

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 20-Year Sale-Leaseback | GPS Hospitality, LLC (94-Unit Guarantee)



1000 Nathan Dean Bypass | Rockmart, Georgia

ATLANTA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



MICHAEL BERK

First Vice President

SRS National Net Lease

michael.berk@srsre.com

D: 770.402.3432

3445 Peachtree Road NE, Suite 950

Atlanta, GA 30326

GA License No. 385824

PATRICK NUTT

EVP, NNLG & Market Leader

SRS National Net Lease

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739



NATIONAL NET LEASE

Qualifying Broker: Scott Tiernan, SRS Real Estate Partners-Southeast, LLC | GA License No. 318675

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING

Pricing	\$2,727,000
Net Operating Income	\$150,000
Cap Rate	5.50%

PROPERTY SPECIFICATIONS

Property Address	1000 Nathan Dean Bypass Rockmart, Georgia 30153
Rentable Area	TBD
Land Area	0.87 AC
Year Built	2023
Tenant	GPS Hospitality, LLC dba Burger King
Guaranty	GPS Hospitality, LLC (94-Unit Operator)
Lease Type	Absolute NNN Sale-Leaseback
Landlord Responsibilities	None
Lease Term	20 Years
Increases	8% Every 5 Years Including Options
Options	4 (5-Year)
Rent Commencement	December 2023
Lease Expiration	December 2043

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
GPS Hospitality, LLC	TBD	Dec. 2023	Dec. 2043	Year 1	-	\$12,500	\$150,000	4 (5-Year)
dba Burger King				Year 6	8%	\$13,500	\$162,000	
				Year 11	8%	\$14,580	\$174,960	
				Year 16	8%	\$15,746	\$188,957	

8% Increases Beg. of Each Option

Brand New 20-Year Sale-Leaseback | Scheduled Rental Increases | GPS Hospitality - Strong Operator | Options to Extend

- The tenant, GPS Hospitality, LLC, will execute a brand-new 20-year lease at the close of escrow with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- GPS Hospitality is an experienced QSR franchisee with a 94-unit guarantee
- The lease will feature scheduled rental increases of 8% every five years and at the beginning of each option, generating NOI and hedging against inflation

Absolute NNN Lease | Zero Landlord Responsibilities | Fee-Simple Ownership

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Zero landlord responsibilities
- Investor benefits from fee-simple ownership (building & land)
- Ideal, management-free investment for a passive investor

Signalized, Hard Corner Intersection | Surrounding Retailers | Excellent Visibility & Access

- Burger King is strategically located at the signalized, hard corner intersection of Piedmont Ave and Nathan Dean Bypass averaging 35,000 VPD
- The immediate trade area is supported by surrounding retailers such as Walmart Supercenter, Chick-fil-A, McDonald's, Popeyes, and more
- The asset benefits from excellent frontage and access, providing ease and convenience for customers

Brand New Construction | Drive-Thru Equipped | 2024 Construction

- Brand new construction, which features high-quality materials and distinct Burger King design elements
- This location is equipped with a drive-thru, increasing productivity and maximizing efficiency

Local Demographics 5-Mile Trade Area

- More than 15,000 residents and 5,000 employees support the trade area
- \$71,886 average household income

PROPERTY OVERVIEW



LOCATION



Rockmart, Georgia
Polk County
Atlanta MSA

ACCESS



Nathan Dean Bypass/State Highway 6: 1 Access Point
N. Piedmont Avenue: 1 Access Point

TRAFFIC COUNTS



Nathan Dean Bypass/State Highway 6: 23,300 VPD
N. Piedmont Avenue: 11,700 VPD
State Highway 113: 10,500 VPD

IMPROVEMENTS



TBD

PARKING



There are approximately 36 parking spaces on the owned parcel.
The parking ratio is approximately TBD stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 060-006H
Acres: 0.87
Square Feet: 37,897

CONSTRUCTION



Year Built: 2023

ZONING



Commercial

GPS HOSPITALITY

gpshospitality.com

GPS Hospitality is a privately held company that is primarily a franchisee for quick service restaurants (QSR), including Popeyes Louisiana Kitchen, Burger King and Pizza Hut. GPS Hospitality was founded by Thomas A. Garrett in 2012 and has over 10,000 employees.

