



# BURGER KING

3 Baylor Brook Dr | Okatie, SC 29909

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





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# PROPERTY OVERVIEW



## INVESTMENT HIGHLIGHTS

- **Established Tenant:** The site is operated by one of Burger King's top Franchisees with the 170-unit operator, Premier Kings, on the Lease.
- **Absolute Triple Net Lease:** The lease agreement with Burger King is structured as an Absolute NNN lease with no Landlord responsibilities.
- **Prime Location:** The property is strategically located directly off of the off ramp of US Route 278 ( $\pm 46,200$  VPD) which is a short 20-minute drive from Hilton Head Island and onto Highway 170 ( $\pm 33,000$  VPD) which provides a direct route North to Beaufort, SC.
- **Steady Cash Flow:** Owning a Burger King property can provide a steady cash flow through the rental income generated by the long-term lease. Burger King's brand recognition, customer loyalty, and consistent business performance contribute to a reliable income stream for the landlord.
- **Limited Competition:** Burger King's presence and popularity in the area can deter competitors from opening similar businesses nearby. This reduced competition provides additional security for the landlord and enhances the property's desirability for potential tenants.
- **Drive-Thru Advantage:** The property features a drive-thru, offering a significant investment advantage. With the increasing demand for convenient and quick service options, having a drive-thru facility provides a competitive advantage, attracting a larger customer base and maximizing revenue potential.
- **Inflation Protection:** The Lease Agreement includes provisions for 5% rental increases every 5 years, allowing the landlord to effectively hedge against inflationary pressures.



# PROPERTY PHOTOS







Hilton

EXACT  
Hardwood • Tile • Carpet • Stone

HERM'S LIQUOR

CITADEL  
SELF STORAGE

ETHAN ALLEN

FOOD LION

Cracker Barrel  
Old Country Store  
Advance Auto Parts  
Firestone  
Wendy's  
verizon

Hampton  
by HILTON



278

FORDING ISLAND RD  
± 46,000 VPD

ZAXBY'S

EXRESS  
ZIPS  
CAR WASH



BEAUFORT MEMORIAL EXPRESS CARE  
AND OCCUPATIONAL HEALTH

OKATIE PINES RETIREMENT COMMUNITY

SINCE 1956  
Jersey Mike's  
SUBS

BURGER KING

SUBJECT PROPERTY

DUNKIN'

SHERWIN WILLIAMS

wellness  
institute

OKATIE HWY  
± 33,000 VPD



# FINANCIAL OVERVIEW



**\$2,577,273**

LIST PRICE



**\$141,750**

NOI



**5.50%**

CAP RATE



**±2,835 SF**

GLA



**±1.31 AC**

LOT SIZE



**2017**

YEAR BUILT



## TENANT SUMMARY

Tenant Trade Name	Burger King
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Landlords Responsibilities	None
Original Lease Term	±20 Years
Rent Commencement Date	2018-02-01
Lease Expiration Date	2038-01-31
Term Remaining on Lease	±14.6 Years
Increases	5% Every 5 Years
Options	Four, 5-Year Options

# FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA			
	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current	\$11,812	\$141,750	5.50%
2/1/2028-1/31/2033	\$12,403	\$148,837	5.78%
2/1/2033-1/31/2038	\$13,023	\$156,279	6.06%
Option 1	\$13,674	\$164,093	6.36%
Option 2	\$14,358	\$172,298	6.69%
Option 3	\$15,076	\$180,913	7.02%
Option 4	\$15,830	\$189,960	7.37%

## FINANCING INQUIRIES

*For financing options reach out to:*

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# TENANT PROFILE



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

The company franchises more than 10,400 restaurants and owns about 1,000 for a chainwide total exceeding 11,455, with locations in all 50 states and 56 countries. The company serves 15.7 million customers each day and over 2.4 billion Burger King hamburgers are sold each year across the globe.

