

BURGER KING

BEECH ISLAND (AUGUSTA, GA MSA), SOUTH CAROLINA



CONFIDENTIAL OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

TSCG™

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REPRESENTATIVE PHOTO

EXECUTIVE SUMMARY

INTRODUCTION

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FORT GORDON
ARMY BASE

AUGUSTA REGIONAL AIRPORT

PHINIZY SWAMP NATURE PARK

SAVANNAH RIVER

ELANCO AUGUSTA
TECHNOLOGY CENTER

NUTRASWEET
HEADQUARTERS

DOWNTOWN AUGUSTA

GEORGIA
SOUTH CAROLINA

INDUSTRIAL PARK

SAVANNAH RIVER SITE
(~11,000 EMPLOYEES)

PACTIV
CORPORATION

KIMBERLY-CLARK PAPER MILL
• 1,900+ FULL TIME EMPLOYEES
• LARGEST PLANT IN NORTH AMERICA
• PLANNED \$115 MILLION REINVESTMENT

SCE&G-URQUHART
POWER STATION

FAMILY
DOLLAR

28 (21,900 AADT)

sprint

BURGER
KING
UNDER
CONSTRUCTION

First Citizens
Bank

ATOMIC ROAD (14,000 AADT)

DOLLAR GENERAL

278 WILLISTON ROAD

BEECH ISLAND AVENUE

INTRODUCTION

20-YEAR TERM, HIGH CREDIT INVESTMENT

- **20-Year Lease** | Long term lease with four, 5-year renewal options
- **Brand New 2020 Construction** | Ground up development built in 2020 with double drive thru
- **Rent Increases During Initial Term and Options** | Hedge against inflation with 10% rent bumps every 5 years and per each option
- **Absolute NNN Lease Structure** | Tenant handles all expenses of every kind and nature | absolutely zero responsibilities for the landlord
- **Experienced Operator and Growing Franchisee** | 23 units opened today with plans to grow to 45+ units by YE 2020

IDEAL REAL ESTATE FUNDAMENTALS

- **Signalized Intersection** | Located at the hard corner of Atomic Rd and Beech Island Ave, directly across from a high-volume McDonald's
- **Kimberly-Clark Paper Mill Plant** | Property is adjacent to the largest Kimberly-Clark plant in North America | 1,900+ full time employees and planned \$115M reinvestment in the facility
- **Compelling Traffic Counts** | 14,000 VPD along Atomic Rd and nearly 22,000 VPD along Hwy 28
- **Proximity to Downtown Augusta, GA** | Beech Island is part of the Augusta MSA and the Property is located 1.7 miles from the SC/GA border leading into Downtown Augusta

EXCEPTIONAL BRAND AND WIDE TRADE AREA

- **2nd Largest Fast Food Burger Chain** | Over 7,200 units in the US and nearly 18,000 stores worldwide
- **Promising Revenue Increase and Parent Company** | \$21.6 Billion in sales across all Burger King locations in 2018 | Parent company, RBI, also owns Popeyes and Tim Hortons
- **Closest Burger King 7.5+ Miles Away** | Limited competition as next closest Burger King is north of Downtown Augusta (7.7 miles away)
- **Large Employee Base** | Adjacent to North America's largest Kimberly-Clark plant (1,900+ employees), SCE&G-Urquhart Power Station, Pactiv Corporation, large industrial park across the Savannah River and nearby Savannah River Site (~11,000 employees)



ADDRESS

295 Beech Island Ave
Beech Island, SC 29842



YEAR BUILT

2020



GLA

2,350 SF



LAND ACREAGE

1.02



TENANCY

Single, 100%

INVESTMENT HIGHLIGHTS

\$21.6 BILLION REVENUE IN 2018

**2ND LARGEST
HAMBURGER CHAIN
IN THE U.S.**

**OWNED BY
RESTAURANT BRANDS
INTERNATIONAL (RBI)**

15.7 MILLION CUSTOMERS DAILY

17,800+ LOCATIONS

LOCATIONS IN **100+ COUNTRIES**

REPRESENTATIVE PHOTO



GLA 2350 SF



Term 20 Years



Options Four, 5-Years



Year Built 2020



Occupancy 100%

INVESTMENT SUMMARY FACTS

NOI (Yr 1)	\$137,012
Price	\$2,284,000
Cap Rate	6.00%

BURGER KING RENT SCHEDULE

Initial Term (Years)	Monthly Rent	Annual Rent	Proforma Cap Rate
1-5	\$11,417.67	\$137,012	6.00%
6-10	\$12,559.44	\$150,713	6.60%
11-15	\$13,815.39	\$165,785	7.26%
16-20	\$15,196.92	\$182,363	7.98%

Extension Term	Monthly Rent	Annual Rent	Proforma Cap Rate
First	\$16,716.62	\$200,599	8.78%
Second	\$18,388.28	\$220,659	9.66%
Third	\$20,227.10	\$242,725	10.63%
Fourth	\$22,249.82	\$266,998	11.69%

*Base rent is adjusted based on final total project numbers.



