

Burger King

595 East Beasley Rd, Jackson, MS 39206



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Activity ID #ZAF0220017

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As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

GPS BURGER KING DEVELOPER OF THE YEAR

GPS RECOGNIZED FRANCHISEE OF THE YEAR

GPS HOSPITALITY

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,938,500



Cap Rate
7.00%



Price/SF
\$794.47

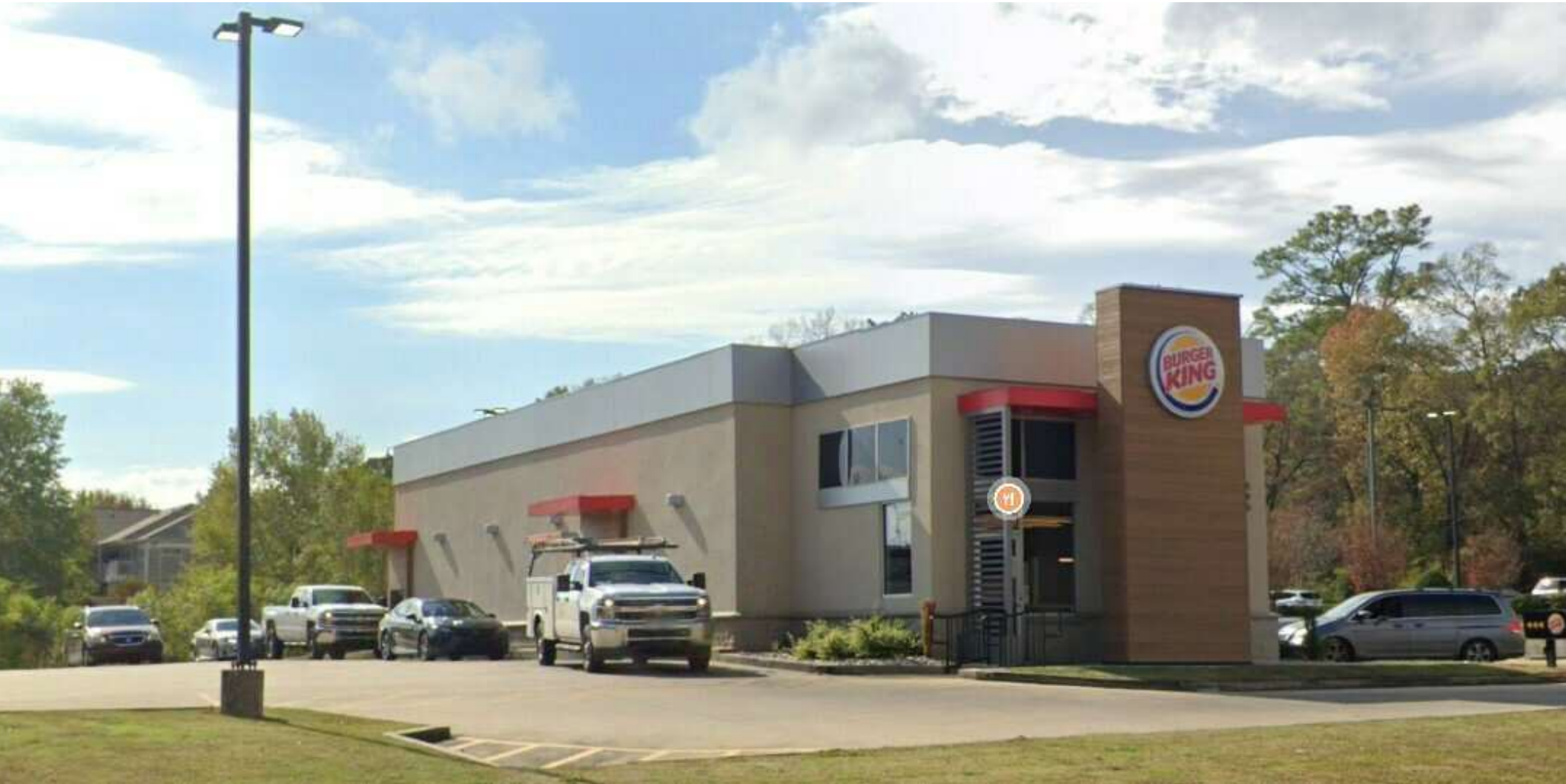
FINANCIAL

Listing Price	\$1,938,500
Down Payment	100% / \$1,938,500
NOI	\$135,696
Cap Rate	7.00%
Price/SF	\$794.47
Rent/SF	\$4.63

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee Guarantee
Lease Expiration	01/14/2030
Gross SF	2,440 SF
Rentable SF	2,440 SF
Lot Size	1.02 Acres (44,431 SF)
Occupancy	-
Year Built	2009





BURGER KING

595 East Beasley Rd, Jackson, MS 39206

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively market for sale a single tenant net leased Burger King in Jackson, MS. The operator is GPS Hospitality, LLC, recipient of Buyer King's Year 2023 Developer of the Year. The lease offers an attractive 2.0% annual rent increase with a lease expiring in year 2030 along with four 5 year renewal options.