On July 21, 2015, GPS purchased 60 Burger Kings from one of “Michigan’s largest multi-brand restaurant group[s]”, TEAM Schostak Family Restaurants, partnering financially up with The Cynosure Group and Nonami Investments.

In 2016, GPS became a franchisee of Popeyes Louisiana Kitchens with 7 units and bought 194 more Burger Kings from Strategic Restaurants Acquisition Corporation (SRAC) Holdings. With the additional locations in Mississippi, Alabama, Florida and Arkansas, GPS increased their Burger King presence to 424 units.

On June 8, 2017, GPS added 11 Popeyes Louisiana Kitchen’s in Georgia to bring their total up to 19 including, the ones GPS already have franchised in West Virginia. On November 13, 2018, Burger King Corporation gave GPS three awards, the “Global Franchisee of the Year”, “North America Franchisee of the year” and the “Gold Crown” awards.

As of 2023 GPS Hospitality operates nearly 500 restaurants, including 62 Pizza Huts. This acquisition kept GPS on their course of achieving their goal of \$1 billion revenue by the year 2022.

“Goals. People. Service.

At GPS, our name says it all because it’s the shorthand for our Values... Goals, People and Service. Everything we do and how we make decisions are guided by these Values.

And, our destination...our Vision...is to be our Guests’ Favorite Fast Food Destination. By staying true to our Values, we deliver what our guests expect and deserve...great tasting food served by friendly and courteous People in clean, attractive and comfortable restaurants.

As we work together to achieve our Vision, we create a Win-Win culture where both the company and individuals are equally successful and prosperous.

We view the GPS team as partners who share the accountability to deliver the financial performance of a healthy and growing company while providing the tools, resources and support for every individual to earn competitive compensation and to be positioned for future growth as top performing leaders.

This simple formula of Goals, People and Service paints a clear picture of what it takes to succeed, creates a deep pride in our work and rewards each of us professionally, financially and personally. In short, we are committed to a culture where everybody wins.



GPS Hospitality Named Burger King® Developer of the Year

Posted DECEMBER 05, 2023

ATLANTA, GA (Dec. 5, 2023) – Burger King has named GPS Hospitality its Developer of the Year at the 2023 Burger King North America Franchisee Convention. The Atlanta-based hospitality company was recognized for its operations scorecard and development initiatives for the Burger King brand, including 22 remodels and new restaurant openings in 2023.

“The GPS team set out to achieve very ambitious goals this year with several high-quality remodels and openings as part of our Reclaim the Flame plan, and we’re proud of the progress they’ve made,” said Eduardo Serafim, Vice President of Development, Burger King North America. “They’ve done an incredible job investing in their restaurants and demonstrating a clear commitment to the future success of the Burger King brand.”

GPS Hospitality, which operates more than 400 Burger King restaurants in 13 states, has remodeled nearly 200 and built almost 50 new restaurants over the past 11 years. As part of its efforts, GPS Hospitality worked with the Burger King development and design team on its new “Sizzle” design, a prototype featuring warm and inviting décor providing a modern feel, digital improvements, and an enhanced Guest experience. The new design has been launched in Marion, North Carolina, and Las Vegas. As a member of the image committee, GPS plans to build a refined version of the “Sizzle” prototype design in Dunwoody, GA in 2024, with the support of the City of Dunwoody and local homeowners. GPS will build its first 60-seat Sizzle in its hometown next year.