PARENT COMPANY

rbi restaurant
brands
international



POPEYES



TENANT PROFILE – BURGER KING



Company Name	Burger King
Property Type	Quick Service Restaurant
Parent Company Name	Restaurant Brands International
Ownership	Public
Number of Locations	17,800 (worldwide)
Headquarters	Miami-Dade County, Florida
Website	www.bk.com
Year Founded	1953
Traded On	NYSE
Ticker Symbol	QSR (Restaurant Brands International)



Headquartered in the unincorporated area of Miami-Dade County, Florida, Burger King operates as the #2 fast food hamburger chain in the world. The company was founded in 1953 and since its inception, Burger King has grown to over 17,800 locations worldwide in over 100 countries. Everyday, more than 11 million guests visit Burger King Restaurants around the world due to its affordability, exceptional quality and great tasting food. From the famous Whopper sandwich to the recently debuted Pretzel Bacon King burger, Burger King offers a wide array of options. The chain offers a large selection of burgers, chicken sandwiches, salads, breakfast items, sides (nuggets, fries, mozzarella sticks) and dessert. In 2018, Burger King Worldwide had a total revenue stream of \$21.6 billion. Burger King is owned and operated by Restaurant Brands International – owner of Burger King, Tim Hortons and Popeyes. RBI is a publicly traded company on the New York Stock Exchange under the ticker symbol: QSR.

- 1953 • Insta-Burger King founded in Jacksonville, FL by Keith Kramer and Matthew Burns
- 1954 • Insta-Burger King purchased by James McLamore and David Egerton and rebranded to Burger King
- 1959 • Franchising system is established
- 1967 • Pillsbury Company purchases Burger King for \$18M
- 1989 • Pillsbury is purchased by British Liquor company Grand Metropolitan (later Diageo) for \$5.7 billion
- 2002 • Texas Pacific Group purchases Burger King from Diageo for \$1.6 billion
- 2009 • 12,000th store opened in Beijing
- 2010 • Brazil based 3 G Capital acquires BK in a deal worth \$3.26 billion
- 2014 • Burger King merges with Canadian donut/coffee chain Tim Hortons and Restaurant Brands International is created



REPRESENTATIVE PHOTO

BURGER KING LEASE ABSTRACT

Tenant	CFH Beech Island, LLC d/b/a Burger King
Square Footage	2,350 SF
Term	20 Years
Options	Four (4), 5-year options
Delivery Date	On or before April 15, 2020
Rent Commencement Date	Earlier of a) Tenant opens for business or b) thirty (30) days after the Delivery Date
Permitted Use	Tenant shall use the Property as a quick service restaurant.
Net Lease	Rent shall be absolutely net to Landlord, and Tenant shall pay and be responsible for all costs, expenses and obligations of every kind relating to the Property.
Estoppel	Within fifteen (15) days after either party's request.
Assignment and Subletting	Tenant shall not assign this Lease or sublease the Property without the prior, written consent of Landlord, except a) an assignment of this Lease to any subsidiary or parent of Tenant or b) assignment of the Lease or subletting of the Property to any approved franchisee of Burger King.
Guarantor	Bruce Daniels and CFH Master Holding, LLC

BURGER KING RENT SCHEDULE

Initial Term (Years)	Monthly Rent	Annual Rent	Extension Term	Monthly Rent	Annual Rent
1-5	\$11,417.67	\$137,012	First	\$16,716.62	\$200,599
6-10	\$12,559.44	\$150,713	Second	\$18,388.28	\$220,659
11-15	\$13,815.39	\$165,785	Third	\$20,227.10	\$242,725
16-20	\$15,196.92	\$182,363	Fourth	\$22,249.82	\$266,998

LOCATION OVERVIEW

LOCATION MAP

TRADE AREA ZOOMED OUT

TRADE AREA ZOOMED IN

BEECH ISLAND, SOUTH CAROLINA





CHARLIE NORWOOD
VA MEDICAL CENTER
(156 BEDS)

AUGUSTA NATIONAL
GOLF CLUB
• MASTERS TOURNAMENT
• 1 OF 4 PGA MAJORS

MEDICAL COLLEGE
OF GEORGIA

AUGUSTA UNIVERSITY
MEDICAL CENTER
(478 BEDS)

UNIVERSITY HOSPITAL
(581 BEDS)

NORTH AUGUSTA, SC

THE DENTAL COLLEGE OF GEORGIA
AT AUGUSTA UNIVERSITY

DOWNTOWN AUGUSTA

ELANCO AUGUSTA
TECHNOLOGY CENTER

NUTRASWEET
HEADQUARTERS

INDUSTRIAL PARK

SAVANNAH RIVER

SCE&G-URQUHART
POWER STATION

GEORGIA
SOUTH CAROLINA

FAMILY
DOLLAR

28
(21,900 AADT)

