FranklinStreet

Offering Memorandum

RARE - CORPORATE BURGER KING

100 Peter Ln, New Hope, AL 35760

2018 Year Built, Renovated in 2025

CONTACT **US**

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CONFIDENTIALITY **AGREEMENT**

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents oz whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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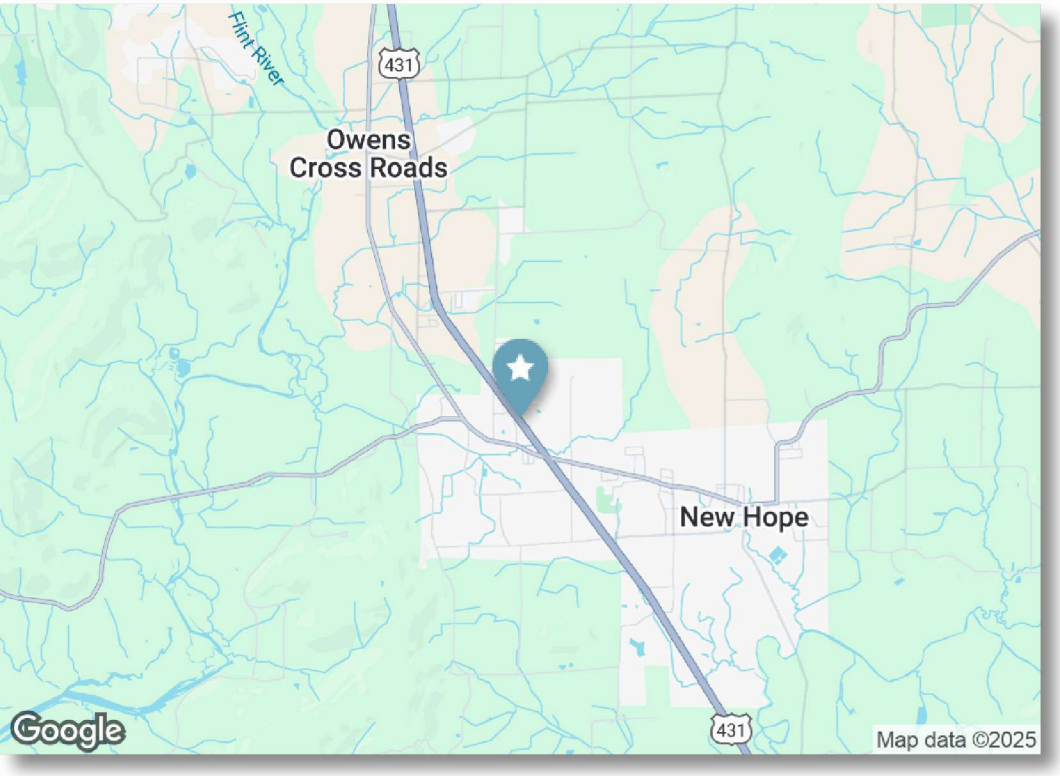

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FINANCIAL **ANALYSIS**

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RENT **SCHEDULE**

LEASE TERMS

Lease Commencement:
August 8, 2024

Lease Expiration:
July 31, 2044

(option to terminate within the last 5 years, with 3 months written notice and consideration of one years worth of rent)

Renewal Options:
Four 5-year Options

Right of First Refusal:
Within 15 days of Notice

Estoppel Certificate:
Within 15 days of Notice

Lease Type:
Absolute Triple Net

Rent Increases:
10% Every 5 years

Sale Price:	**$1,667,000**	**Year Built:**	**2018/2025**
Cap Rate:	**6.00%**	**Lot Size:**	**1.20 Acres**

Lease	Dates	Annual Rent	Monthly Rent	% Rent Increase
1-5	Aug 2024 -Jul 2029	$100,000	$8,333	N/A
5-10	Aug 2029 -Jul 2034	$110,000	$9,167	10.00%
11-15	Aug 2034 - Jul 2039	$121,000	$10,083	10.00%
16-20	Aug 2039 - Jul 2044	$133,100	$11,092	10.00%
Tenant has the right to terminate in Year 15, with one years Rent plus additional Rent payable to Landlord				
21-25	Aug 2044 - Jul 2049 (Option 1)	$146,410	$12,201	10.00%
26-30	Aug 2049 - Jul 2054 (Option 2)	$161,051	$13,421	10.00%
31-35	Aug 2054 - Jul 2059 (Option 3)	$177,156	$14,763	10.00%
35-40	Aug 2059 -Jul 2064 (Option 3)	$194,871	$16,239	10.00%