## HEADQUARTERS

Miami, FL

## WEBSITE

[bk.com](http://bk.com)

## # OF LOCATIONS

18,700+

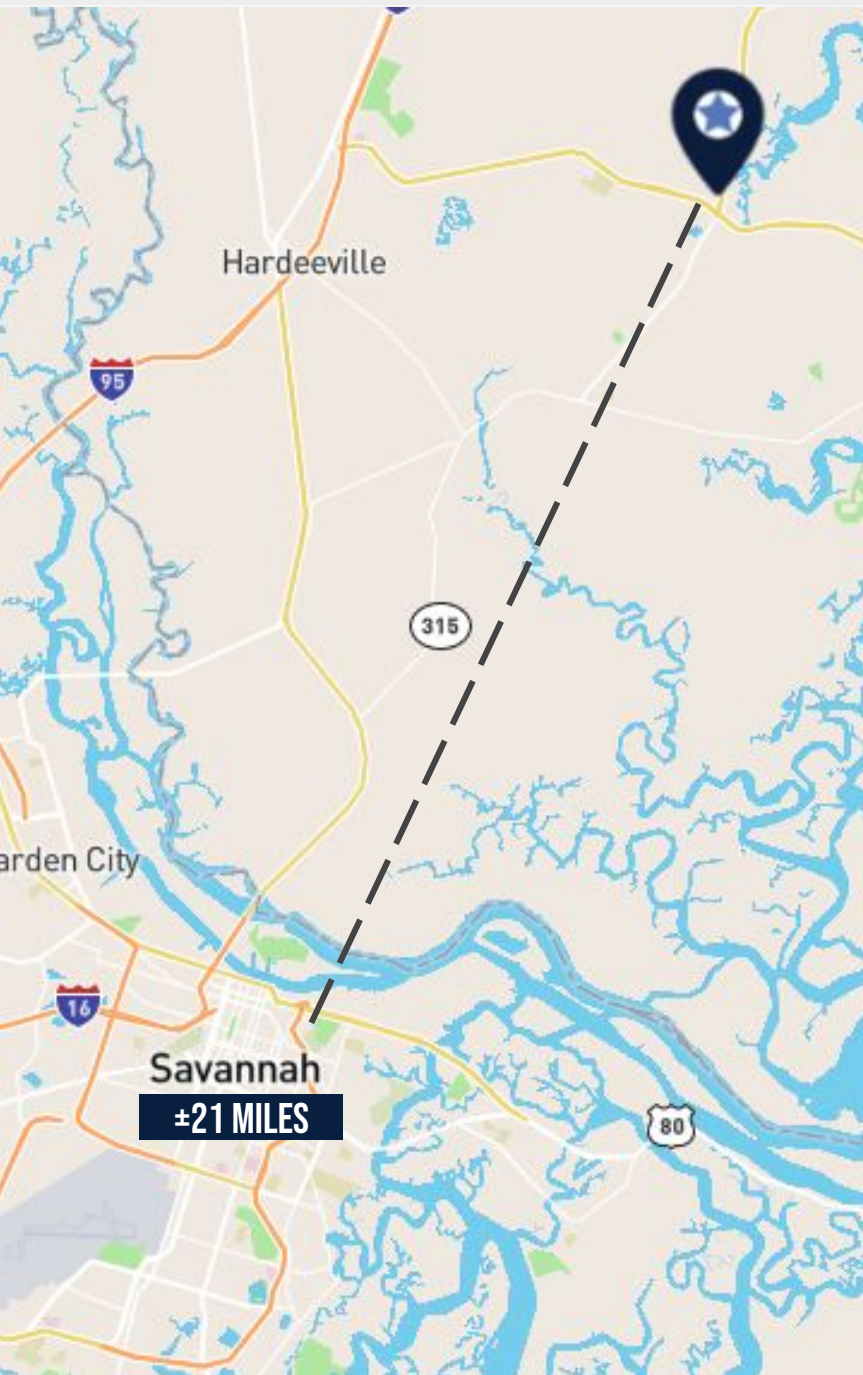
## YEAR FOUNDED

1954





# AREA OVERVIEW



## OKATIE, SC

Okatie is an unincorporated community in Beaufort County, South Carolina. The area is known for its beautiful natural surroundings, including rivers, marshes, and forests. The area is close to several historic sites, including the Beaufort Historic District and the Hilton Head Island Historic District. Outdoor enthusiasts will also appreciate the proximity to recreational opportunities like kayaking, fishing, and golfing.

Okatie has a growing population and is home to a number of residential communities, including Sun City Hilton Head, an active adult retirement community. The town is also known for its shopping and dining options, with a variety of retail centers and restaurants to choose from. Okatie is a charming and growing community that offers a high quality of life for its residents and visitors.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,920	27,425	60,321
Current Year Estimate	1,731	25,727	57,499
2020 Census	1,453	24,541	55,383
Growth Current Year-Five-Year	10.92%	6.60%	4.91%
Growth 2020-Current Year	19.12%	4.83%	3.82%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,065	13,081	26,369
Current Year Estimate	916	11,742	24,036
2020 Census	821	11,303	23,307
Growth Current Year-Five-Year	16.26%	11.41%	9.70%
Growth 2020-Current Year	11.65%	3.88%	3.13%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$76,914	\$94,724	\$91,272



## SAVANNAH, GA

Savannah is a historic city located in the coastal region of Georgia. The city was founded in 1733 and is known for its beautiful architecture, rich history, and charming southern hospitality. Savannah is located near the coast and has several nearby beaches and islands, including Tybee Island, which is known for its relaxed atmosphere and scenic beaches. Outdoor enthusiasts can also enjoy fishing, boating, kayaking, and other water sports in the surrounding rivers and marshes.

