



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

# BURGER KING

## ABSOLUTE NNN LEASED OFFERING

1103 W STAN SCHLUETER LOOP, KILLEEN, TX

OFFERING MEMORANDUM  
**PRESENTED BY:**

**ROBERT WALKER**  
DIRECTOR

PHONE **415.513.0465**  
EMAIL **rwalker@thekasegroup.com**  
DRE **#01954360**

**KASE ABUSHARKH**  
FOUNDING PRINCIPAL

PHONE **925.348.1844**  
EMAIL **kase@thekasegroup.com**  
TX LICENSE **#708586**



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# INVESTMENT OVERVIEW



The Kase Group is pleased to present the rare opportunity to acquire an absolute NNN Burger King in Killeen, Texas. The long-term lease features 7.5% increases every 5 years in the initial term and during the option terms and is absolute NNN with zero landlord responsibilities. This is a brand new location subject to a 20 year lease.

This strategic location benefits from multiple surrounding retailers including HEB, Dutch Bros, McDonald's, Starbucks, and Taco Bell.

## INVESTMENT HIGHLIGHTS

NEW 20 YEAR ABSOLUTE NNN LEASED OFFERING

BRAND NEW HIGH QUALITY 2022 CONSTRUCTION

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

STRONG OPERATOR

LOCATED IN A MAJOR RETAIL TRADE AREA

INCOME TAX FREE STATE

## OFFERING SPECIFICATIONS

PRICE \$2,800,000

CAP RATE 4.25%

NET OPERATING INCOME \$119,000

SQUARE FOOTAGE 2,858

LEASE TYPE NNN

LEASE TERM 20 years

YEAR BUILT 2022

# FINANCIAL SUMMARY

## BURGER KING • ABSOLUTE NNN LEASED OFFERING

1103 W STAN SCHLUETER LOOP, KILLEEN, TX

**\$2,800,000 • 4.25% CAP**

### SUMMARY

TENANT NAME	AMPLER
NOI	\$119,000
SQUARE FOOTAGE	2,858
LEASE START	1/26/2022
LEASE END	1/25/2042
OPTIONS	Four, 5-Year
INCREASES	7.5% Every 5 Years

### OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$ 9,917	\$ 119,000
YEARS 6-10	\$ 10,660	\$ 127,925
YEARS 11-15	\$ 11,460	\$ 137,519
YEARS 16-20	\$ 12,319	\$ 147,833
OPTION 1	\$ 13,243	\$ 158,921
OPTION 2	\$ 14,237	\$ 170,840
OPTION 3	\$ 15,304	\$ 183,653
OPTION 4	\$ 16,452	\$ 197,427

# TENANT OVERVIEW

The Ampler logo is displayed in a bold, green, sans-serif font. The letter 'A' is stylized with a small, curved line above it, resembling a fork or a stylized 'A'.

## DEVELOPMENT ACHIEVEMENTS

2019

-15 NEW UNIT  
OPENINGS  
-40 REMODELS  
- PROJECTS IN 20+  
DMAS ACROSS 8  
STATES

2020

-16 NEW UNIT  
OPENINGS  
-19 REMODELS  
- PROJECTS IN 30+  
DMAS ACROSS 10  
STATES

2021

- 13 NEW UNIT  
OPENINGS  
- 29 REMODELS  
- PROJECTS IN 35+  
DMAS ACROSS 10  
STATES

2022

-15-25 PROJECTED  
NEW UNIT OPENINGS  
- 40-45 PROJECTED  
REMODELS  
- PROJECTS IN 35+  
DMAS ACROSS 10  
STATES

## AMPLER

Ampler is a scaled restaurant platform operating a diversified portfolio of 457 franchised restaurants under four leading QSR brands: Burger King, Taco Bell, Church's Chicken and Little Caesars

- Founded in 2017, Ampler has grown its portfolio through strategic acquisitions and greenfield development
- Deep relationships with franchisees and track record of operational success make Ampler a consolidator of choice
- 2019 Burger King Developer of the Year
- 2019 Church's Chicken Franchise Growth Award
- Ampler continues to grow through strategic acquisitions and new restaurants development

## COUNT BY BRAND

AS OF 2020

**428 TOTAL UNITS**  
84 TACO BELL  
91 CHURCH'S CHICKEN  
103 LITTLE CAESARS  
150 BURGER KING

AS OF 2022 (1)