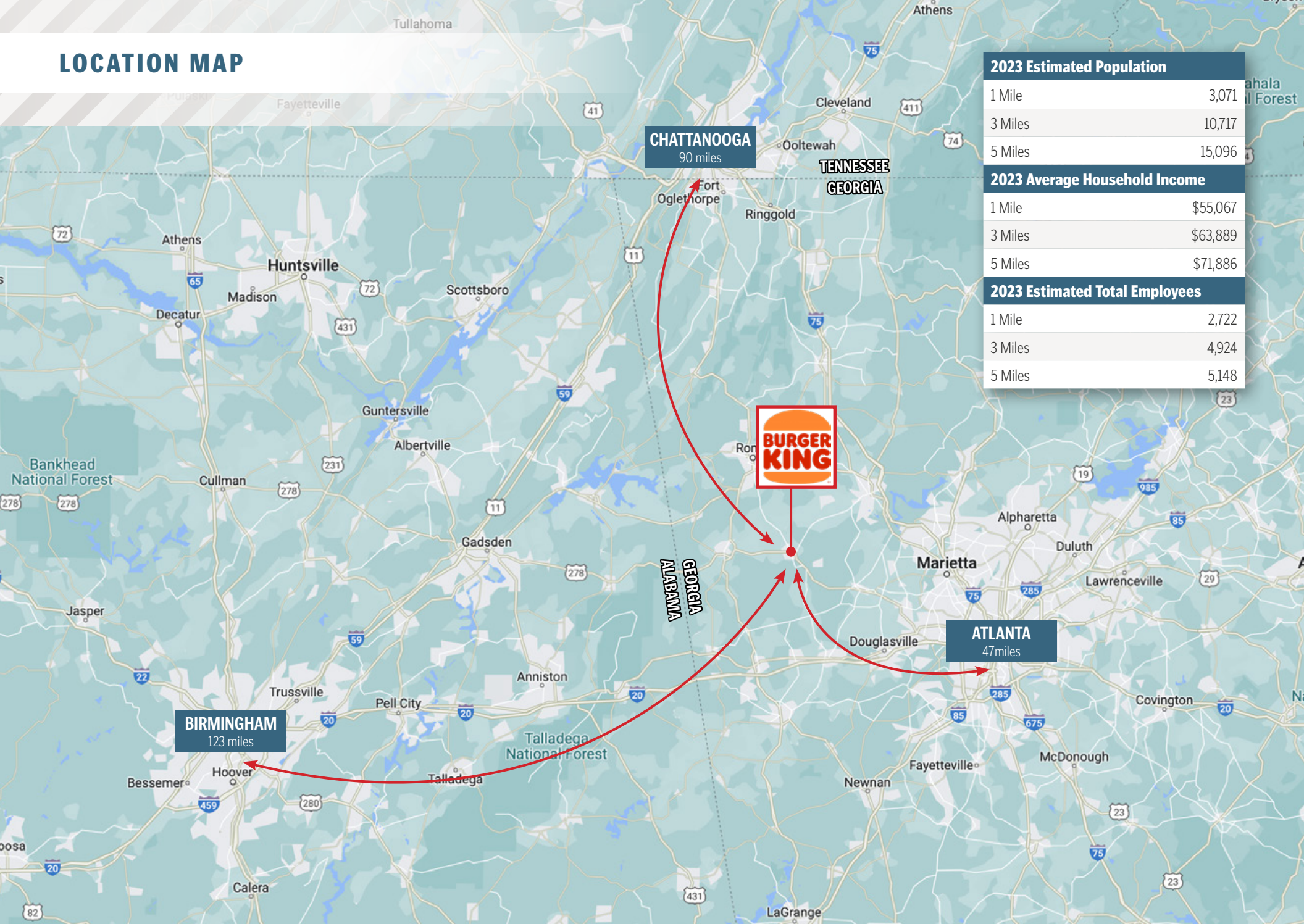


“GPS Hospitality is honored to be recognized as the Burger King Developer of the Year,” GPS Hospitality CEO and Founder, Tom Garrett said. “We are proud of our continued dedication to building and remodeling high-quality restaurants for our team and the communities we serve and that we can represent both GPS Hospitality and the Burger King brand with the very highest standards.”

