



INVESTMENT OPPORTUNITY

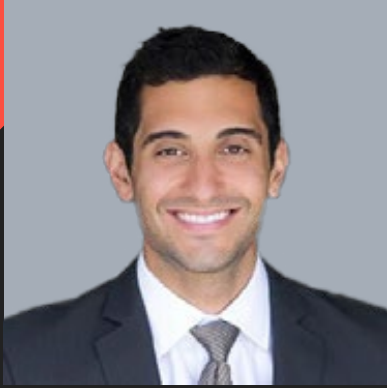
Burger King

143 Hwy 641 N, Camden, TN 38320

K2 | REAL
ESTATE
CAPITAL

K2REcapital.com

EXCLUSIVELY LISTED BY:



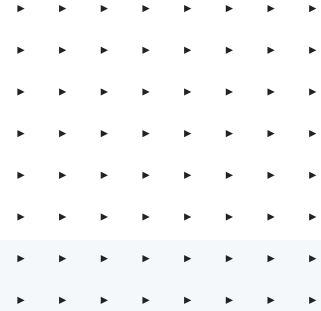
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Contents



03

Investment
Summary

05

Lease
Summary

08

Location
Overview

14

Tenant
Profile

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Investment Summary

K2 Real Estate Capital, Inc. is Pleased to Exclusively Offer For Sale a 3,024 SF Burger King Located at 143 Highway 641 N, Camden, TN. This Opportunity Includes 15+ Years Remaining on a Long-Term Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE

\$1,583,000

PRICE PER SF

\$523.47

CAP RATE

3.00%

GUARANTOR

Carrols Corp

NOI

\$47,500



PROPERTY SUMMARY

ADDRESS

143 Hwy 641 N, Camden, TN 38320

COUNTY

Benton

BUILDING AREA

3,024 SF

LAND AREA

0.82 AC

YEAR BUILT

2017



INVESTMENT HIGHLIGHTS

- 15+ Years Remaining on an Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- Four (Five) Year Option Periods with 10% Rental Increases Every 5 Years
- Operated By the Largest Burger King Franchisee in the United States
- Guaranteed by Carrols Corp Which Operates Over 1,000 Restaurants Under the Burger King and Popeyes brands
- Located Directly on Highway 641 N With an Average of 24,700 VPD
- Camden is Located Approximately 80 Miles West of Nashville
- Low Base Rent at \$15.70/SF
- Located in an Income Tax Free State
- Drive-Thru Equipped Building
- Burger King System Operates More Than 18,700 Locations in More Than 100 Countries and U.S. Territories
- Neighboring Tenants Include: Domino's, Wendy's, Taco Bell, First Bank, Carroll Bank & Trust, Marathon Gas, U-Haul, Vick Storage Rentals, AutoZone, O'Reilly Auto Parts, Camden Water Department, West Tennessee Healthcare Camden, Cash Saver, and Many More!

