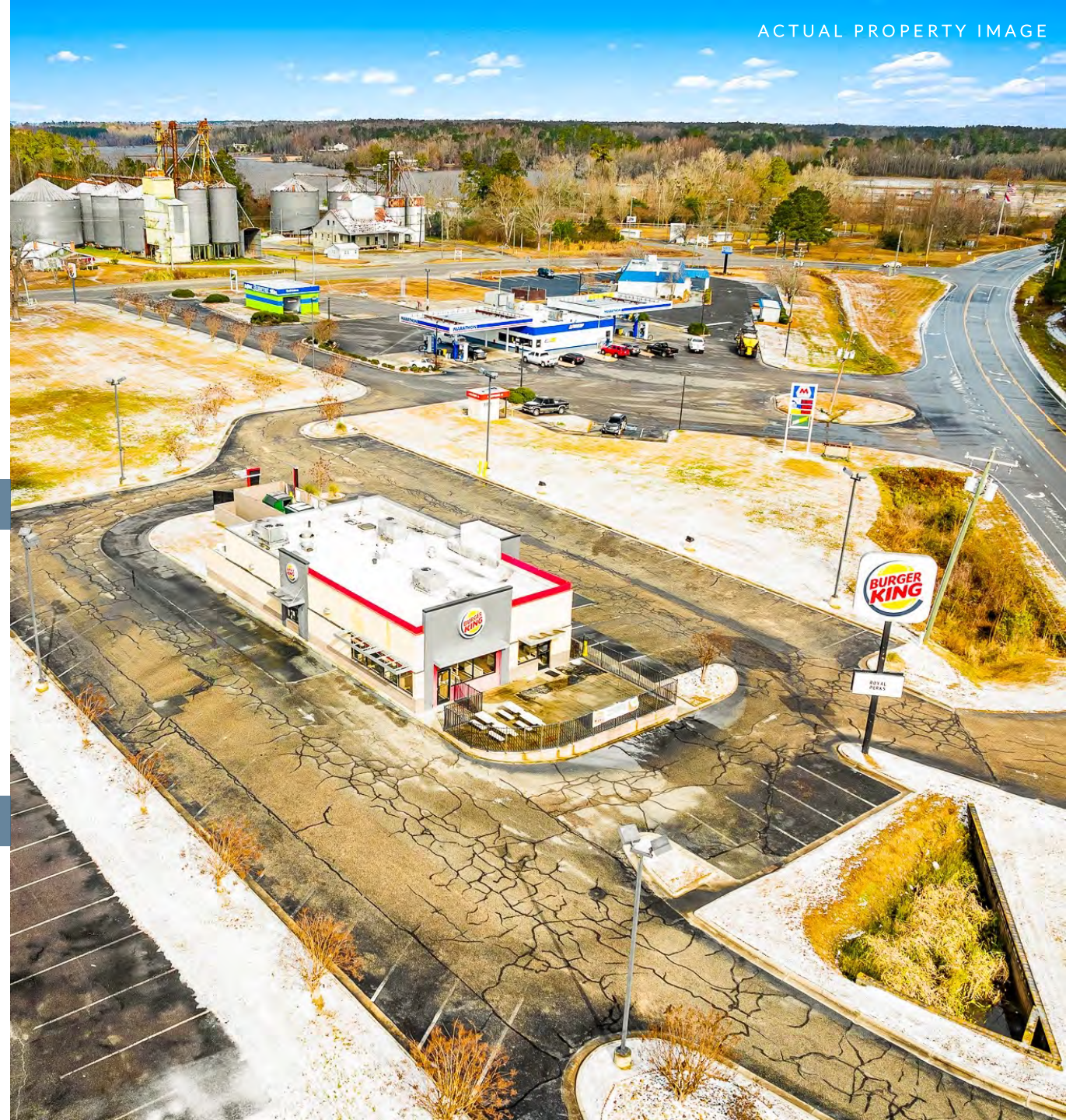
Sands Investment Group is Pleased To Exclusively Offer For Sale the 2,934 SF Burger King Located at 801 N US Hwy 701 in Tabor City, NC. This Opportunity Includes an Absolute Triple Net (NNN) Lease With Attractive Rent Increases and Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,040,381
CAP	5.25%
NOI	\$107,120
PRICE PER SF	\$695.43
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	801 N US Hwy 701 Tabor City, NC 28463
COUNTY	Columbus
BUILDING AREA	2,934 SF
LAND AREA	1.67 AC
YEAR BUILT	1996



HIGHLIGHTS

- Over 6 Years Remaining on a 20 Year Initial Lease; Original Tenant Was Acquired By Carrols Corp, Demonstrating Their Strong Belief in This Location
- 7% Increases Every 5 Years Including Options, Providing For Strong Hedge Against Inflation; Next Rent Bump is in April 2023, Allowing For Immediate Increase in Yield
- Operated By the Largest Burger King Franchisee in the United States
- Tenant Recently Remodeled to Burger King's Standard Prototype Showing Their Continued Desire to Remain in This Location
- Demographics Include a Population of 28,094 Residents Making an Average Household Income of \$56,388 Within a 10-Mile Radius
- Highway Exit Location With High Visibility Making it an Ideal Location For a Fast Food Property
- Tabor City is Directly on the Border of South Carolina and North Carolina
- Situated on Hwy 701 Which Has a Traffic Count of 15,128 VPD and is a Direct Route Across the Border
- Nearby Tenants Include: Walgreens, Dollar General, State Employees' Credit Union, Marathon, Sunoco, IGA and Many More



LEASE SUMMARY

TENANT	Carrols Restaurant Group, Inc.
PREMISES	A Building of Approximately 2,934 SF
LEASE COMMENCEMENT	April 15, 2008
LEASE EXPIRATION	April 14, 2028
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,934 SF	\$107,120	\$36.51





WILMINGTON



Eastside Bible
light Church inc

BLACKWATER TRADING

St Paul United
Methodist Church

Yam City
Oil & Gas Co



Time Saver
Food Stores



Tabor City
Police Department

Atlantic
Corporation

Distribution



Columbus
Trading Post



701

E 5th St



DMA
Warehouse.



