# TRINITY REAL ESTATE INVESTMENT SERVICES



# **ABSOLUTE NNN BURGER KING**

1105 FIRST AVE S E, MOULTRIE, GA 31768

**\$4,291,645** 5.0% CAP

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Actual Property

### **INVESTMENT OVERVIEW**



#### 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** MARKETED BY:

**DREW DUNCAN** 262.309.4900 | drew@trinityreis.com

JACOB MACE 405.795.2071 | jacob.mace@trinityreis.com

#### **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

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#### 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%



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# DEMOGRAPHICS

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Pretoria Leary @ Pretoria	Springs 133 Williamsburg	Sylvester Poulan			TOTAL	POPULAT	ΓΙΟΝ			Screven
/illiamsburg	Putney Dewiti	Туту	Tifton	<b>P</b>	(		1 Mile	3 Mile	5 Mile	N
Milford	BURGE		123 Enigm	a Alapaha (az)		<b>2010</b> Census	3,887	18,288	25,655	
Elmodel		Ome	ega — Eldorado	Willaco		2021 Estimated	3,878	18,084	25,663	Horte
Anna 19	Flint Court	un - 777 - 259 - 319 - 319 - Norman Park	Lenox			2026 Projected	3,865	17,992	25,591	Raybo
	Camila 7 Hartsfield	Funsh		25 76 135 Nashville	HOUSI	ehold in	СОМЕ			Nahunta
Beliview 11 Hopeful 25 11 Branchville		Eller	nton Sparks Adel 3				1 Mile	3 Mile	5 Mile	_Hickox_
	Pelham					Median	\$23,605	\$29,203	\$34,099	
do	12 0 Megs 200 Spence	Berlin	Cecil	Ray City		Average	\$41,918	\$47,839	\$53,685	Winokur
	Ochlockne Ochlocknee	Coolidge	Barriey 122 Hahira	Barretts Moody AFB			De	mographic data pr	ovided by CoStar	
	Woodland	Pavo	Morven	Bemiss 221	STOCKTON					
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# **RETAILER MAP**



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# **PROPERTY PHOTO**

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# **TENANT OVERVIEW**



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# **CONTACT INFORMATION**

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