UNITED STATES
POSTAL SERVICE

sprint
McDonald's

BURGER
KING
UNDER
CONSTRUCTION

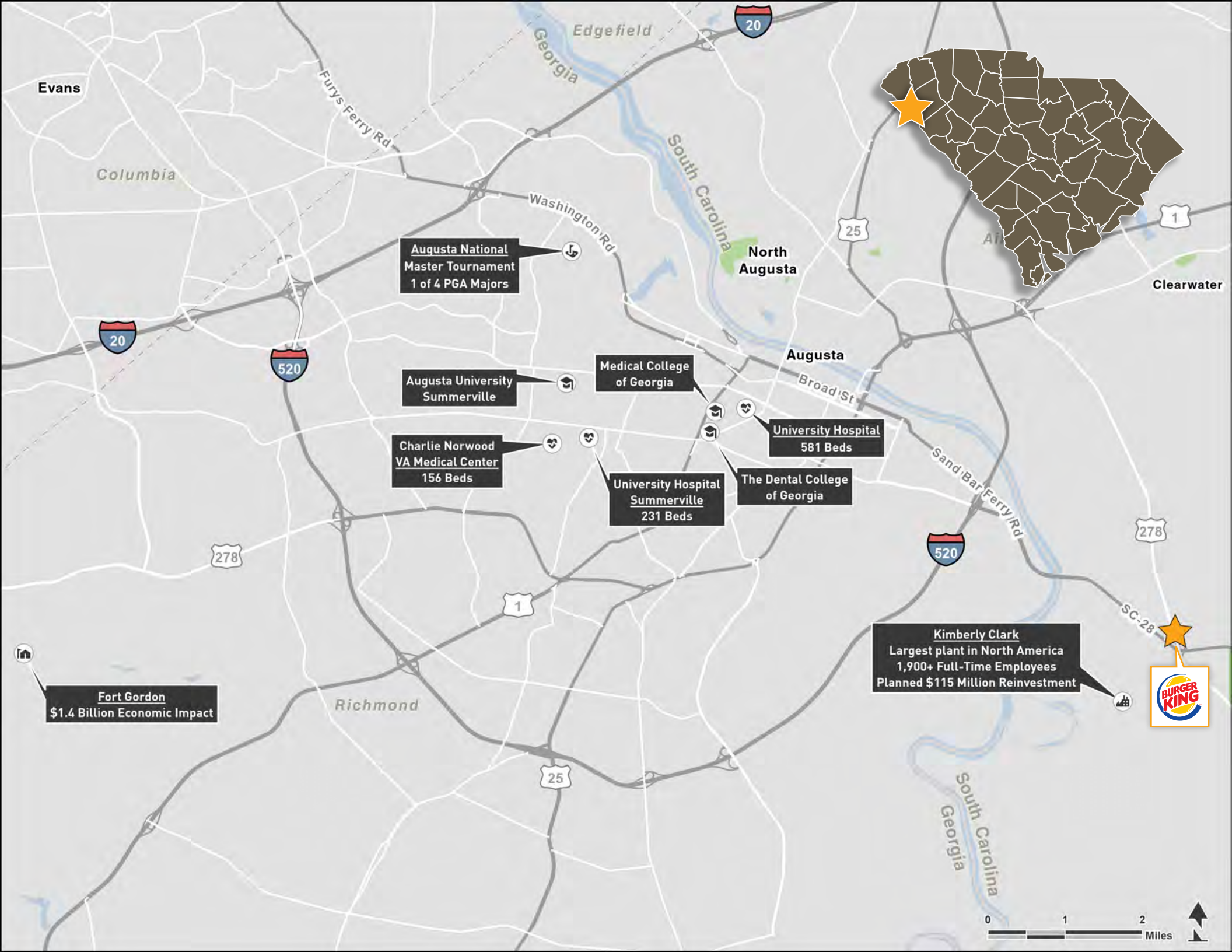
First Citizens
Bank

DOLLAR GENERAL

ATOMIC ROAD (14,000 AADT)