Jackson is known for true southern hospitality, nationally recognized institutions of higher learning. It boasts fine dining restaurants and several high-end shopping facilities.

Jackson, which was chosen by AAA Southern Traveler Magazine as the Best City in Mississippi, is noted for its beautiful architecture – from the magnificent Capitol building that dates back to 1903 to the modest home of Medgar Evers, a slain civil rights worker. Convention South Magazine editors also selected Jackson among the top 10 “Ministry-Minded Cities” in the South.

INVESTMENT HIGHLIGHTS

Absolute NNN lease with Attractive 2.0% rent increases Annually.

Operated by GPS Hospitality, LLC , Who was recognized as Year 2023 Burger King Developer of the Year.

QSR Recognizes GPS Hospitality as Winner of its First Franchisee of the Year Award.

Located along Interstate 55 with Many Well Known National Tenants Nearby.

Interstate 55 boasts a heavy 92,000 VPD.

Population of Approx. 98,000 in 5 Miles.

GPS Hospitality Named Burger King® Developer of the Year

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.

To learn more about GPS Hospitality, please visit <https://www.gpshospitality.com/>.

QSR Recognizes GPS Hospitality as Winner of its First Franchisee of the Year Award

The operator will be honored in a special ceremony in Las Vegas on November 12.
JUN 10th 2024



WTWH MEDIA

GPS Hospitality operates more than 450 restaurants for Burger King, Pizza Hut, and Popeyes.

Share:

QSR magazine proudly announces GPS Hospitality as the winner of its first Franchisee of the Year award. This inaugural, prestigious accolade will be presented on November 12, 2024, at The STRAT Hotel, Casino and Tower in Las Vegas.

Burger King // GPS RECOGNIZED FRANCHISEE OF THE YEAR

“We are thrilled to honor GPS Hospitality as our inaugural Franchisee of the Year,” said Ben Coley, editor of *QSR*. “The group’s outstanding dedication to excellence and community engagement truly sets it apart in the quick-service industry. This award reflects our commitment to recognizing those who are not only achieving remarkable business success but also making a significant impact on the industry and their communities.”

GPS Hospitality is a premier franchisee and operator of over 450 restaurants. Its portfolio features top brands Burger King, Pizza Hut, and Popeyes Louisiana Kitchen. Based in Atlanta, GA, GPS’ restaurants are located in 13 states including Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Maryland, Michigan, Mississippi, New Jersey, Pennsylvania, Tennessee, and West Virginia.

GPS’ proven strategy of serving people, achieving operational excellence, and utilizing returns on investment has resulted in its fast-paced growth and industry recognition. In 2023, Burger King named GPS its Developer of the Year at the Burger King North America Franchisee Convention. The company was recognized for its operations scorecard and development initiatives for the Burger King brand, including 22 remodels and new restaurant openings throughout the year. GPS continues to strengthen its engagement with local communities through various activations and events. Its 2023 fundraising campaign for the Burger King Foundation awarded \$120,000 in Burger King Foundation Scholarships to students across the country.

“It is an honor to be recognized as the first-ever Franchisee of the Year for *QSR* magazine. GPS Hospitality has always sought to set the gold-standard in franchising and this privilege affirms our hard work and consistent dedication,” said Tom Garrett, Chief Executive Officer & Founder at GPS Hospitality. “This award is a testament of our team’s tenacious dedication to our vision and values. Their efforts not only propel us forward as a company but also exemplifies the unparalleled integrity and excellence we aim to embody each day.”

<https://www.qsrmagazine.com/story/qsr-recognizes-gps-hospitality-as-winner-of-its-first-franchisee-of-the-year-award/>



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 a 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.

"I believe that in order for our company to achieve its goals and enjoy lasting success, our team needs to be achieving their personal goals, too.

