

LONG TERM SINGLE TENANT ABSOLUTE NET LEASE OPPORTUNITY
STRONG GROSS SALES (LOW RENT TO SALES RATIO %)



ABSOLUTE NNN LEASE
±9.5 YEARS
REMAINING PREMIERE
FRANCHISEE



27+ YEARS OF SUCCESSFUL
TENANCY. COMPLETE
2012/13 SITE REMODEL.



CONSISTENT /
HIGH GROSS SALES



220 FREEWAY
ACCESS / VISIBILITY



PROPERTY VIDEO



2830 Airline Drive
Bossier City, LA 71111



ASKING
PRICE
\$1,832,000



IN PLACE
CAP RATE %
5.50%



TRAILING 5 YR.
AVG. GROSS SALES
\$1,185,000



TRAILING 5 YR.
AVG. HEALTH RATIO
8.50%

EXECUTIVE SUMMARY

Address	2830 Airline Drive, Bossier City, LA 71111
Year 1 NOI	\$100,800
Lease Type	Absolute NNN (See Lease Abstract For Full Detail)
Tenant	Burger King
Lessee	Nashville Quality, LLC : 165 + Units Subsidiary of Carrols Corp. 1,100 + Units (Largest BK Franchisee)
Increases	Flat
Percentage Rent	Amount by which 7.5% of gross sales exceeds min. annual rent (**)
Options	None Remaining.
Lease Start Date	07/05/1995 (*)
Lease Expiration	07/31/2032 (±9.5 Years Remaining)
Ownership	Fee Simple (Land & Building)
Bldg. SF	±3,391 SF
Land Area	±64,468 SF (1.48 Acres)
Year Built	1995
Year Renovated	2012/13 (Completed Remodel / Re-fixturization)
Occupancy	100%

(*) Tenant extended lease for twenty years via first (1st) amendment in 2012. (**) Percentage rent threshold is not currently being hit.

PROPERTY HIGHLIGHTS



Long Term Absolute NNN Lease
27 + Years Historical Success
Premier Franchisee & Brand



Strong Fast Food Real Estate Fundamentals
Strong / Consistent Gross Sales
Low Rent To Sales Ratio %



Long Term Commitment
Complete 2012/13
Remodel



Prominent I-220 Fwy Adjacent Location
On / Off Ramp Proximity
Outparcel To Home Depot.



National Retail Corridor Location,
Huge Traffic Drivers
Ideal Fast Food Trade Area Demographics.

PROPERTY WEBSITE

PROPERTY VIDEO

CONFIDENTIALITY AGREEMENT

INVESTMENT ADVISORS

CBRE | SOCIAL RETAIL – INVESTMENT & LEASING ADVISORY SERVICES

LOCAL MARKET LICENSEE

NAI | LATTER & BLUM
1700 City Farm Drive, Baton Rouge, LA

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