



1733 LINE AVENUE | SHREVEPORT, LA 71101

ACTUAL SITE



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# INVESTMENT HIGHLIGHTS

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## STRONG NATIONAL BRAND AND LARGE OPERATOR

- **Strong Guarantee** - The lease is guaranteed by New CFH, LLC ( $\pm 200$  Units), which is a subsidiary of the largest franchise in the Burger King system, Carrols Restaurant Group ( $\pm 1,100$  Units).
- **World Renowned Brand** - Burger King first opened in 1954 and now has 15,000 + locations in over 100 countries.
- **Absolute NNN Lease** - The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Favorable Lease Term** - Over ten (10) years remain on the lease providing investors with long-term, passive income.

## LOCATION HIGHLIGHTS

- **Strong Demographics** - Shreveport has a population of 145,717 within a 5-mile radius.
- **Proximity to Interstate 20** - The Burger King property is located a few blocks away from the Interstate 20 on/off ramp, which sees north of  $\pm 110,000$  vehicles per day.
- **Ochsner LSU Health St. Mary Medical Center** - The Burger King is located adjacent to the St. Mary Medical Center, which has been ranked as one of the nation's best hospitals by The Leapfrog Group and Money Magazine in 2022. In 2021, the campus was recognized as a "Top Teaching Hospital" by The Leapfrog Group and achieved a Louisiana Birth Ready+ designation.
- **Specialists Hospital Shreveport** - Encompassing over 65,000 square feet, Specialists Health System is home to Specialists Hospital Shreveport, Orthopedic Specialists of Louisiana, Spine Institute of Louisiana, and Pain Care Consultants.
- **Points of Interest** - The property benefits by being located nearby the Barksdale Air Force Base and the Shreveport Regional Airport. Both of which are strong traffic drivers to the region.



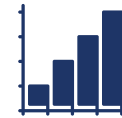


## PROPERTY OVERVIEW

TENANT	Burger King
PROPERTY ADDRESS	1733 Line Avenue
CITY, STATE ZIP	Shreveport, LA 71101
YEAR BUILT	1988
GLA	±3,696 SF
LOT SIZE	±0.70 AC



**\$1,750,000**  
LIST PRICE



**5.60%**  
CAP RATE



**\$97,977.60**  
ANNUAL RENT\*

## LEASE SUMMARY

TENANT TRADE NAME	Burger King
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	New CFH LLC
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
LEASE COMMENCEMENT DATE	6/1/2005
LEASE EXPIRATION DATE	12/31/2032
TERM REMAINING ON LEASE	±10.4 Years
RENT INCREASES	8% every 5-Years
OPTIONS	Four (4), Five (5) Year Options
ROFR	No

\*Price is based on the rental increase commencing on 01/01/2023. Seller will credit Buyer the difference in monthly rent at the close of escrow.

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Current - 12/31/2022	\$7,560.00	\$90,720.00	8.00%	-
01/01/2023 - 12/31/2027*	\$8,164.80	\$97,977.60	8.00%	5.60%
01/01/2028 - 12/31/2032	\$8,817.98	\$105,815.81	8.00%	6.05%
Option 1	\$9,523.42	\$114,281.07	8.00%	6.53%
Option 2	\$10,285.30	\$123,423.56	8.00%	7.05%
Option 3	\$11,108.12	\$133,297.44	8.00%	7.62%
Option 4	\$11,996.77	\$143,961.24	-	8.23%

\*Price is based on the future rental increase commencing on 01/01/2023. Seller will credit the Buyer the difference at the close of escrow.





DOWNTOWN  
SHREVEPORT

BARKSDALE  
AIRFORCE BASE

CVS pharmacy  
Church's  
McDonald's  
O'Reilly AUTO PARTS  
Wendy's

McDonald's  
O'Reilly AUTO PARTS  
JOHNNY'S  
SUBWAY  
WHATABURGER

INTERSTATE 20  
± 27,000 VPD

INTERSTATE 220  
± 28,000 VPD



SUBJECT PROPERTY

1  
YOUREE DR  
± 23,000 VPD

Super 1 Foods

WILLIS-KNIGHTON  
HEALTH SYSTEM HOSPITAL  
1,192 BEDS

OCHSNER LSU HEALTH -  
ST. MARY MEDICAL CENTER  
122 BEDS

71  
BARKSDALE BLVD  
± 36,000 VPD

MALL ST. VINCENT  
Dillard's  
sears HOME SERVICES  
ZALES  
Foot Locker  
SHOE DEPT.  
Bath & Body Works

Brookshire's  
food & pharmacy  
Wendy's  
FAMILY DOLLAR  
K

SHREVE CITY SHOPPING CENTER  
Walmart Supercenter  
DOLLAR TREE  
Burlington  
Wendy's  
McDonald's  
MAVIS DISCOUNT TIRE  
goodwill

± 35,000 VPD

INTERSTATE 20

Shoppers Value Foods  
McDonald's  
Walgreens  
SONIC  
BURGER KING  
WHATABURGER

INTERSTATE 49  
± 32,000 VPD



Kroger  
petco  
JOANN  
BARNES & NOBLE  
WHOLE FOODS MARKET



SHREVEPORT  
REGIONAL AIRPORT  
± 7 MILES AWAY

target  
sam's club  
BEST BUY  
TJ-maxx  
WORLD MARKET  
LOWE'S  
JCPenney  
ULTA  
KOHLS  
DICK'S SPORTING GOODS  
PETSMART  
Party City

ROSS  
HOBBY LOBBY  
belk  
MARSHALLS  
HomeGoods  
Office DEPOT  
OfficeMax  
CARRABBA'S ITALIAN GRILL







# TENANT OVERVIEW

## BURGER KING

Burger King Worldwide operates the world's #2 hamburger chain by sales with almost 15,000 restaurants in the US and more than 100 other countries. Every day, more than 11 million guests visit Burger King Restaurants around the world and they do so because Burger King is known for serving high-quality, great-tasting and affordable food. In addition to its popular Whopper sandwich, the chain offers a selection of burgers, chicken sandwiches, salads, and breakfast items, along with beverages, desserts, and sides. Burger King's menu has expanded from a basic offerings of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products. Many of the eateries are stand-alone locations offering dine-in seating and drive-through services; the chain also includes units in high-traffic locations such as airports and shopping malls. Burger King Worldwide is owned and operated by Restaurant Brands International.