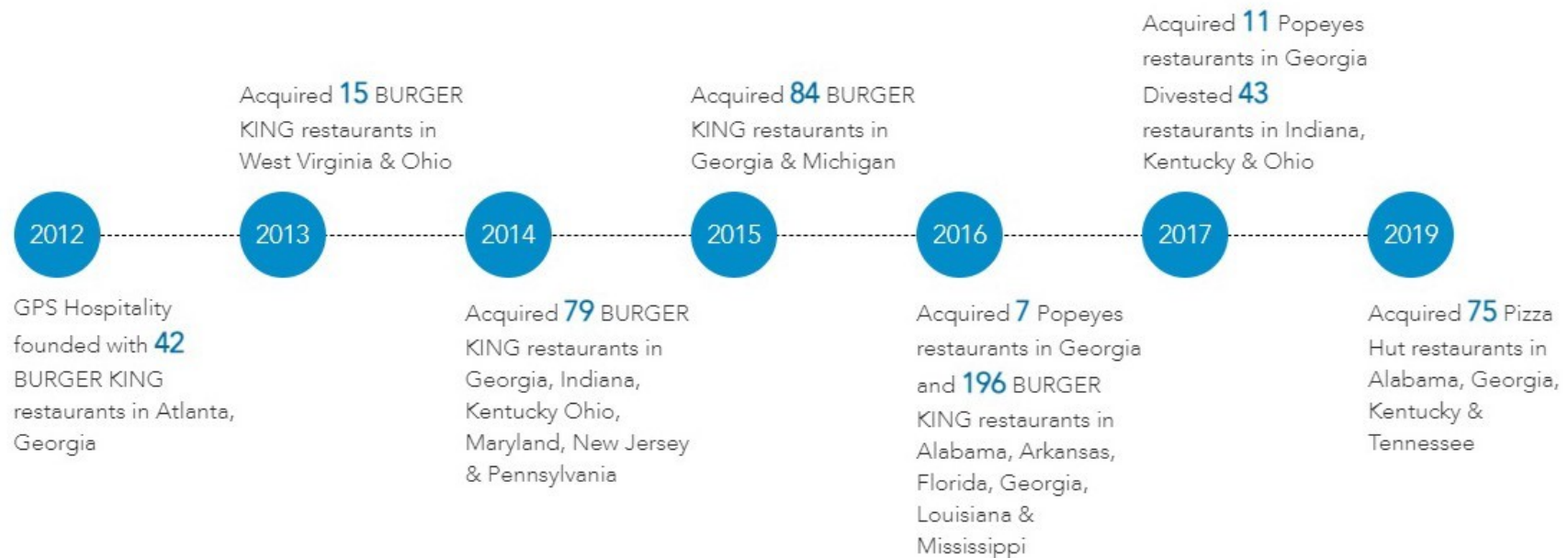
By encouraging each person to become all they can be...not just in your career, but as a spouse, a parent, a friend, a citizen and a team member...we create a dynamic, growing environment that has unlimited opportunities for everyone."

– Tom Garrett, CEO and Founder, GPS Hospitality



Our Journey to \$1 Billion

We're on a journey to become a 1-billion-dollar company. The "Journey to 1 Billion" is an achievable goal which will offer everyone significant opportunities for personal growth for our employees, as well as financial rewards. Through the continued success of our existing restaurants, building new locations and continuing to acquire new restaurants—we can reach this goal together.