**457 TOTAL UNITS**  
93 TACO BELL  
92 CHURCH'S CHICKEN  
103 LITTLE CAESARS  
171 BURGER KING

(1) Current restaurant count is inclusive of store openings & closures through 12/31/2021



# PROPERTY PHOTOS

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# INTERIOR PHOTOS

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# LOCATION AERIAL



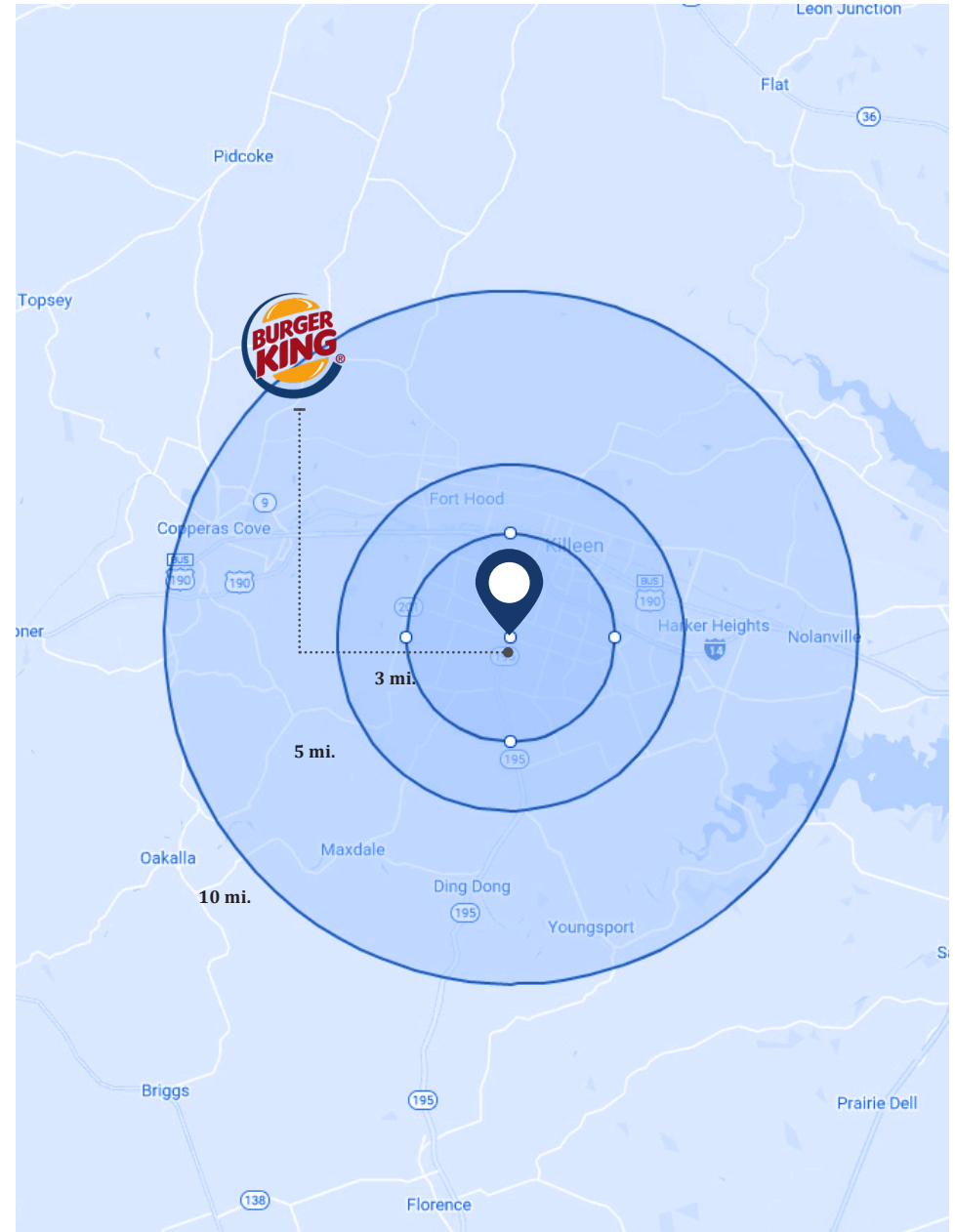
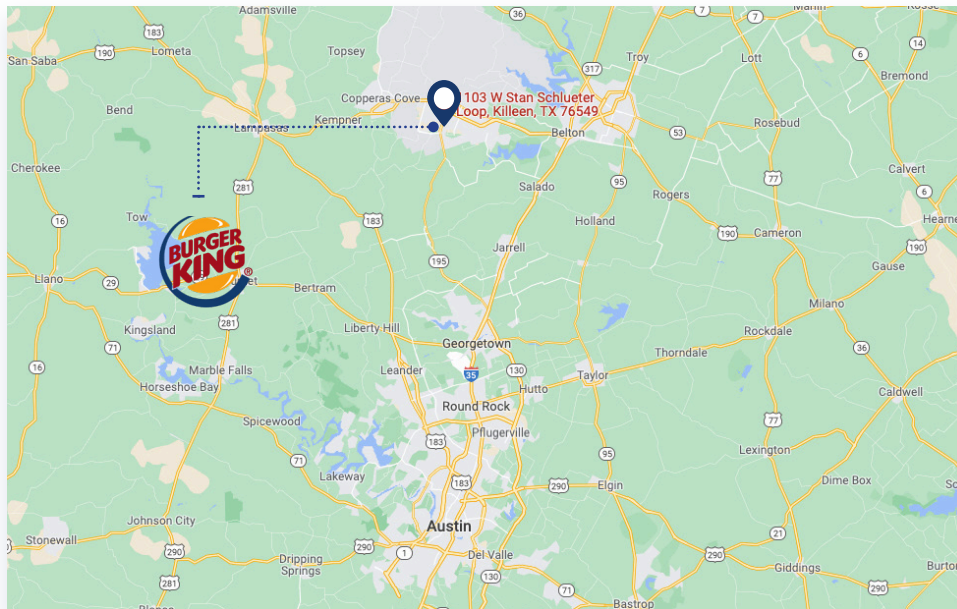
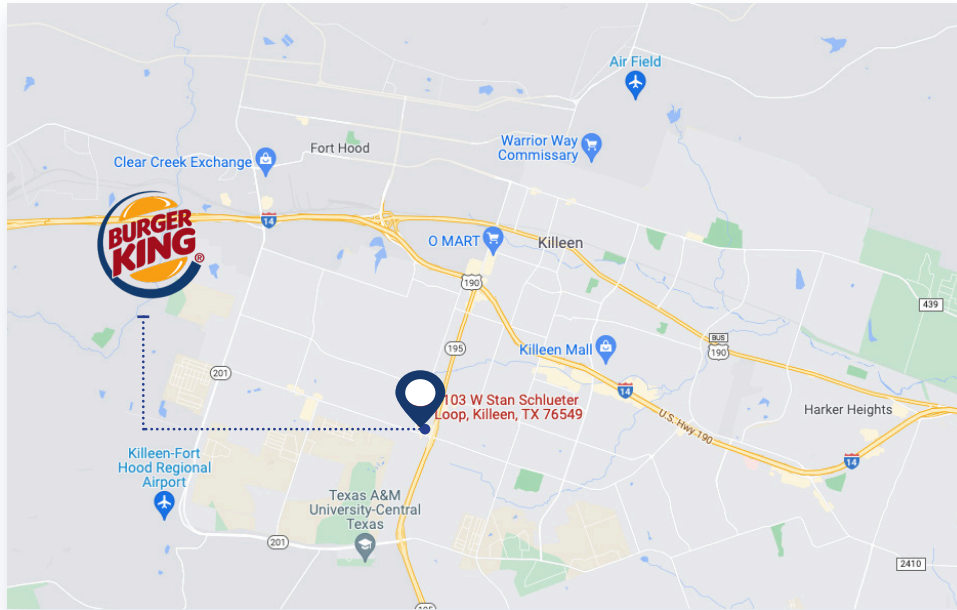