The Developer of the Year award underscores GPS Hospitality’s position as a Franchisee committed to supporting the Burger King reimaging strategy.

Source: GPS Hospitality
Read Full Article [HERE](#)

LOCATION MAP



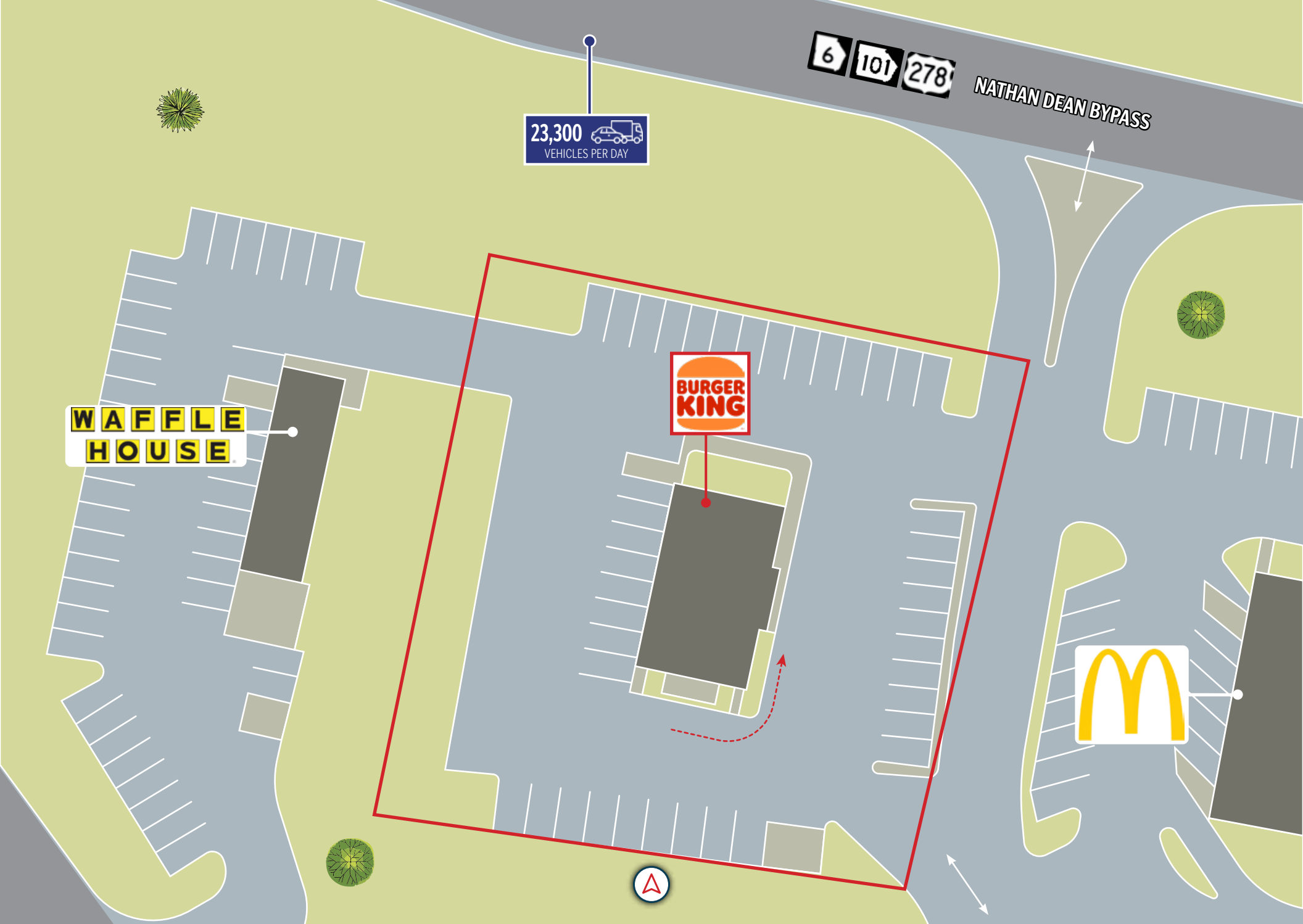
2023 Estimated Population	
1 Mile	3,071
3 Miles	10,717
5 Miles	15,096
2023 Average Household Income	
1 Mile	\$55,067
3 Miles	\$63,889
5 Miles	\$71,886
2023 Estimated Total Employees	
1 Mile	2,722
3 Miles	4,924
5 Miles	5,148