SECTION 2

Property Information

LOCAL

RETAILER MAP

I-55 CORRIDOR RETAILER MAP

SITE PLANS

Marcus & Millichap



LOCAL // Burger King



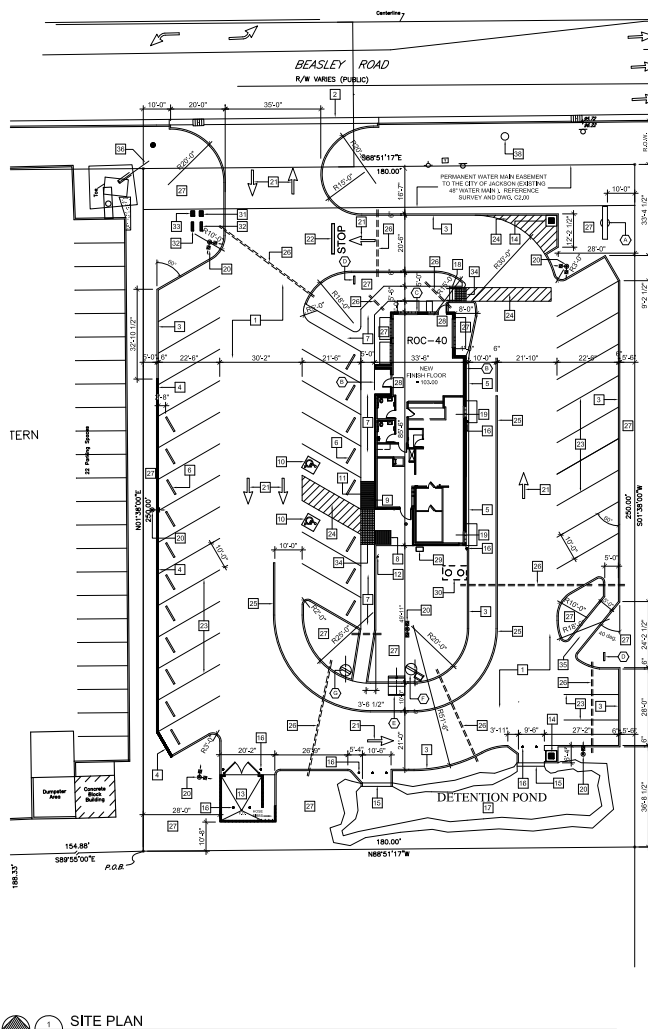
Burger King // RETAILER MAP



I-55 CORRIDOR RETAILER MAP // Burger King



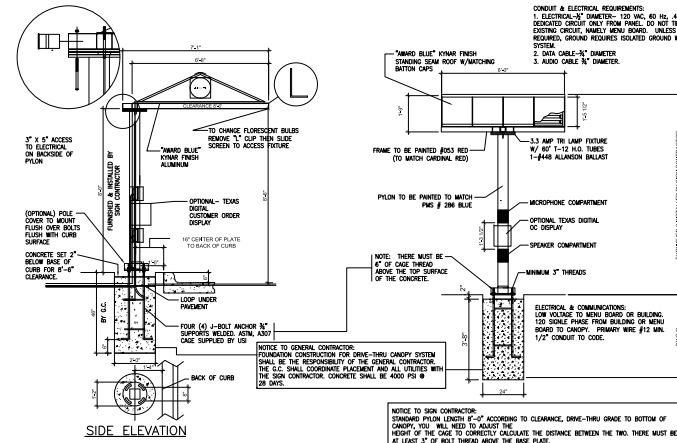
Burger King // SITE PLANS



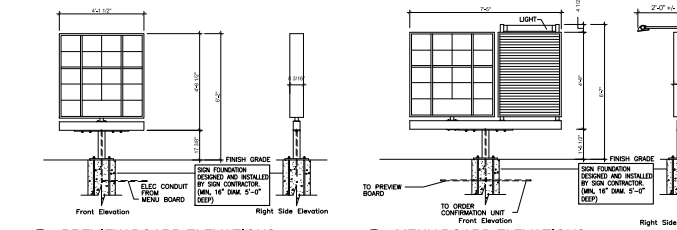
SITE PLAN
SCALE: 1" = 20'-0"