278
WILLISTON ROAD

BEECH ISLAND AVENUE



Evans

Columbia

Edgefield

Washington Rd

South Carolina

North Augusta

Augusta

Broad St

Sand Bar Ferry Rd

Clearwater

Augusta National
Master Tournament
1 of 4 PGA Majors

Augusta University
Summerville

Charlie Norwood
VA Medical Center
156 Beds

Medical College
of Georgia

University Hospital
Summerville
231 Beds

University Hospital
581 Beds

The Dental College
of Georgia

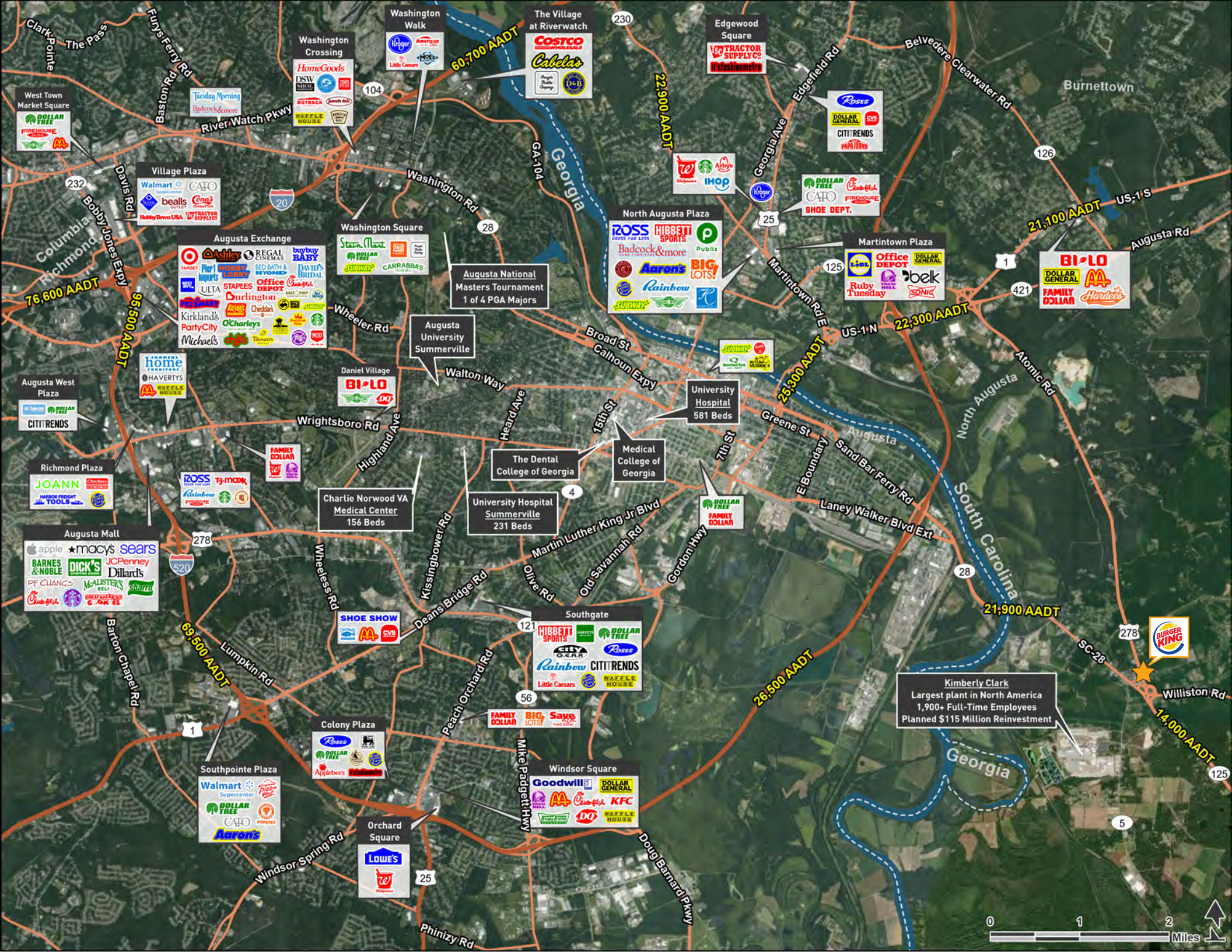
Fort Gordon
\$1.4 Billion Economic Impact

Richmond

Kimberly Clark
Largest plant in North America
1,900+ Full-Time Employees
Planned \$115 Million Reinvestment



0 1 2 Miles



Kimberly Clark
Largest plant in North America
1,900+ Full-Time Employees
Planned \$115 Million Reinvestment





AREA OVERVIEW

Beech Island is a city located just southeast of Downtown Augusta, GA. It was primarily an agricultural community before the 1950s but has since evolved into an industrial hub with the construction of the Urquhart Power Station and nearby Savannah River Nuclear Project. New highways were built to accommodate the workers commuting to the Nuclear Project. Commerce grew and the community began to change. The area is now also home to the largest Kimberly Clark Paper Mill plant in North America with nearly 2,000 employees. Beech Island benefits strongly from its proximity to Downtown Augusta as it is situated 1.5 miles south of the Georgia/South Carolina border.