23,300
VEHICLES PER DAY

6 101 278

NATHAN DEAN BYPASS

Waffle
House

BURGER
KING

McDonald's



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	3,071	10,717	15,096
2028 Projected Population	3,195	10,830	15,220
2023 Median Age	37.8	38.8	39.3
Households & Growth			
2023 Estimated Households	1,223	4,181	5,807
2028 Projected Households	1,281	4,259	5,903
Income			
2023 Estimated Average Household Income	\$55,067	\$63,889	\$71,886
2023 Estimated Median Household Income	\$45,086	\$48,831	\$52,464
Businesses & Employees			
2023 Estimated Total Businesses	179	361	397
2023 Estimated Total Employees	2,722	4,924	5,148

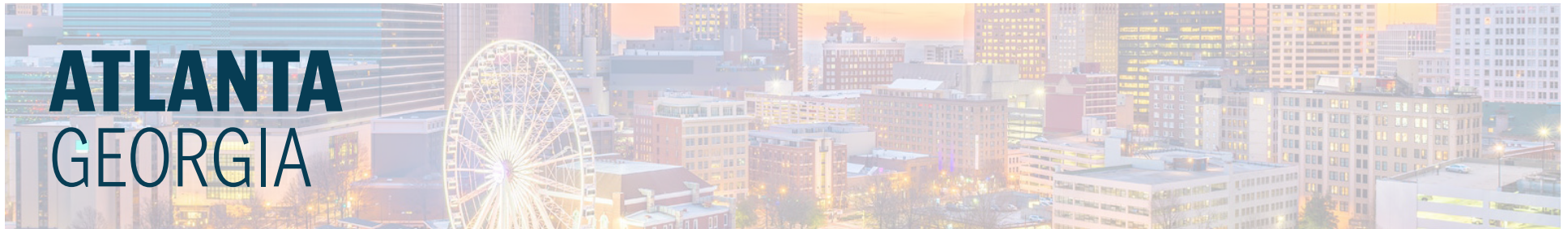


ROCKMART, GEORGIA

Rockmart is a city in Polk County, Georgia. Located in the heart of the Coosa Valley area of Northwest Georgia, Rockmart is situated in a triangle formed by Atlanta, Georgia; Birmingham, Alabama; and Chattanooga, Tennessee. The City of Rockmart currently enjoys a favorable economic environment and local indicators point to continued stability. The City of Rockmart had a population of 5,319 as of July 1, 2023.

The region has a varied manufacturing and industrial base that adds value to the current businesses and assists in attracting potential businesses to the City. The largest industries in Rockmart, GA are Manufacturing, Accommodation & Food Services, and Health Care & Social Assistance and the highest paying industries are Educational Services, Public Administration, and Professional, Scientific, & Management, & Administrative & Waste Management Services. With its commercial corridor feeding from 3 Highways, 278 and 113 recently dual lane and 101, the City of Rockmart is positioned well to continue to see growth. The City of Rockmart continues to improve roads and place new infrastructure throughout its boundaries in anticipation of increased residential and commercial development. In summary, the City of Rockmart maintains a good industrial balance to the local economy. With vacant industrial, commercial and residential land and new four lane highways, economic development continues to be a high priority. The transportation network, power and water resources, and water treatment capacity provide a good environment for commercial and residential development. All of these factors and the economic growth in the area will serve to provide more jobs and a growing tax base for the Rockmart community and enhance citizen's quality of life.