- Site Plan Keynotes:**
- 1. REINFORCED CONCRETE PAVING (REFERENCE DRAWINGS C4.00 AND C5.00 FOR DETAILS)
 - 2. EDGE OF EXISTING ROADWAY PAVING AT GUTTER CURB. DEMOLISH PORTION OF GUTTER CURB AS SHOWN AND POUR NEW PER DETAILS (RE: DAVIS C4.00 AND C5.00). EXISTING DRAINLET THIS AREA TO REMAIN.
 - 3. SIX (6) HIGH REINFORCED CONCRETE BARRIER CURB
 - 4. REINFORCED CONCRETE RETAINING WALL. REFERENCE DETAIL 22A.00.
 - 5. 3" HIGH X 12" WIDE BARRIER REINFORCED CONCRETE BARRIER CURB AT DRIVE-THRU SIDE BUILDING PERIMETER.
 - 6. ANCHORED PRECAST CONCRETE WHEEL STOP. REFERENCE CIVIL DRAWING C4.00. (PAINT REFLECTIVE YELLOW AT RETAINING WALL AND FUTURE DRIVEWAY LOCATIONS ONLY)
 - 7. REINFORCED CONCRETE WALK WITH MEDIUM BROOK FINISH (MAXIMUM 120 SLOPE). REFERENCE DETAILS.
 - 8. REINFORCED CONCRETE HANDICAP RAMP (1:12 MAXIMUM SLOPE) WITH HORIZONTAL SCORING AND MEDIUM BROOK FINISH. STAIN RAMP WITH COLOR AS SELECTED BY ARCHITECT AND PAINT VERTICAL EDGE OF RAMP AND TOP EDGE OF ADJACENT PAVING WITH 4" WIDE REFLECTIVE YELLOW STRIPS TO DENOTE CHANGE OF ELEVATION.
 - 9. REINFORCED CONCRETE 120 SLOPE SIDEWALK WITH HORIZONTAL SCORING AND MEDIUM BROOK FINISH. PAINT VERTICAL LINE AND TOP EDGE (4" WIDE) OF SLOPED SIDEWALK WITH REFLECTIVE YELLOW PAINT.
 - 10. HANDICAP PARKING STALL (REFERENCE ENLARGED PLAN ON DRAWING C5.00).
 - 11. STANDARD WALL MOUNTED HANDICAP SIGN WITH "A" ACCESSIBLE. STORAGE BELOW (REFERENCE DETAILS ON DRAWING C5.00).
 - 12. STANDARD POLE MOUNTED HANDICAP SIGN (REFERENCE DETAILS ON DRAWING C5.00).
 - 13. SPLIT FACE BLOCK TRASH ENCLOSURE WITH HOT AND COLD WATER HOSE BIBBS INSTALLED (REFERENCE DETAILS ON DRAWING C5.00).
 - 14. CATCH BASIN (REFERENCE CIVIL DRAWINGS C4.00 AND C5.00).
 - 15. 6" THICK REINFORCED CONCRETE SWALE SLOPE AND EXTENDED TO BOTTOM OF DETENTION AREA.
 - 16. 6" DIAMETER CONCRETE FILLED GUARD POST (PAINTED REFLECTIVE YELLOW). REFERENCE DETAIL ON DRAWING C5.00 (TYPICAL FOR 11 THROUGHOUT SITE).
 - 17. DETENTION AREA. REFERENCE NOTES AND GRADING PLAN ON DRAWING C4.00.
 - 18. NEW REINFORCED CONCRETE STEPS WITH HANDRAILS. REFERENCE DRAWING C4.00 FOR DETAILS.
 - 19. CENTRELINE OF DRIVE-THRU WINDOW.
 - 20. LIGHT POLE PER PHOTO-METRIC REQUIREMENTS (REFERENCE PHOTO-METRIC DRAWING FOR SPECIFICATION AT EACH LOCATION). THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE CONCRETE LIGHT POLE BASES AND INSTALLATION OF THE LIGHT POLES AND FIXTURE HEADS. THE POLES, FIXTURE HEADS AND BOLT TEMPLATE SHALL BE PROVIDED BY OTHERS). COORDINATE WITH OWNER.
 - 21. PAINTED TRAFFIC ARROWS (REFERENCE DETAIL ON DRAWING C4.00).
 - 22. 12 WIDE PAINTED STRIPS WITH PAINTED WORDS "STOP" IN 24 INCH HIGH LETTERS (COLOR: REFLECTIVE WHITE).
 - 23. 4 INCH WIDE PAINTED STRIPS (COLOR: TRAFFIC WHITE).
 - 24. 4 INCH WIDE PAINTED STRIPS @ 2'-4" O.C. AND @ 45 DEGREES (COLOR TRAFFIC WHITE FOR STANDARD STRIPING AND "HANDICAP BLUE" FOR HANDICAP PARKING ACCESSIBLE AND PEDESTRIAN PATHS ACROSS DRIVES). VERIFY ALL LINES WITH ARCHITECT PRIOR TO APPLICATION IN FIELD.
 - 25. 4 INCH WIDE PAINTED STRIPS (COLOR: TRAFFIC WHITE).
 - 26. 4 INCH VERTICAL BRIGRATION SLEEVES BENEATH PAVING (COORDINATE WITH LANDSCAPE CONTRACTOR DRAWINGS).
 - 27. LANDSCAPE AREA (REFERENCE LANDSCAPE DRAWINGS).
 - 28. PUBLIC ENTRY EXIT DOOR.
 - 29. GREASE TRAP (RE: PLUMBING DRAWINGS).
 - 30. BUILDING WATER METER (RE: PLUMBING DRAWINGS).
 - 31. BACKFLOW PREVENTER (RE: PLUMBING DRAWINGS).
 - 32. SEPARATION WATER METER (RE: PLUMBING DRAWINGS).
 - 33. A.D.A. DETECTABLE WARNING PAVERS (COLOR: PINK RED) AS MANUFACTURED BY PAVESTONE OR APPROVED EQUAL. REFERENCE DETAILS.
 - 34. CONCRETE DRAINAGE CURB SWALE (RE: C3.00)
 - 35. REFERENCE DRAWING C3.00 FOR STORM WATER PIPING THIS AREA.
 - 36. THE GENERAL CONTRACTOR SHALL CONTACT THE CITY OF JACKSON TO OBTAIN THE REQUIRED "RIGHT-OF-WAY" PERMIT AND PAY ALL ASSOCIATED FEES FOR CONSTRUCTION OF THE NEW DRIVEWAY PRIOR TO START OF CONSTRUCTION.
 - 37. NEW SEWER MANHOLE INSTALLED BY GENERAL CONTRACTOR PER CITY OF JACKSON SPECIFICATIONS.