Lease Summary

TENANT

Burger King

PREMISES

A Building Consisting of 3,024 SF

LEASE COMMENCEMENT

December 13, 2017

LEASE EXPIRATION

December 31, 2037

LEASE TERM

15+ Years Remaining

RENEWAL OPTIONS

4 x 5 Year

RENT INCREASES

10% Every 5 Years

LEASE TYPE

ABS NNN

USE

Fast Food

RIGHT OF FIRST REFUSAL

Yes

SQUARE FOOTAGE

3,024 SF

ANNUAL BASE RENT

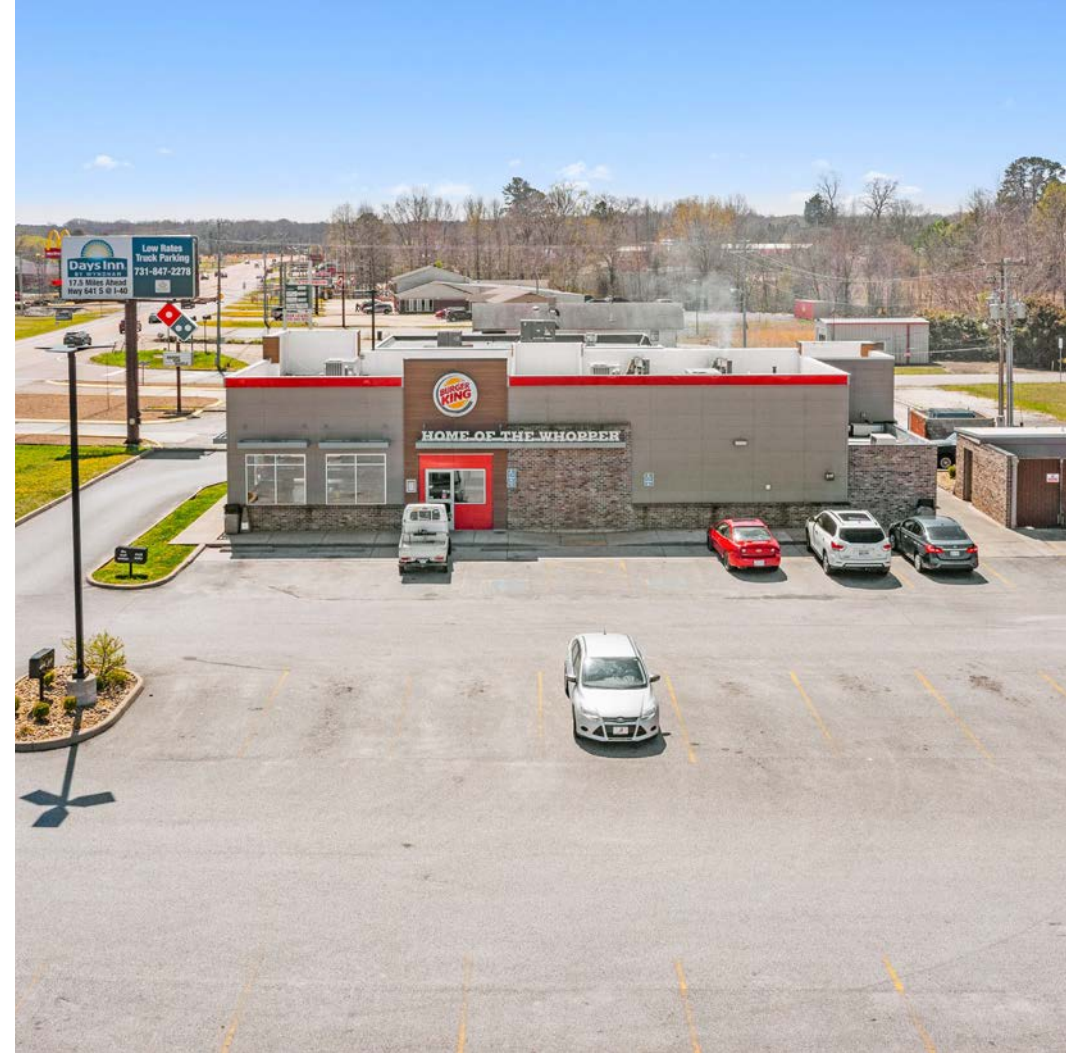
\$47,500

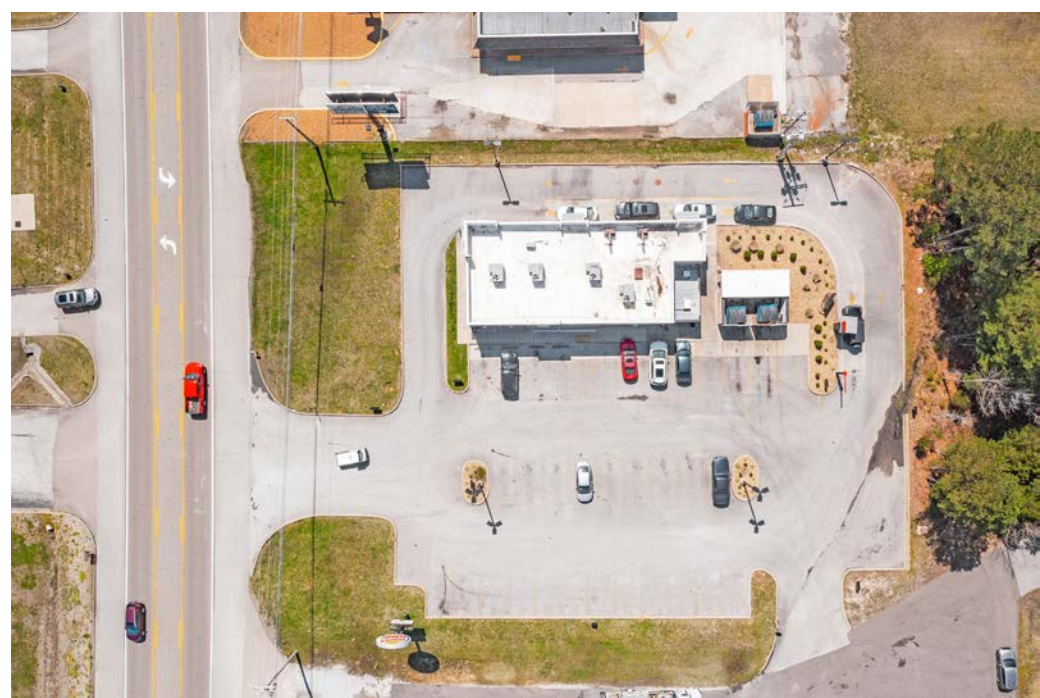
RENT PER SF

\$15.70

RESPONSIBILITIES

| Responsibility | Tenant | Landlord |
|-----------------------|--------|----------|
| Property Taxes | X | |
| Insurance | X | |
| Common Area | X | |
| Roof & Structure | X | |
| Parking | X | |
| Repairs & Maintenance | X | |
| HVAC | X | |
| Utilities | X | |