AUGUSTA, GA

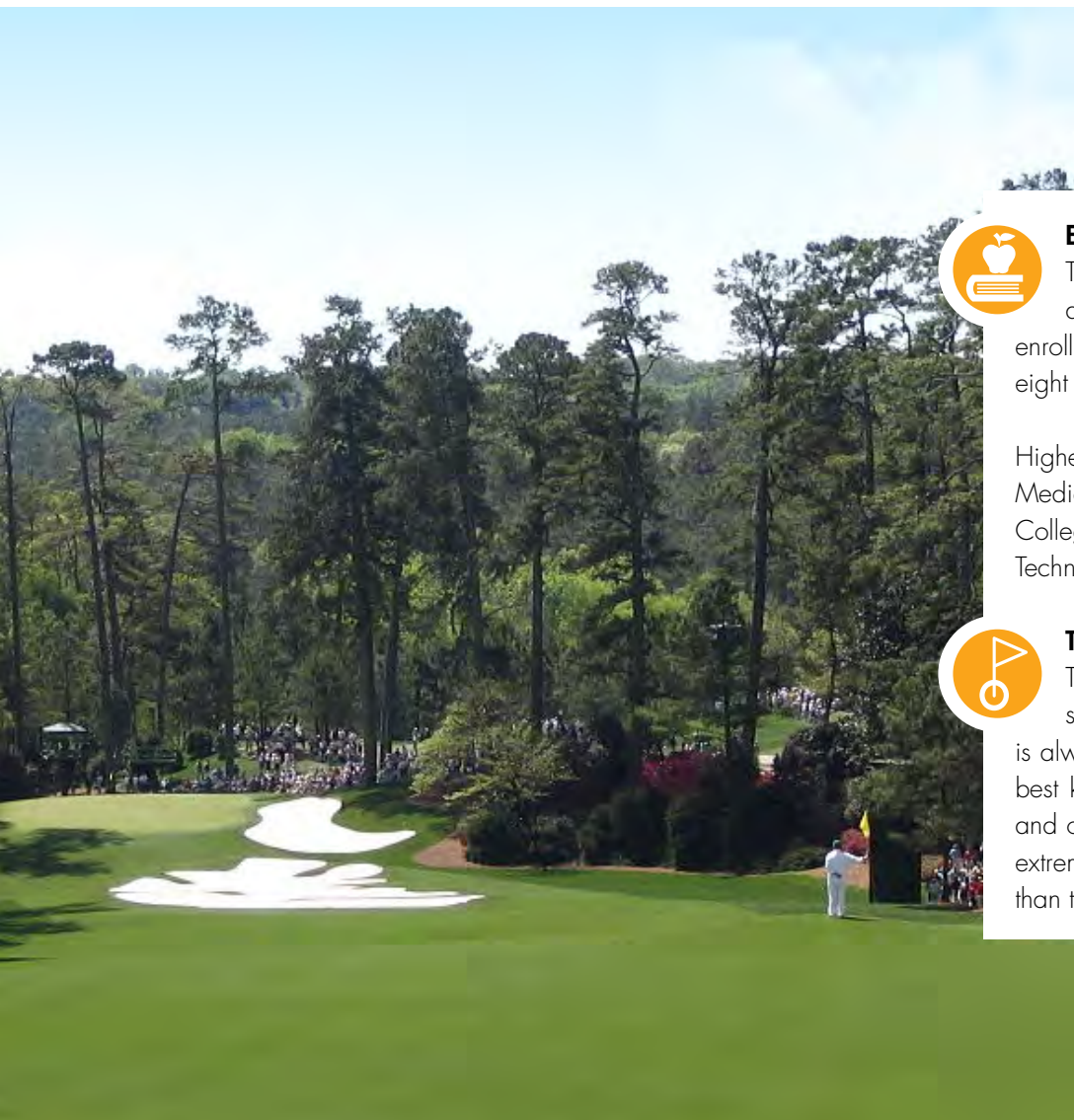
The city of Augusta lies across the Savannah River from South Carolina at the head of its navigable portion. With a population of 201,800 (2017 estimate), Augusta is the second-largest city in Georgia after Atlanta. The city is best known for hosting The Masters golf tournament each spring, bringing over 200,000 visitors annually to Augusta National. It is also home to Fort Gordon Army Base, prestigious universities and numerous employers.



ECONOMY

Augusta is a regional center of medicine, biotechnology and cyber security. Augusta University, the state's only public health sciences graduate university employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact in excess of \$1.8 billion. The city's three largest employers include Augusta University, the Savannah River Site and the U.S. Army Cyber Center of Excellence at Fort Gordon.

Companies that have facilities, headquarters or distribution centers in Augusta metro area include T-Mobile, CareSouth, Graphic Packaging International, Bridgestone, Kellogg's, John Deere, Kimberly Clark Corporation, Club Car (worldwide headquarters), Taxslayer, E-Z-GO, Nutrien, among many others.



EDUCATION

The school district in Augusta serves consolidated Augusta–Richmond County and the South Richmond cities of Hephzibah and Blythe. The system has an enrollment of 33,000+ students attending 36 elementary schools, ten middle schools, eight high schools, four magnet schools and three other schools.

Higher education in the Augusta includes Troy University, Georgia Military College, Medical College of Georgia at Augusta University, Augusta Technical College, Paine College, Strayer University, Brenau University, Cambridge College, Miller–Motte Technical College, Augusta University College of Dental Medicine.



THE MASTERS

The Masters is one of the four major championships in professional golf. It is scheduled for the first full week of April, and unlike any other PGA tournament, it is always held at Augusta National Golf Club in Augusta, GA. The city is arguably best known for The Masters which brings over 200,000 visitors to the tournament and over \$120M to the Augusta area yearly. Augusta National and The Masters is extremely exclusive – because it is an invitational event, the field of players is smaller than those of the other major championships, and tickets are tough to get.