- Site Plan Signage Keynotes:**
- 1. DRIVE-THRU CANOPY CLEARANCE SIGN SYSTEM WITH CUSTOMER ORDER DISPLAY AND LOCAL AUTHORITY
 - 2. BANNER (HORIZONTAL LOGO SIGN) WITH MOUNT (RE: BULBING)
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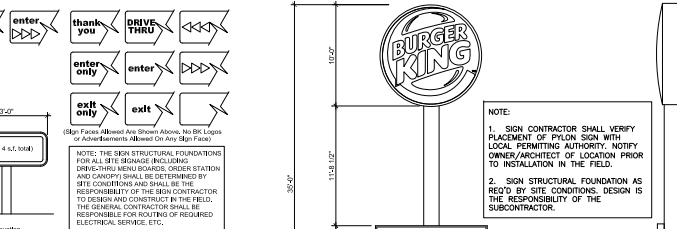


DRIVE-THRU CANOPY SYSTEM ELEVATIONS/ SECTIONS
SCALE: 3/8" = 1'-0"

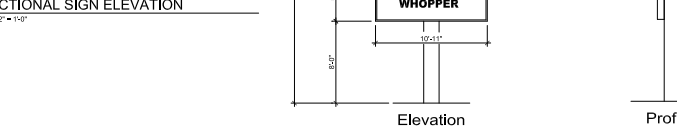


PREVIEW BOARD ELEVATIONS
SCALE: 3/8" = 1'-0"

MENU BOARD ELEVATIONS
SCALE: 3/8" = 1'-0"



DIRECTIONAL SIGN ELEVATION
SCALE: 1/2" = 1'-0"



HIGH RISE PYLON SIGN ELEVATIONS
SCALE: 3/8" = 1'-0"

Date: March 5, 2009
Drawn By: BA
Checked By: DP
Project Number: 26-051-08
Revised: Date:

DARREL FUSSELL, PE
583 Choctaw Drive
Abita Springs, LA 70420

New Burger King Restaurant
583 Beasley Road
Jackson, Mississippi 39206
Strategic Restaurants



C1.00

drawing: SITE_PLAN
ref: no

SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

Burger King // FINANCIAL DETAILS

THE OFFERING	
Price	\$1,938,500
Capitalization Rate	7.00%
Price/SF	\$794.47

PROPERTY DESCRIPTION	
Year Built / Renovated	2009
Gross Leasable Area	2,440 SF
Type of Ownership	Fee Simple
Lot Size	1.03 Acres

LEASE SUMMARY	
Tenant	Burger King
Rent Increases	2.0% Annually
Guarantor	Franchisee Guarantee
Lease Type	Absolute Net
Lease Commencement	01/14/2010
Lease Expiration	01/14/2030
Renewal Options	Four 5 Year Options
Term Remaining on Lease (Yrs)	6 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$135,696	\$11,308	\$55.61	7.00%
2/1/2025	\$138,410	\$11,534	\$56.73	7.14%
2/1/2026	\$141,178	\$11,765	\$57.86	7.28%
2/1/2027	\$144,002	\$12,000	\$59.02	7.43%
2/1/2028	\$146,882	\$12,240	\$60.20	7.58%
2/1/2029	\$149,819	\$12,485	\$61.40	7.73%
Option 1: 2/1/2030	\$152,816	\$12,735	\$62.63	7.88%
2/1/2031	\$155,872	\$12,989	\$63.88	8.04%
2/1/2032	\$158,990	\$13,249	\$65.16	8.20%
2/1/2033	\$162,169	\$13,514	\$66.46	8.37%
2/1/2034	\$165,413	\$13,784	\$67.79	8.53%
Option 2: 2/1/2035	\$168,721	\$14,060	\$69.15	8.70%
2/1/2036	\$172,095	\$14,341	\$70.53	8.88%
2/1/2037	\$175,537	\$14,628	\$71.94	9.06%
2/1/2038	\$179,048	\$14,921	\$73.38	9.24%
2/1/2039	\$182,629	\$15,219	\$74.85	9.42%
Option 3: 2/1/2040	\$186,282	\$15,524	\$76.35	9.61%
2/1/2041	\$190,007	\$15,834	\$77.87	9.80%
2/1/2042	\$193,807	\$16,151	\$79.43	10.00%