Location

Welcome to Camden, the seat of Benton County, rests practically on the shores of Kentucky Lake, an impoundment of the Tennessee River. This is a bustling town where business, industry, tourism and agriculture form a well balanced economy. The surrounding countryside is a patchwork of fertile farms and fields of grazing livestock.

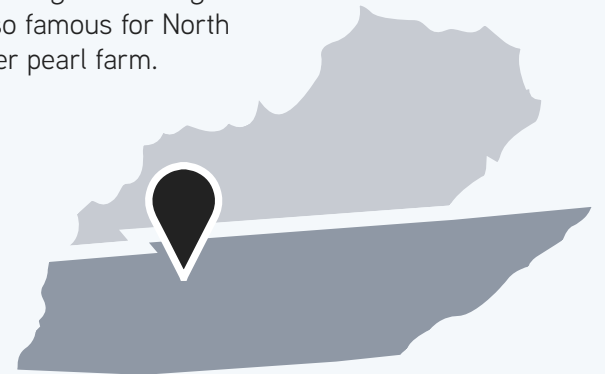
Camden is served by State Highway 69 as well as U.S. Highways 70 and 641. Kentucky Lake is a recreational paradise with great boating, tubing and canoeing and awesome fishing for crappie, bluegill, catfish and lots of bass. Golf aficionados will want to visit the Magic Valley Golf Course, the Tennessean Golf Club and, the Paris Landing State Park Golf Course.

The Tennessee General Assembly created Benton County on December 19, 1835, from portions of Humphreys and Henry Counties. Officials organized the county in February 1836 in a small log cabin at the site of a local post office in what is now West Camden. Initially, the county name honored Thomas Hart Benton, a leading Jacksonian Democrat, but in 1852 the state legislature approved an act that retained the original name but honored "David Benton, an old and respected citizen" of the county.



LOCATION HIGHLIGHTS

- > Located on the shores of Kentucky Lake, one of the largest manmade lakes in the world, and the Tennessee River, Camden and Benton County offer some of the best hunting and fishing in the South. Camden is also famous for North America's only freshwater pearl farm.







OPEN
Season
SPORTS—MARINE

Medlin Furniture

DOLLAR GENERAL

FACTORY CONNECTION

AutoZone

Apex BANK

BW Best Western.

Castle Wash

Casey's

TACO BELL

VICK STORAGE RENTALS

BURGER KING

FB FirstBank

Domino's Pizza

Wendy's

carhartt

O'Reilly AUTO PARTS
PROFESSIONAL PLANTS PEOPLE

CB&T

McDonald's

Wendy's

FirstBank

Domino's
Pizza

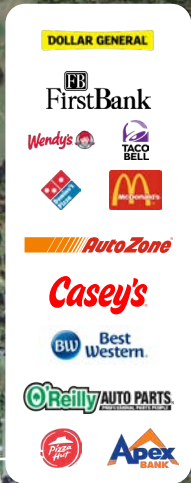
U-HAUL

TACO
BELL

BURGER
KING

Briarwood School

Camden Elementary School



Camden City Park



Tenant Profile

Every day, more than 11 million guests visit Burger King restaurants around the world. And they do so because our 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, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined our brand for more than 50 successful years.

As of 2018, the company operates over 17,796 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 \$30 billion in system-wide sales and over 24,000 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 40 years.



AT A GLANCE

INDUSTRY

Quick Service Restaurants

SPECIALTY

Fast Food

HEADQUARTERS

Miami-Dade County, FL

LOCATIONS

18,700+

FOUNDED

1954

COMPANY TYPE

NYSE: QSR

WEBSITE

bk.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 K2 Real Estate Capital, Inc. and should not be made available to any other person or entity without the written consent of K2 Real Estate Capital, Inc.

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, K2 Real Estate Capital, Inc. has not verified, and will not verify, any of the information contained herein, nor has K2 Real Estate Capital, Inc. 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 K2 Real Estate Capital, Inc. 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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