DEMOGRAPHICS

RADI
—
DRIVE TIMES





AUGUSTA
REGIONAL AIRPORT

FORT GORDON
ARMY BASE

PHINIZY SWAMP
NATURE PARK

PROCTER & GAMBLE
AUGUSTA PLANT

DOWNTOWN AUGUSTA

PRAYON INC

KELLOGG'S
SNACKS

GEORGIA-PACIFIC
CORRUGATED

ELANCO AUGUSTA
TECHNOLOGY CENTER

NUTRASWEET
HEADQUARTERS

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DOLLAR

28 (21,900 AADT)

sprint

UNITED STATES
POSTAL SERVICE

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CONSTRUCTION

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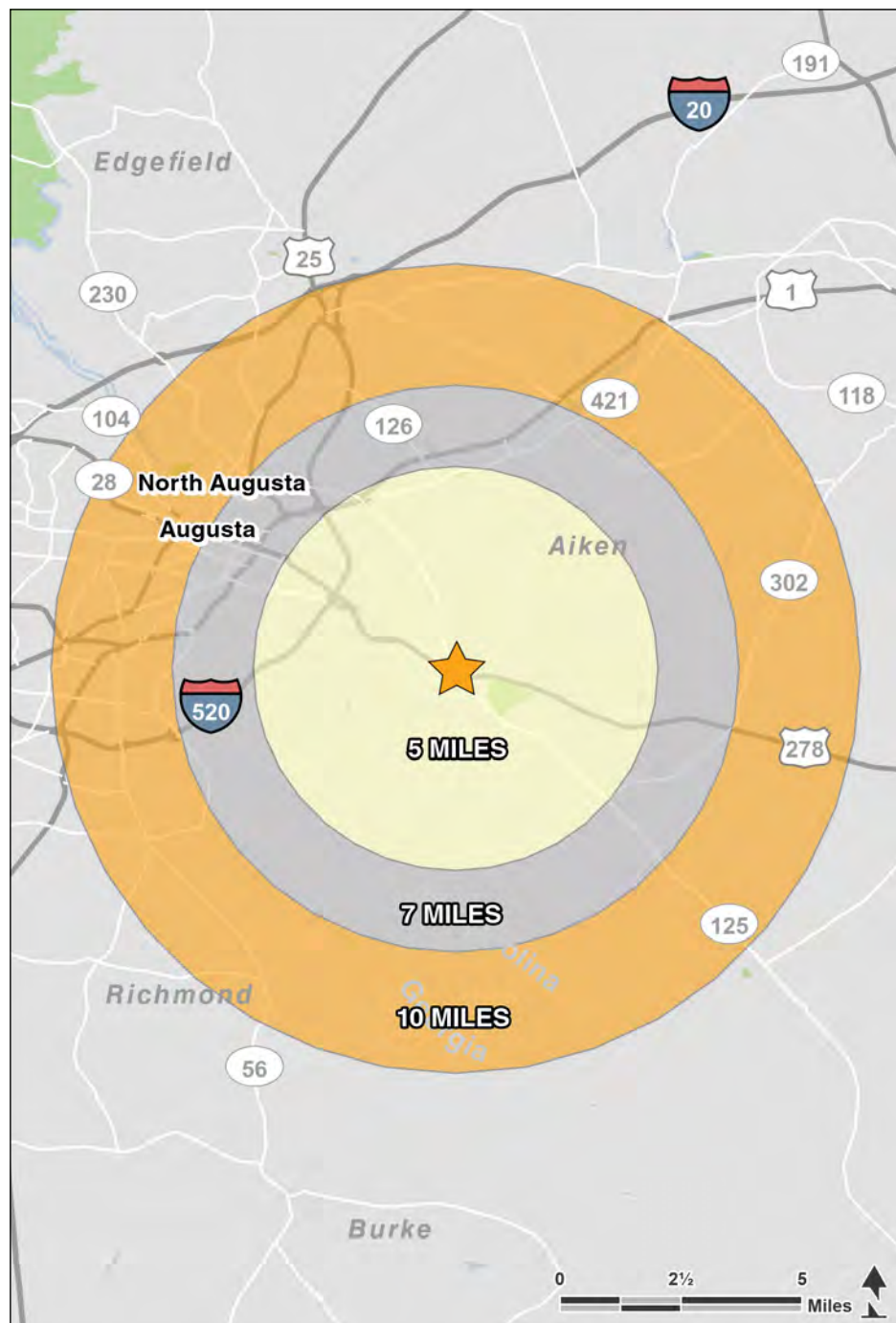
ATOMIC ROAD (14,000 AADT)