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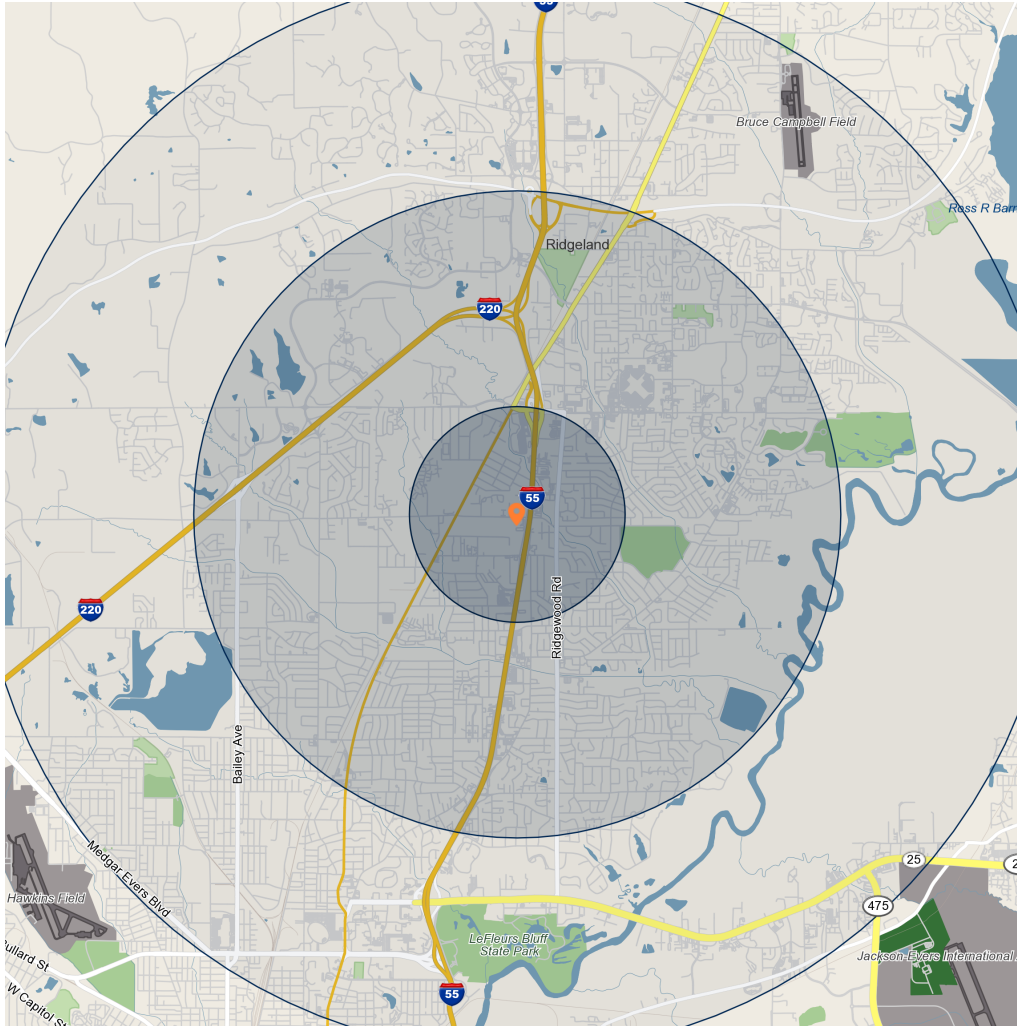
SECTION 4