## GEOGRAPHIC OUTREACH

Burger King has restaurant locations throughout the US and more than 100 other countries. The US and Canada are responsible for about 65% of revenues. Like most other giants of the fast-food industry, Burger King has expanded its nationwide and international presence primarily through franchising. But the company has reduced its domestic expansion efforts recently. Burger King has used joint ventures to expand in countries like China, Mexico, Russia, and Singapore.



NO. OF LOCATIONS

± 15,000



YEAR FOUNDED

1953



PARENT COMPANY TRADE NAME

Restaurant Brands International, Inc.



HEADQUARTERS

Miami, FL



# AREA OVERVIEW

## SHREVEPORT, LA

As the third-largest city in the state of Louisiana and the seat of Caddo Parish, Shreveport extends along the Red River. Situated in northwest Louisiana, Shreveport is in the heart of the AR-LA-TX region. It is strategically located just three hours from Dallas, Texas, Little Rock, Arkansas, and Jackson, Mississippi. With a metro population of over 430,000 residents, Shreveport is a vibrant metropolitan area with a small-town atmosphere. The city offers a progressive business community, lots of attractions, a variety of entertainment amenities, and several institutions of higher education. The Shreveport metropolitan area provides lots of ample opportunities for individuals and businesses alike.

## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	9,933	65,055	142,453
2022 Estimate	10,151	66,572	145,717
2010 Census	10,464	69,321	151,623
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	4,123	27,450	57,572
2022 Estimate	4,211	28,078	58,899
2010 Census	4,331	29,212	61,398





## ECONOMY

- Shreveport was once a major player in the United States oil business and at one time could boast Standard Oil of Louisiana as a locally based company. Today, Shreveport is the commercial and cultural center of the tri-state area where Arkansas, Louisiana, and Texas meet. Major industries contributing to the growth of the local economy include defense & aerospace, education, gaming, health care, and film. With its low cost of living and affordable cost of doing business, North Louisiana has attracted many companies in the recent years to relocate to the city. According to Forbes, Shreveport has a gross metro product of \$23.5 billion.
- Shreveport has largely transitioned into a service economy specifically within the gaming industry. Several casinos and the Harrah's Louisiana Downs horse racetrack are major contributors to the gaming industry in the city. The city is also a major medical hub as it is home to Willis-Knighton Medical Center, LSU Health Shreveport, University Health Shreveport, and Christus Schumpert Highland Hospital. Known as "Hollywood South", Shreveport is the third-largest film industry in the United States, just behind California and New York. Several major blockbuster films have been filmed in the city, including Olympus Has Fallen, Texas Chainsaw 3D, and Dark Places.





## ECONOMY

- Located 4 nautical miles away from the central business district of Shreveport, the Shreveport Regional Airport is served by 4 major domestic airlines with non-stop flights to 9 cities throughout the United States. The airport serves over 600,000 passengers each year. It is strategically located near Interstates 20 and 49 and has rail access, making it ideal for shipping cargo. In 2020, the mayor of the city announced the launch of an aviation maintenance, repair, and overhaul facility near the airport that is set to bring 130 new jobs to the city.
- Many other developments are coming to Shreveport. Amazon is building a fulfillment center on a 135-acre site on Corporate Drive. The fulfillment center will be a 3.4 million square foot facility with 5 floors. It is expected to create around 1,000 jobs in the local economy of Shreveport. This facility will be the first Amazon property in North Louisiana. The Shreveport Economic Recovery Task Force (SERT) released a revitalization plan for the city in Summer 2020 detailing improvements on downtown, digital, and transportation infrastructure.





## LOCAL ATTRACTIONS



### R.W. NORTON ART GALLERY

The R.W. Norton Art Gallery is Shreveport's largest museum. It is home to thousands of American and European artworks, including sculptures, paintings, and artifacts created by over 100 artists. The museum also boasts 40 acres of picturesque gardens with relaxing trails, containing 15,000 plants, including nearly 100 native and hybrid azaleas.



### BARKSDALE AIR FORCE BASE

Barksdale Air Force Base is a United States Air Force base in northwest Louisiana, United States, in Bossier Parish. It is contiguous to Bossier City, Louisiana, along the base's western and northwestern edge. Barksdale Air Force Base occupies more than 22,000 acres (89 km<sup>2</sup>) east of Bossier City and along the southern edge of Interstate 20. More than 15,000 active-duty and Air Force Reserve members serve at Barksdale.



### LOUISIANA STATE EXHIBIT MUSEUM

Housed in a neo-classical style building, the Louisiana State Exhibit Museum features 23 dioramas depicting life in swamps, oilfields, and rice plantations, artifacts from Caddo Native American history, and exhibits on the War of 1812 and the Civil War. Overall, the museum tells the story of Louisiana's environmental, economic, and cultural history.



# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **1733 Line Avenue, Shreveport, LA 71101** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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