DOLLAR GENERAL

278 WILLISTON ROAD

BEECH ISLAND AVENUE

FROST & KEADING
CABINET MAKER

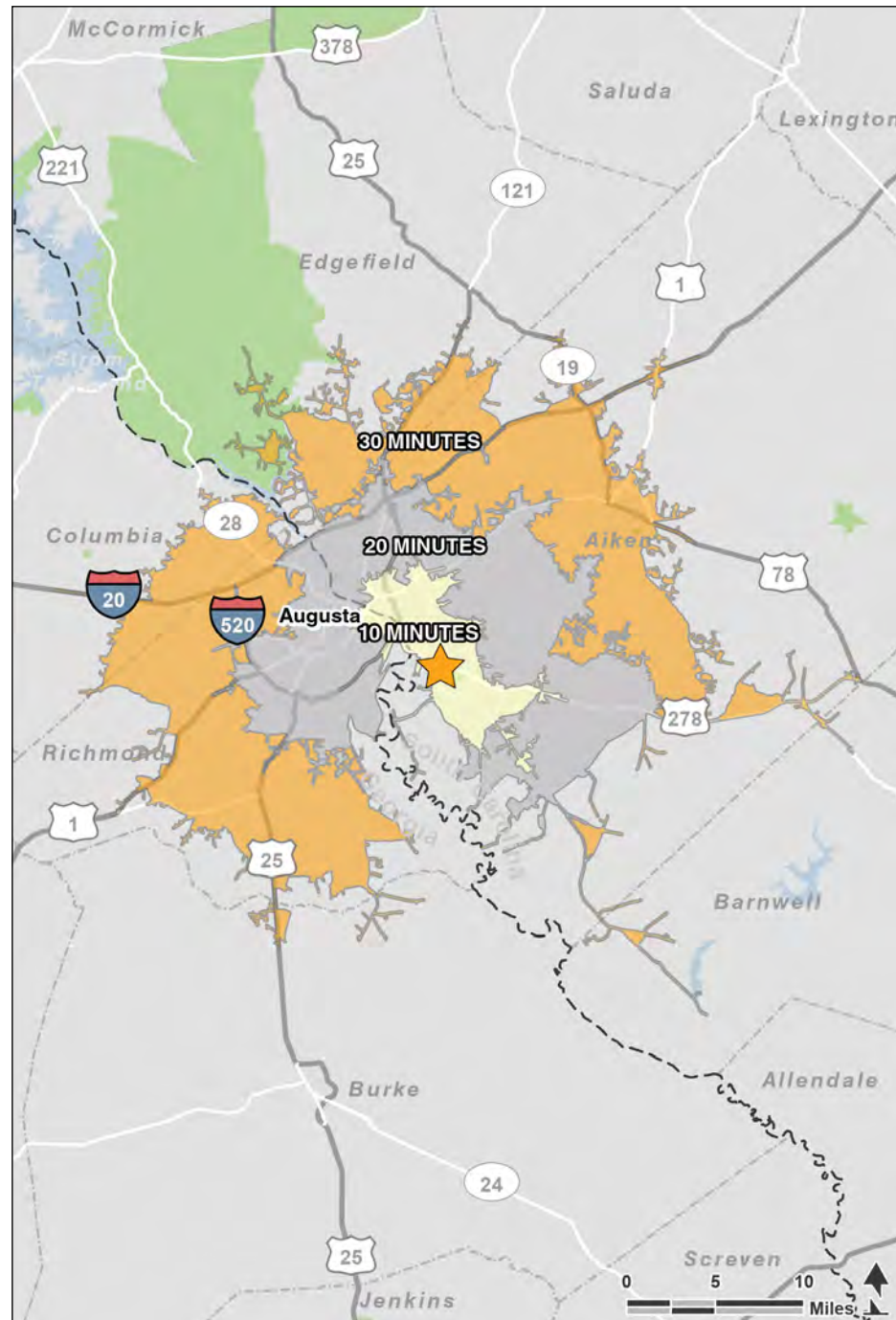


	5 miles	7 miles	10 miles
Population			
2019 Total Population	16,523	52,459	169,733
2024 Total Population	17,053	54,463	174,045
2010 Total Population	15,291	50,005	162,678
2019 Group Quarters Population	684	2,647	4,005
2010-2017 Population: Annual Growth Rate	0.84%	0.52%	0.46%
2017-2022 Population: Annual Growth Rate	0.63	0.75	0.50
2019 Male Population	8,299	25,895	81,896
2019 Female Population	8,224	26,565	87,837
2019 Median Age	38.4	38.6	39.2
Households			
2019 Total Households	6,320	20,881	67,938
2024 Total Households	6,529	21,751	69,702
2019 Owner Occupied Housing Units	3,703	10,945	40,227
2019 Median Home Value	\$99,573	\$105,258	\$131,699
Population By Race			
2019 White Population	6,906 41.79%	23,651 45.08%	87,390 51.49%
2019 Black/African American Population	8,525 51.59%	24,919 47.50%	71,605 42.19%
2019 American Indian/Alaska Native Population	60 0.36%	199 0.38%	613 0.36%
2019 Asian Population	64 0.39%	364 0.69%	1,827 1.08%
2019 Pacific Islander Population	9 0.05%	38 0.07%	104 0.06%
2019 Other Race Population	507 3.07%	2,037 3.88%	3,750 2.21%
2019 Hispanic Population	946 5.73%	3,489 6.65%	8,289 4.88%
Educational Attainment			
2019 Pop 25 +: Less than 9th Grade	644 5.63%	2,066 5.75%	5,387 4.57%
2019 Pop 25 +: 9-12th Grade/No Diploma	1,486 12.99%	4,587 12.77%	13,182 11.18%
2019 Pop 25 +: High School Diploma	3,691 32.26%	11,808 32.87%	32,255 27.35%
2019 Pop 25 +: GED/Alternative Credential	902 7.88%	2,370 6.60%	6,325 5.36%
2019 Pop 25 +: Some College/No Degree	2,204 19.27%	7,087 19.73%	24,663 20.92%
2019 Pop 25 +: Associate's Degree	848 7.41%	2,401 6.68%	9,769 8.28%
2019 Pop 25 +: Bachelor's Degree	1,143 9.99%	3,694 10.28%	16,237 13.77%
2019 Pop 25 +: Graduate/Professional Degree	522 4.56%	1,914 5.33%	10,095 8.56%
Income			
2019 Average Household Income	\$47,870	\$45,712	\$56,436
2019 Median Household Income	\$33,080	\$31,399	\$40,227
2019 Per Capita Income	\$18,626	\$18,450	\$22,750
Daytime Population			
2019 Total Daytime Population	17,456	95,991	200,757
2019 Daytime Population: Workers	7,490	64,126	101,715
2019 Daytime Population: Residents	9,966	31,865	99,042