Market Overview

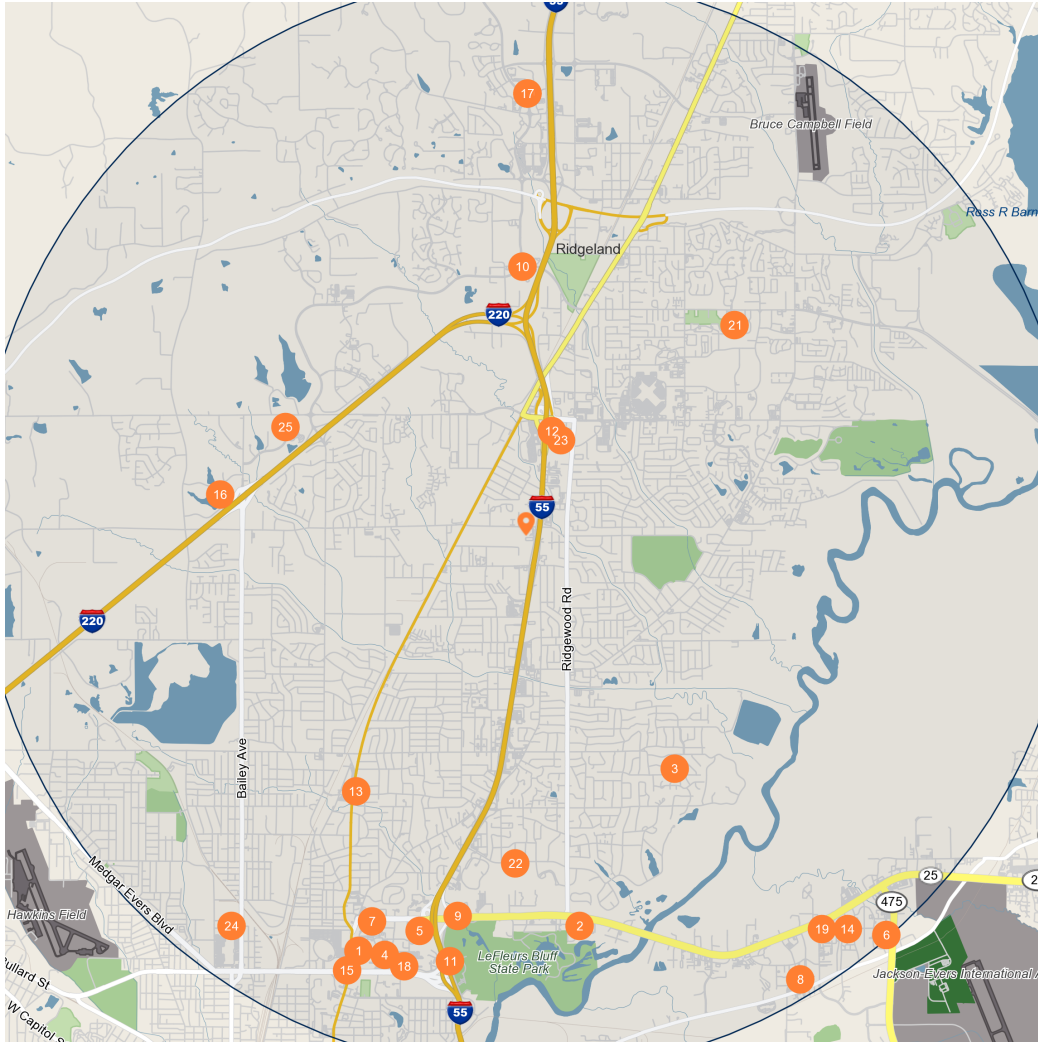
DEMOGRAPHICS

Marcus & Millichap

DEMOGRAPHICS // Burger King



POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection	8,153	58,284	98,502
2022 Estimate	8,072	58,099	97,997
2010 Census	8,379	60,239	100,443
2000 Census	8,055	60,706	101,453
HOUSEHOLD INCOME			
Average	\$55,743	\$74,378	\$77,429
Median	\$39,822	\$49,663	\$49,987
Per Capita	\$22,581	\$31,549	\$33,088
HOUSEHOLDS			
2027 Projection	3,321	24,675	42,106
2022 Estimate	3,265	24,468	41,588
2010 Census	3,318	24,979	41,978
2000 Census	3,303	25,150	41,316
HOUSING			
Median Home Value	\$123,567	\$149,733	\$157,769
EMPLOYMENT			
2022 Daytime Population	9,930	67,156	147,697
2022 Unemployment	4.76%	4.32%	4.16%
Average Time Traveled (Minutes)	21	22	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	20.70%	18.01%	18.39%
Some College (13-15)	27.90%	24.86%	23.14%
Associate Degree Only	8.13%	7.38%	6.96%
Bachelor's Degree Only	21.66%	24.50%	24.47%
Graduate Degree	12.95%	18.43%	18.79%



Major Employers

Employees

1	University Mississippi Med Ctr	5,249
2	American Studios Inc-Wal-Mart Portrait Studio	5,000
3	University Mississippi Med Ctr	3,785
4	University Physicians PLLC	3,785
5	St Dominic-Jackson Mem Hosp-ST DOMINIC HOSPITAL	2,400
6	Hamiltondavis Home Care Inc	1,500
7	University Mississippi Med Ctr	1,419
8	River Oaks Hospital LLC-HMA	1,159
9	Workers Compensation Comm Miss-Executive Office of The State	961
10	Southern Healthcare Agency Inc	922
11	Junior League of Jackson Inc-Ms Child Museum	895
12	Pharmacy Mississippi Board	865
13	Strategic Rest Acquisition LLC	800
14	Blue Cross Blue Shield Miss A M-Blue Cross	777
15	Health Mississippi State Dept-Finance and Accounts	700
16	Southern Farm Bur Lf Insur Co-Farm Bureau Insurance	575
17	Simply Wheelz LLC-Advantage Rent-A-Car	540
18	Veterans Health Administration-G V Sonny Montgomery Vamc	500
19	STA-Home Home Health Agcy Inc	426
20	Cal-Maine Foods Inc	380
21	Humana Inc-Humana	370
22	Mississippi Wildlife Fisheries Park	360
23	Farm Service Agency	360
24	AMR Ambulance Service-Mobile Medic	360
25	Mississippi Dept Employment SEC-Job Service	350