Among Rockmart's attractions is the Seaborn Jones Memorial Park, which shares with its visitors the Euharlee Creek and the Silver Comet Trail, the popular running and cycling route that winds more than 60 miles from Smyrna to the Alabama border.



ATLANTA GEORGIA

Busiest Airport in the World

#1



110,000,000 Passengers in 2019

THE ATLANTA MSA POPULATION IS 6.14M+

8TH LARGEST METRO IN THE COUNTRY | APPROX 1% ANNUAL POPULATION GROWTH

2022 MEDIAN
HOUSEHOLD INCOME
\$71,000



2022 MEDIAN
ATLANTA MSA AGE
36



2022 MEDIAN
HOME VALUE
\$395,000



MEAN TRAVEL
TIME TO WORK
32 minutes



**\$385B+
GDP**



**11th Largest in U.S.
22nd Largest in the World**

Notable Colleges & Universities in Atlanta

GEORGIA TECH, EMORY UNIVERSITY,
GEORGIA STATE UNIVERSITY



Downtown Atlanta



Fortune 500 Companies in Georgia

16 OF WHICH ARE LOCATED IN ATLANTA

The Home Depot	Newell Brands/Rubbermaid
AT&T	AGCO
UPS	Intercontinental Exchange
Coca Cola	Global Payments
The Southern Company	Asbury Automotive
WestRock	Graphic Packaging
Genuine Parts Co. (NAPA)	Veritiv
Delta Airlines	NCR Corp
Pulte Group	HD Supply
AFLAC	



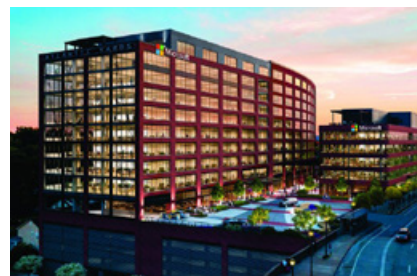
HOME TO **CORPORATE HEADQUARTERS**

CHICK-FIL-A
NCR
INSPIRE BRANDS
FOCUS BRANDS
HOOTERS

GEORGIA PACIFIC
MERCEDES BENZ
(North American HQ)
PORSCHE
(North American HQ)
CNN

THE WEATHER CHANNEL
COX MEDIA
TURNER BROADCASTING
RACETRAC PETROLEUM
NORFOLK SOUTHERN RAILWAY

ATLANTA IS HOME TO MULTIPLE MOVIE STUDIOS
AND HOSTED THE 1996 OLYMPICS



Microsoft has been in Atlanta since 2007, working with civic, nonprofit and academic organizations and institutions across the region. Microsoft's 90-acre campus will house approximately 500K SF office space - creating a positive impact as an active partner in the Atlanta community.

BRAND PROFILE



BURGER KING

bk.com

Company Type: Subsidiary

Locations: 18,700+

Parent: Restaurant Brands International

2022 Employees: 6,400

2022 Revenue: \$6.51 Billion

2022 Net Income: \$1.01 Billion

2022 Assets: \$22.75 Billion

2022 Equity: \$2.45 Billion

Credit Rating: S&P: BB

BURGER KING restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, the Burger King® brand is a global quick service hamburger chain known for food quality and value and as the only place guests can get the iconic flame-grilled Whopper® sandwich. The Burger King system operates more than 18,700 locations in more than 100 countries and U.S. territories. 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. The Burger King brand is owned by Restaurant Brands International Inc. (TSX,NYSE:QSR), one of the world's largest quick service restaurant companies with more than \$35 billion in system-wide sales and over 30,000 restaurants in more than 100 countries and U.S. territories.

Source: businesswire.com, prnewswire.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2.3K+

RETAIL
TRANSACTIONS

company-wide
in 2022

740+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2022

\$3.3B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2022

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