Savannah's historic district is a major attraction, featuring 22 park-like squares lined with oak trees draped in Spanish moss, historic homes, museums, and monuments. One of the city's most popular attractions is the Savannah Historic District, which is the largest National Historic Landmark District in the United States. Visitors can take guided walking tours, carriage rides, or explore the district on their own. The city also has a thriving arts and culture scene, with many galleries, theaters, and music venues showcasing local and regional talent. Savannah is home to the Savannah College of Art and Design (SCAD), which has contributed to the city's vibrant artistic community.



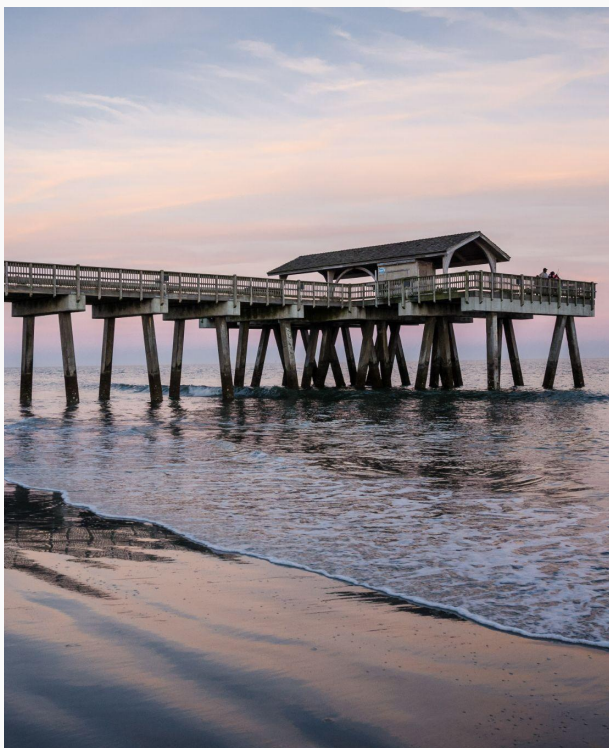
## ECONOMY

The economy of Savannah, GA is diverse and includes a range of industries, including tourism, logistics, manufacturing, and military. The Port of Savannah is one of the busiest ports in the United States and is a significant driver of the local economy. The port supports the shipping and logistics industry, including warehousing, distribution, and transportation companies. Savannah is also home to several manufacturing companies, including Gulfstream Aerospace, JCB, and International Paper. These companies provide jobs and contribute to the local economy through taxes and other investments. The military also has an important presence in Savannah, with the Hunter Army Airfield and the nearby Fort Stewart Army Base employing thousands of military personnel and civilians. The military presence also supports a number of local businesses, including defense contractors.



## SAVANNAH TOURISM

Due to its architecture, historic buildings, and culture, Savannah attracts over 14 million visitors each year. The city's moss-covered buildings, lively arts scene, warm summers, and mild winters are what attract both visitors and new residents to the metropolitan area.



### TYBEE ISLAND

Also known as Savannah Beach, Tybee Island is a barrier island just a twenty-minute drive through Savannah's coastal marshes. Easily accessible from the city, this barrier island is famous for its assorted cuisine, exceptional accommodations, and abundance of outdoor recreational activities. Visitors can explore Tybee Island's three miles of uninterrupted public beach and take in the surrounding natural beauty or even go deep-sea fishing on a private charter.



### FORSYTH PARK

Located in the historic district, Forsyth Park is a majestic city park occupying over 30 acres. It features two playgrounds, walking paths, a fragrant garden for the blind, a huge fountain that was modeled after the fountains at the Place de la Concorde in Paris, tennis courts, basketball courts, and lots of open spaces for soccer and Frisbee. The Savannah Shamrocks Rugby Club has its home field within Forsyth Park. The park also occasionally hosts concerts for Savannah residents to enjoy.