Tabor City
Police Department

Atlantic
Corporation

ATLANTIC
PACKAGING



DOLLAR
GENERAL

E 5th St

Lake Tabor

Tabor City Senior
Citizens Center

State Employees' Credit Union*





IGA Walgreens



DOLLAR GENERAL

SUBWAY MARATHON



E 5th St



NAPA FIRST BANK
UNITED BANK TRUIST



FAMILY DOLLAR

Shell Little Caesars

FOOD LION



T A B O R C I T Y | C O L U M B U S C O U N T Y | N C

Tabor City, North Carolina is located in Columbus County in the southeast corner of the State. The municipality is located within a 30-minute automobile ride to the Grand Strand (Myrtle Beach, South Carolina and Brunswick County, North Carolina). Tabor City has quick access to Route 9 and the newly constructed Route 31 in South Carolina. It is located just north of the North Carolina/South Carolina line, about 39 miles north of Myrtle Beach, South Carolina, and is just north of Loris, South Carolina. It is the southernmost town in Columbus County, one of North Carolina's largest counties by land area. According to the United States Census Bureau, the town has a total area of 3.2 square miles.

The town focuses on agriculture, light manufacturing, retail and tourism. The County is rural with agriculture, specifically corn, sweet potatoes and tobacco as the main crops. Tabor City sits amid fertile soils and a vibrant and diverse agribusiness region with abundant crops of sweet potatoes, corn, soybeans and watermelon. Columbus County fields can supply food and beverage industries operating at the national and international levels. In addition, a large state prison provides many jobs for the area. Being so close to the coastal areas of Myrtle Beach, SC and the Brunswick County, NC beaches has led to the expected growth in the area housing industry. Proximity to Myrtle Beach is beneficial to Tabor City. Myrtle Beach's economy is dominated by the tourist industry; hotels, motels, resorts, restaurants, attractions, and retail developments exist in abundance to serve visitors. Myrtle Beach's many stores and malls make it one of the largest shopping areas in the Southeastern United States and the largest shopping destination in South Carolina.

The Columbus County Arts Council and the Southeastern Community College Cultural Services provide the majority of the activities in the County. UNC Wilmington, UNC Pembroke and Coastal Carolina have a series of plays, recitals typical of any major University. Thalian Hall in Wilmington has a variety of plays, concerts and performances. The North Carolina Museum of Forestry in Whiteville celebrates the natural history and cultural heritage of the forests. Located near the Grand Strand of South Carolina, this Jellystone Park features cabin rentals, rental yurts, bunkhouses, tent sites and RV camping. Known as the "jewel" of Tabor City, the historical Ritz Theater, after a thoughtful and modern renovation, has been transformed into the perfect wedding party and reception venue known as the Ritz Center. Other attractions include Lake Tabor, Tabor City Freight Depot, Mt. Tabor City School House and Horace Carter Museum.



TABOR CITY, NC



JELLYSTONE PARK

	3 MILES	5 MILES	10 MILES
POPULATION	7,081	10,132	28,094
AVERAGE HH INCOME	\$52,315	\$55,053	\$56,388



BURGER KING

TENANT PROFILE

Every day, more than 11 million guests visit BURGER KING restaurants around the world. And they do so because the restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, the company's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 65 successful years.

As of March 2020, the company operates over 18,848 locations in 100 countries. Almost 100 percent of BURGER KING restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades. Burger King's parent company is Restaurant Brands International Inc. ("RBI"), which is a Canadian multinational fast food holding company. Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with more than \$34 billion in system-wide sales and over 27,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS, BURGER KING, and POPEYES. These independently operated brands have been serving their respective guests, franchisees and communities for over 45 years.



COMPANY TYPE
Subsidiary



FOUNDED
1954



OF LOCATIONS
18,848+



HEADQUARTERS
Miami, FL



WEBSITE
bk.com



FRANCHISEE PROFILE

Carrols Restaurant Group, Inc. ("CRG") is a publicly-traded company with revenues in excess of one billion dollars. CRG is listed on the NASDAQ under the ticker symbol "TAST". CRG is one of the largest restaurant companies in the United States and has been operating restaurants for more than 55 years. It is the largest BURGER KING® franchisee in the U.S. As of January 3, 2021, it operated 1,009 Burger King restaurants located in 23 Northeastern, Midwestern, Southcentral, and Southeastern states; and 65 Popeyes restaurants in seven Southeastern states. The company was founded in 1960 and is headquartered in Syracuse, New York.

The company formerly owned the restaurant chains Pollo Tropical, Taco Cabana, and Carrols. Our success can be attributed to our dedicated employees who are focused on providing outstanding service and quality products for our customers. Everyone, from our CEO to Assistant Managers, has a clear understanding and vision of our business and organizational goals. Carrols operates in 23 states and employs over 27,000 people.



COMPANY TYPE
NASDAQ: TAST



FOUNDED
1960



OF LOCATIONS
1,074



HEADQUARTERS
Syracuse, NY



WEBSITE
carrols.com



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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