



TRINITY
REAL ESTATE INVESTMENT SERVICES



ABSOLUTE NNN BURGER KING

1105 FIRST AVE S E, MOULTRIE, GA 31768

\$4,291,645

5.0% CAP

TRINITYREIS.COM

Actual Property



MOULTRIE, GA

\$4,291,645 | 5.0% 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
- Attractive 6.5% Rent Increase Every 5 Years
- Healthy 5 Mile Demographics With 25,663 Residents
- Situated on Dense Retail Corridor With Numerous National Tenants Including Piggly Wiggly, Tractor Supply Co., McDonald's, AutoZone, Sonic, Family Dollar and More
- Located on First Ave SE With 16,086 VPD Directly in Front of Subject Property
- Consolidated Burger Holdings is a Restaurant Franchisee of Burger King With 73 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:	4,579 SF
Land Area:	1.52 AC
Year Built:	1985
Guarantor:	Consolidated Burger Holdings
Price (Psf):	\$937.25

LEASE OVERVIEW:

Remaining Lease Term:	20 Years
Rent Commencement:	11/1/2021
Lease Expiration:	10/31/2041
Base Annual Rent:	\$214,582
Lease Type:	Absolute NNN
Scheduled Rent Increases:	10/31/2026; 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

1105 FIRST AVE S E | MOULTRIE, GA

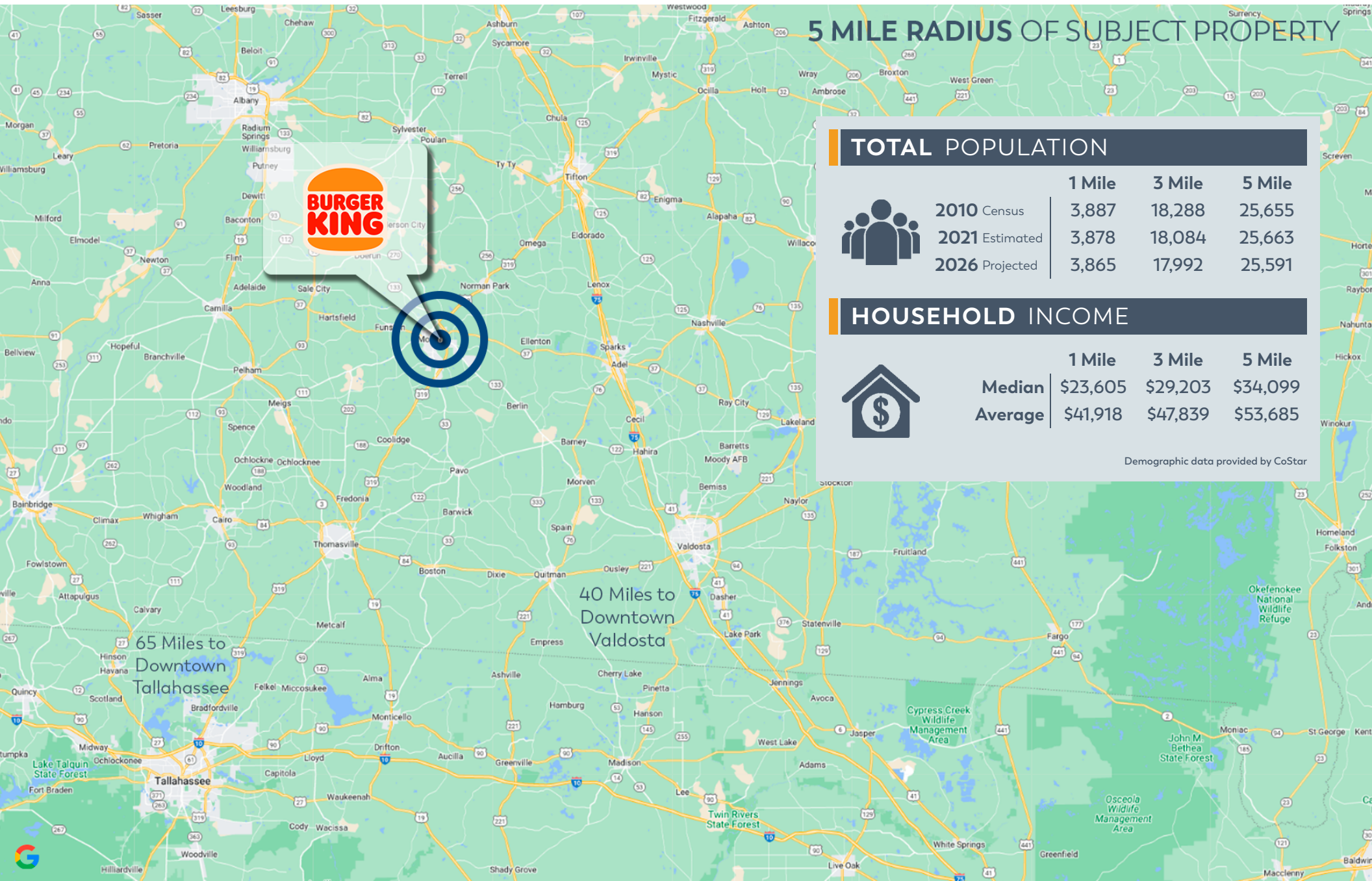
	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	11/1/2021-10/31/2026	\$214,582	\$46.86	5.00%
Primary Term Years 6-10 - 6.5% Increase	11/1/2026-10/31/31	\$228,530	\$49.91	5.32%
Primary Term Years 11-15 - 6.5% Increase	11/1/2031-10/31/2036	\$243,384	\$53.15	5.67%
Primary Term Years 16-20 - 6.5% Increase	11/1/2036-10/31/2041	\$259,204	\$56.61	6.04%
Four (4), 5-Year Options; 6.5% Increase	11/1/2041-10/31/2046	\$276,052	\$60.29	6.43%
	11/1/2046-10/31/2051	\$293,996	\$64.21	6.85%
	11/1/2051-10/31/2056	\$313,106	\$68.38	7.30%
	11/1/2056-10/31/2061	\$333,457	\$72.82	7.77%



Actual Property



Actual Property



RETAILER MAP

1105 FIRST AVE S E | MOULTRIE, GA







RETAIL MAP

1105 FIRST AVE S E | MOULTRIE, GA





Actual Property



Actual Property



Actual Property



Consistent AUV
Above Burger King
Average



1,500+
Team Members



GA & FL
Locations



Destin, FL
Headquarters



73
Units

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BROKER OF RECORD

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