



WHOPPERS RULE

4395 SC-24 ANDERSON | SC 29626

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INVESTMENT HIGHLIGHTS

MAIN HIGHLIGHT

- Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities
- 15 Years Remain on the Primary Lease Term
- 10% Rent Escalations Every 5 Years throughout the entire lease
- Four, 5-Year Renewal Options
- Strong Personal & Franchisee Guarantee from Bruce Daniels and Carolina Franchise Holdings

LOCATION HIGHLIGHT

- Located off of State Highway 24 (±12,000 VPD)
- Greenville MSA
- High Population Growth
- 12 minutes from the University of Clemson
- Ranked Top #30 out of all Burger Kings in the United States





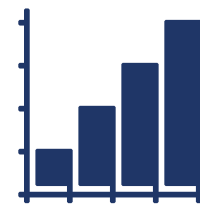
PROPERTY OVERVIEW

TENANT	Burger King
ADDRESS	4395 SC-24
CITY, STATE, ZIP	Anderson, SC 29626
YEAR BUILT	2019
GLA	±2,720 SF
LAND AREA	±1.092 AC



\$2,606,466

LIST PRICE



6.00%

CAP RATE



\$156,388

ANNUAL RENT

LEASE SUMMARY

TENANT TRADE NAME	Burger King
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Personal & Franchisee
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsibility
LEASE COMMENCEMENT DATE	11-21-2019
LEASE EXPIRATION DATE	12-1-2039
TERM REMAINING ON LEASE	15 Years
INCREASE(S)	10% Every 5 Years
OPTIONS REMAINING	Four, 5-Year Options
DOUBLE DRIVE-THRU	Yes
ROFR	No

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Year 1	\$11,847	\$142,171	-	-
Year 2	\$11,847	\$142,171	-	-
Year 3	\$11,847	\$142,171	-	-
Year 4	\$11,847	\$142,171	-	-
Year 5	\$11,847	\$142,171	-	-
Year 6	\$13,032	\$156,388	10%	6.00%
Year 7	\$13,032	\$156,388	-	6.00%
Year 8	\$13,032	\$156,388	-	6.00%
Year 9	\$13,032	\$156,388	-	6.00%
Year 10	\$13,032	\$156,388	-	5.65%
Year 11	\$14,355	\$172,027	10%	6.22%
Year 12	\$14,355	\$172,027	-	6.22%
Year 13	\$14,355	\$172,027	-	6.22%
Year 14	\$14,355	\$172,027	-	6.22%
Year 15	\$14,355	\$172,027	-	6.22%
Year 16	\$15,769	\$189,230	10%	6.84%
Year 17	\$15,769	\$189,230	-	6.84%
Year 18	\$15,769	\$189,230	-	6.84%
Year 19	\$15,769	\$189,230	-	6.84%
Year 20	\$15,769	\$189,230	-	6.84%
Option 1	\$17,346	\$208,153	10%	7.52%
Option 2	\$19,080	\$228,968	10%	8.27%
Option 3	\$20,988	\$251,865	10%	9.10%
Option 4	\$23,087	\$277,052	10%	10.00%

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



SUBJECT PROPERTY



BURGER KING
± 12,000 VPD





LAKESIDE STORAGE



± 12,000 VPD

24



SUBJECT PROPERTY



AREA OVERVIEW

ANDERSON, SC

Anderson, South Carolina, is a city located in the Upstate region of the state. Known as "The Electric City" due to its early embrace of electricity, Anderson has a rich industrial history. It is home to Anderson University, a private Christian institution, and is part of the larger Greenville-Spartanburg-Anderson metropolitan area. With its proximity to Lake Hartwell, Anderson offers residents and visitors opportunities for outdoor recreation, such as boating, fishing, and hiking. The city's historic downtown area features charming shops, restaurants, and cultural landmarks, contributing to its warm, community-focused atmosphere.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,395	12,720	33,361
Current Year Estimate	2,238	11,984	31,427
Growth Current Year-Five-Year	7.02%	6.14%	6.16%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	961	5,189	14,047
Current Year Estimate	905	4,928	13,356
Growth Current Year-Five-Year	6.25%	5.31%	5.18%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$96,381	\$99,704	\$92,437



AREA OVERVIEW

ANDERSON, SC

Anderson, South Carolina is ideally located on the busy interstate 85 corridor, to which much of its economic growth can be attributed. The City lies on the southern border of Interstate 85 and is 115 miles north of Atlanta, Georgia and 118 miles south of Charlotte, North Carolina. The City encompasses approximately 14 square miles and is located in the geographical center of the county. The I-85 corridor from Atlanta to Charlotte is now known as one of the nation's hottest growth areas. Anderson County, South Carolina lies midway between Atlanta, Georgia and Charlotte, North Carolina. This stretch of highway is one of the heaviest traveled highways in the southeast.

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CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4395 SC-24, Anderson, SC, 29626** ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

EXCLUSIVELY LISTED BY:

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BROKER OF RECORD

Kyle Matthews

LIC # 22684 (SC)



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APOLLO OM TEMPLATE SECTION

BK OM TEMPLATE



PROPERTY OVERVIEW

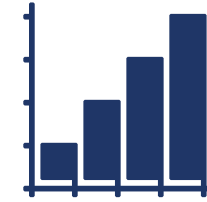
TENANT	Burger King
ADDRESS	4395 SC-24
CITY, STATE, ZIP	Anderson, SC 29626
YEAR BUILT	2019
GLA	±2,720 SF
LAND AREA	±0.00 ACRES



PENDING PHOTOS



\$000,000
LIST PRICE



00.00 %
CAP RATE



\$000,000
ANNUAL RENT

LEASE SUMMARY

TENANT TRADE NAME	Burger King
TYPE OF OWNERSHIP	XXX
LEASE GUARANTOR	Franchisee
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsibility
LEASE COMMENCEMENT DATE	2019-11-21
LEASE EXPIRATION DATE	2039-12-01
TERM REMAINING ON LEASE	123
INCREASE(S)	10% Every 5 Years
OPTIONS REMAINING	4, 5 Year Options
ROFR	XXX

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Term	\$XX,XXX	\$XX,XXX	XX%	
Term	\$XX,XXX	\$XX,XXX	XX%	
Term	\$XX,XXX	\$XX,XXX	XX%	
Term	\$XX,XXX	\$XX,XXX	XX%	
Term	\$XX,XXX	\$XX,XXX	XX%	
Term	\$XX,XXX	\$XX,XXX	XX%	
Term	\$XX,XXX	\$XX,XXX	XX%	