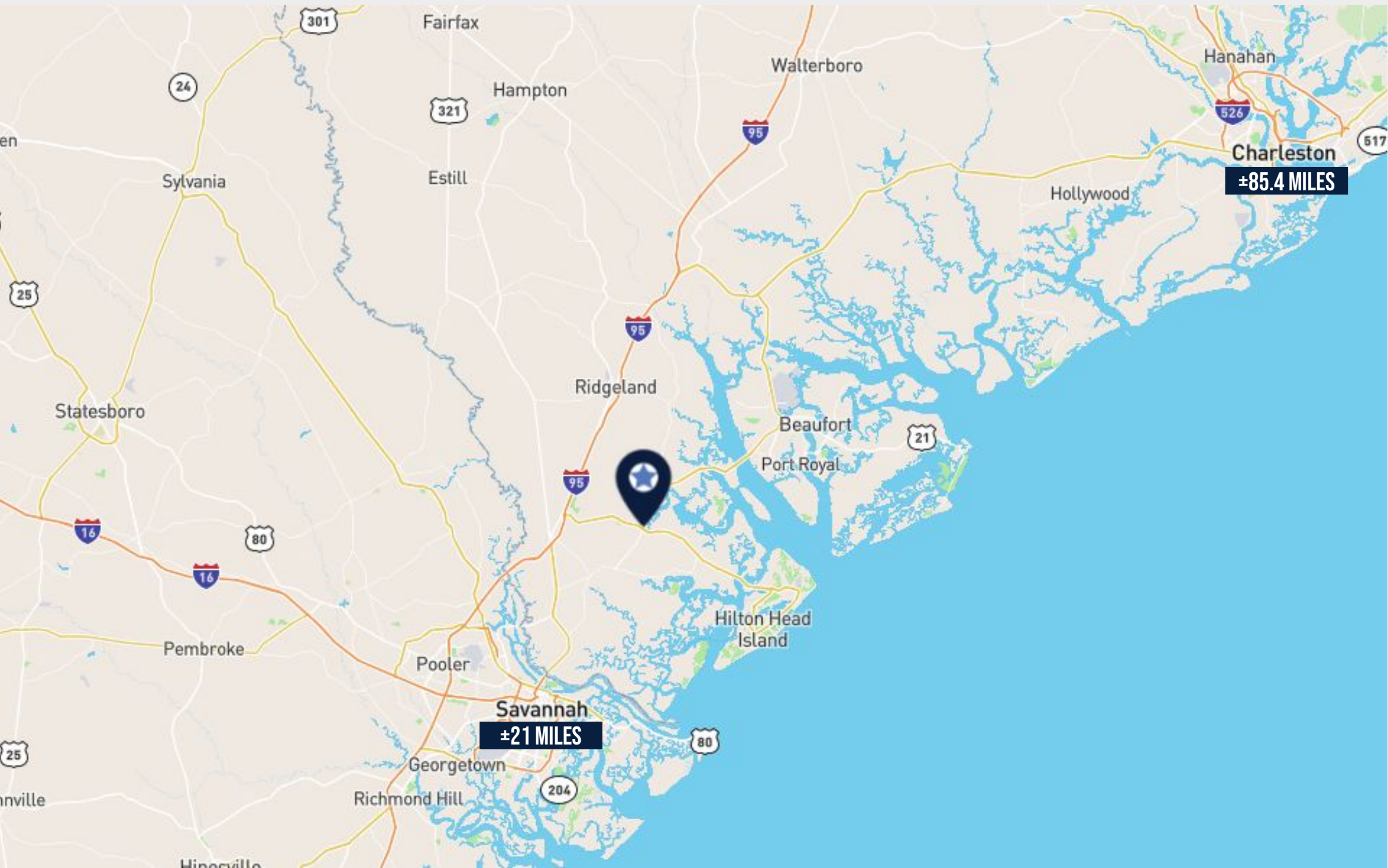


### HILTON HEAD

Northeast of Savannah, Hilton Head is a paradise nestled along the South Carolina coast. This resort town in South Carolina's Lowcountry region is the primary city within the Hilton Head Island-Bluffton Beaufort metropolitan area. Offering twelve miles of pristine beaches and twenty-four world-class golf courses, Hilton Head has all the makings for the ultimate retreat. An array of outdoor excursions has earned Hilton Head recognition as one of the top ten family beaches in the country. From inshore and offshore fishing charters to kayaking and parasailing, there are many opportunities to take advantage of the island's location all year round.



## AREA MAP





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3 Baylor Brook Dr, Okatie, SC, 29909** (“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. Neither 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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 of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.





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