# LOCATION AERIAL

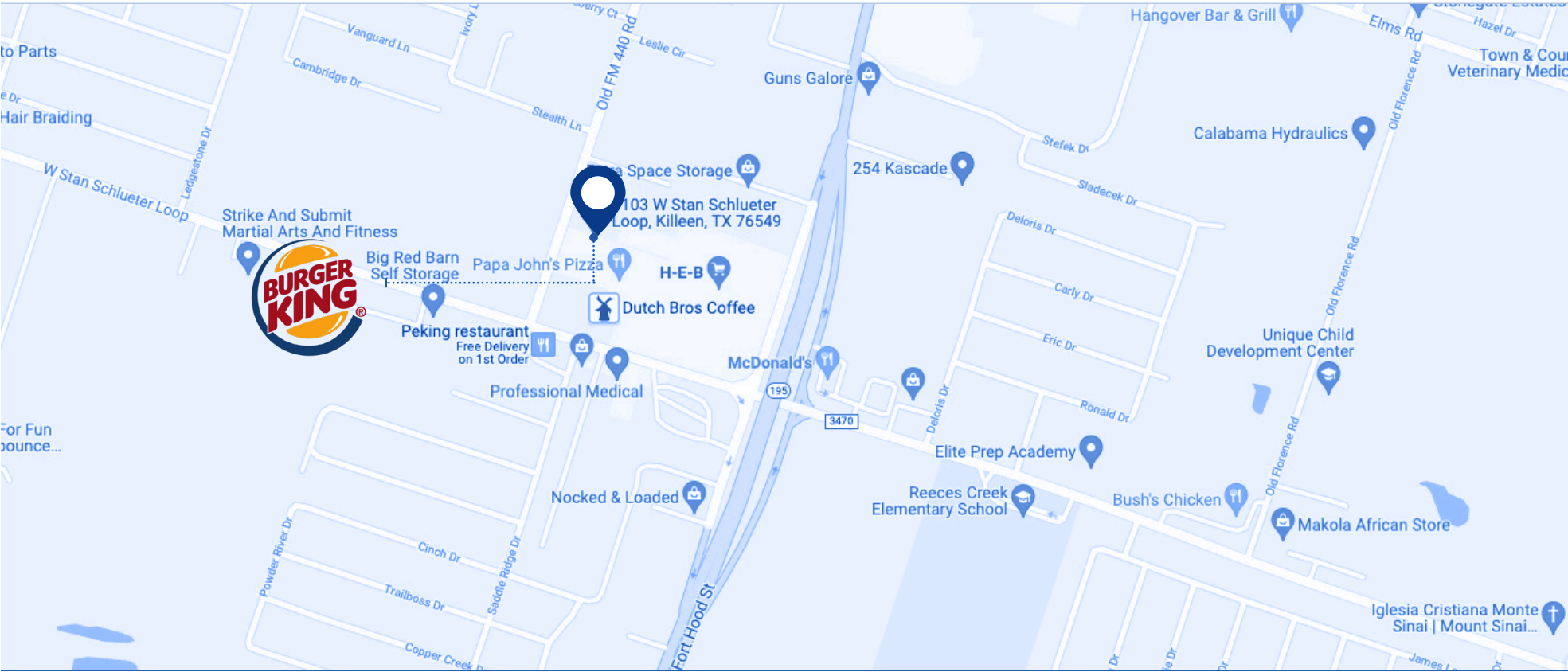




# REGIONAL OVERVIEW



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,583	71,581	134,054
TOTAL HOUSEHOLDS	4,553	31,533	56,964
AVERAGE HOUSEHOLD INCOME	\$61,667	\$63,625	\$62,277
AVERAGE AGE	28.4	28.6	28.8



# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,583	71,581	134,054
TOTAL HOUSEHOLDS	4,553	31,533	56,964
PERSONS PER HOUSEHOLD	2.8	2.7	2.7
AVERAGE HOUSEHOLD INCOME	\$61,667	\$63,625	\$62,277
AVERAGE HOUSE VALUE	\$141,250	\$146,328	\$148,011
AVERAGE AGE	28.4	28.6	28.8
WHITE	5,809	42,597	83,782
BLACK	5,416	32,216	56,058
AMERICAN INDIAN/ALASKAN NATIVE	137	956	1,868
ASIAN	577	3,820	6,582
HAWAIIAN & PACIFIC ISLANDER	148	1,289	2,342
TWO OR MORE RACES	766	5,493	9,786
HISPANIC ORIGIN	3,259	23,221	43,181

## KILLEEN, TX

Greater Killeen has a population, based on the 2000 Census, of 135,824. It is a rapidly growing area and is home to Central Texas College, Tarleton State University’ s Central Texas Campus and the 217,000 acre Fort Hood, the largest military base in the United States. Downtown Killeen is bordered by Rancier Avenue, listed on the the National Register for historic places. The area has been recognized for its historical and architectural significance to the city and country.



**KILLEEN, TEXAS**



**The Kase Group**

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EMAIL [kase@thekasegroup.com](mailto:kase@thekasegroup.com)

TX LIC #708586