Source: Esri, U.S. Census

Copyright: The Shopping Center Group, LLC

DRIVE TIME



	10 minutes		20 minutes		30 minutes	
Population						
2019 Total Population	19,489		168,085		419,500	
2024 Total Population	19,970		171,936		435,940	
2010 Total Population	18,460		162,884		390,617	
2019 Group Quarters Population	771		3,995		13,716	
2010-2017 Population: Annual Growth Rate	0.59%		0.34%		0.77%	
2017-2022 Population: Annual Growth Rate	0.49		0.45		0.77	
2019 Male Population	9,752		80,951		203,729	
2019 Female Population	9,737		87,134		215,771	
2019 Median Age	37.7		38.5		37.9	
Households						
2019 Total Households	7,555		67,264		164,214	
2024 Total Households	7,750		68,885		170,948	
2019 Owner Occupied Housing Units	4,180		38,932		102,190	
2019 Median Home Value	\$95,106		\$122,102		\$155,972	
Population By Race						
2019 White Population	7,798	40.01%	81,187	48.30%	221,895	52.90%
2019 Black/African American Population	9,986	51.24%	75,930	45.17%	164,082	39.11%
2019 American Indian/Alaska Native Population	69	0.35%	612	0.36%	1,555	0.37%
2019 Asian Population	83	0.43%	1,935	1.15%	9,493	2.26%
2019 Pacific Islander Population	10	0.05%	117	0.07%	651	0.16%
2019 Other Race Population	1,011	5.19%	3,837	2.28%	9,207	2.19%
2019 Hispanic Population	1,597	8.19%	8,398	5.00%	23,956	5.71%
Educational Attainment						
2019 Pop 25 +: Less than 9th Grade	739	5.51%	5,520	4.77%	11,401	3.97%
2019 Pop 25 +: 9-12th Grade/No Diploma	1,689	12.60%	13,217	11.42%	25,328	8.82%
2019 Pop 25 +: High School Diploma	4,319	32.22%	32,988	28.51%	70,048	24.40%
2019 Pop 25 +: GED/Alternative Credential	1,029	7.68%	6,109	5.28%	14,552	5.07%
2019 Pop 25 +: Some College/No Degree	2,718	20.28%	24,019	20.76%	60,741	21.15%
2019 Pop 25 +: Associate's Degree	905	6.75%	9,608	8.30%	26,253	9.14%
2019 Pop 25 +: Bachelor's Degree	1,350	10.07%	14,946	12.92%	47,988	16.71%
2019 Pop 25 +: Graduate/Professional Degree	656	4.89%	9,285	8.03%	30,821	10.73%
Income						
2019 Average Household Income	\$45,371		\$54,162		\$66,010	
2019 Median Household Income	\$31,247		\$38,941		\$49,919	
2019 Per Capita Income	\$17,962		\$21,774		\$26,161	
Daytime Population						
2019 Total Daytime Population	21,944		204,633		456,742	
2019 Daytime Population: Workers	10,110		107,134		222,895	
2019 Daytime Population: Residents	11,834		97,499		233,847	
Source: Esri, U.S. Census Copyright: The Shopping Center Group, LLC						

Source: Esri, U.S. Census Copyright: The Shopping Center Group, LLC

GRAPHIC PACKAGING
INTERNATIONAL PAPER MILL
750 EMPLOYEES

SAVANNAH RIVER SITE
(~11,000 EMPLOYEES)

AUGUSTA REGIONAL AIRPORT

PHINIZY SWAMP NATURE PARK

PACTIV
CORPORATION

KIMBERLY-CLARK PAPER MILL
• 1,900+ FULL TIME EMPLOYEES
• LARGEST PLANT IN NORTH AMERICA
• PLANNED \$115 MILLION REINVESTMENT



28 (21,900 AADT)



DOLLAR GENERAL

278 WILLISTON ROAD

ATOMIC ROAD (14,000 AADT)

BEECH ISLAND AVENUE



DISCLAIMER

This Offering Memorandum has been prepared by TSCG for use by interested parties to evaluate the potential acquisition of Burger King located in Beech Island, South Carolina (the "Property"). All projections have been developed by TSCG, Owner and designated sources, are based upon assumptions relating to the general economy, competition, and other factors beyond the control of TSCG and Owner, and therefore are subject to variation. No representation is made by TSCG or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein has been obtained from sources deemed to be reliable and believed to be correct, TSCG, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, TSCG, Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the property will be made available to interested and qualified prospective investors upon written request. Owner and TSCG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or TSCG and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the property and you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner or TSCG. If you have no interest in the property, please return the Offering Memorandum to TSCG.

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