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Sale Price:	$1,667,000
Cap Rate:	6.0%
NOI:	$100,000

OFFER **SUMMARY**

Investment Highlights

- Situated on US 431 with excellent visibility and access
- Long-term NNN lease in place with rent escalations aligned to national benchmarks—ideal for passive income streams
- Fully leased to Burger King, a proven fast-food concept with strong national brand recognition
- Standalone pad site offering exposure to over 16,000 cars per day, drive-thru, and dedicated parking—ideal configuration for consistent customer flow
- Located just north of Guntersville Lake, which spans 69,000 acres and is a highly traveled vacation spot across the region and is known as the most beautiful Lake in Alabama
- Guntersville Lake is visited by nearly 500,000 people per year, and is second home to many throughout Alabama and Tennessee
- Positioned for stable returns through a corporate backed triple net lease and potential appreciation, benefiting from Huntsville's growing population

PROPERTY DESCRIPTION

Franklin Street is pleased to present the exclusive offering of a single-tenant Burger King located at 100 Peter Lane, New Hope, Alabama. Positioned along US Highway 431 with exposure to over 19,000 cars per day, this freestanding location benefits from excellent visibility, easy access with multiple points of ingress and egress, and dedicated on-site parking. The site is strategically located in a growing area of North Alabama, within 20 minutes to Downtown Huntsville to the north and 20 minutes to Lake Guntersville to the south.

The property is leased to Burger King Corporate under a long-term NNN lease, offering a passive investment with zero landlord responsibilities. This location represents one of Burger King's latest prototypes, featuring modern design elements and optimized layouts for dine-in, pickup, and third-party delivery—driving strong performance across multiple revenue channels. With Burger King's operational strength and national brand recognition, this asset delivers dependable cash flow backed by one of the oldest and most recognized companies in the world.

Huntsville is one of the fastest-growing cities in the Southeast, supported by strong military, aerospace, technology, and engineering sectors. The city is ranked as one of the most educated in the United States, with nearly 50% of residents holding a bachelor's degree or higher.

This Burger King location benefits from the expanding population and wealthy local economy, positioning the asset for future growth and long-term viability. This offering represents an ideal opportunity for investors seeking a stable, income-producing asset in a high-growth market with a national corporate tenant.

PROPERTY **DETAILS**

LOCATION INFORMATION

Building Name	Corporate Burger King
Street Address	100 Peter Ln
City, State, Zip	New Hope, AL 35760
County	Madison

BUILDING INFORMATION

Building Size	3,470 SF
NOI	$100,000.00
Cap Rate	6.0
Occupancy %	2018 / 2025

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Absolute Net Leased
Zoning	B-2
Lot Size	1.2 Acres
APN #	105821, 85408

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	45

PARCEL **VIEW**

BURGER KING

BURGER KING

TENANT **OVERVIEW**

Burger King is one of the world's largest and most recognizable fast-food chains, founded in 1954 in Miami, Florida. Known for its flame-grilled burgers—especially the iconic Whopper—Burger King has established a global presence with thousands of restaurants in over 100 countries. The brand competes primarily with other major fast-food players like McDonald's and Wendy's, offering a menu that includes burgers, chicken sandwiches, fries, salads, and breakfast items. Its slogan, "Have it your way," emphasizes customization and customer choice.

Over the years, Burger King has undergone several changes in ownership and strategy to stay relevant in the fast-evolving quick-service industry. The company has embraced digital innovation, expanded delivery options, and introduced plant-based alternatives like the Impossible Whopper to cater to changing consumer preferences. Marketing campaigns often feature bold, edgy themes designed to attract younger demographics.

Despite facing stiff competition, Burger King continues to maintain a strong brand identity and a loyal customer base worldwide.

Company:	Burger King Company (RBI)
Founded:	1954
Locations:	6,606 locations in the United States 19,384 Globa
Total Revenue:	$1.45 billion
Net Income:	Corporate
Headquarters:	Miami, FL
Website:	https://www.bk.com/
Ticker:	QSR (NYSE)

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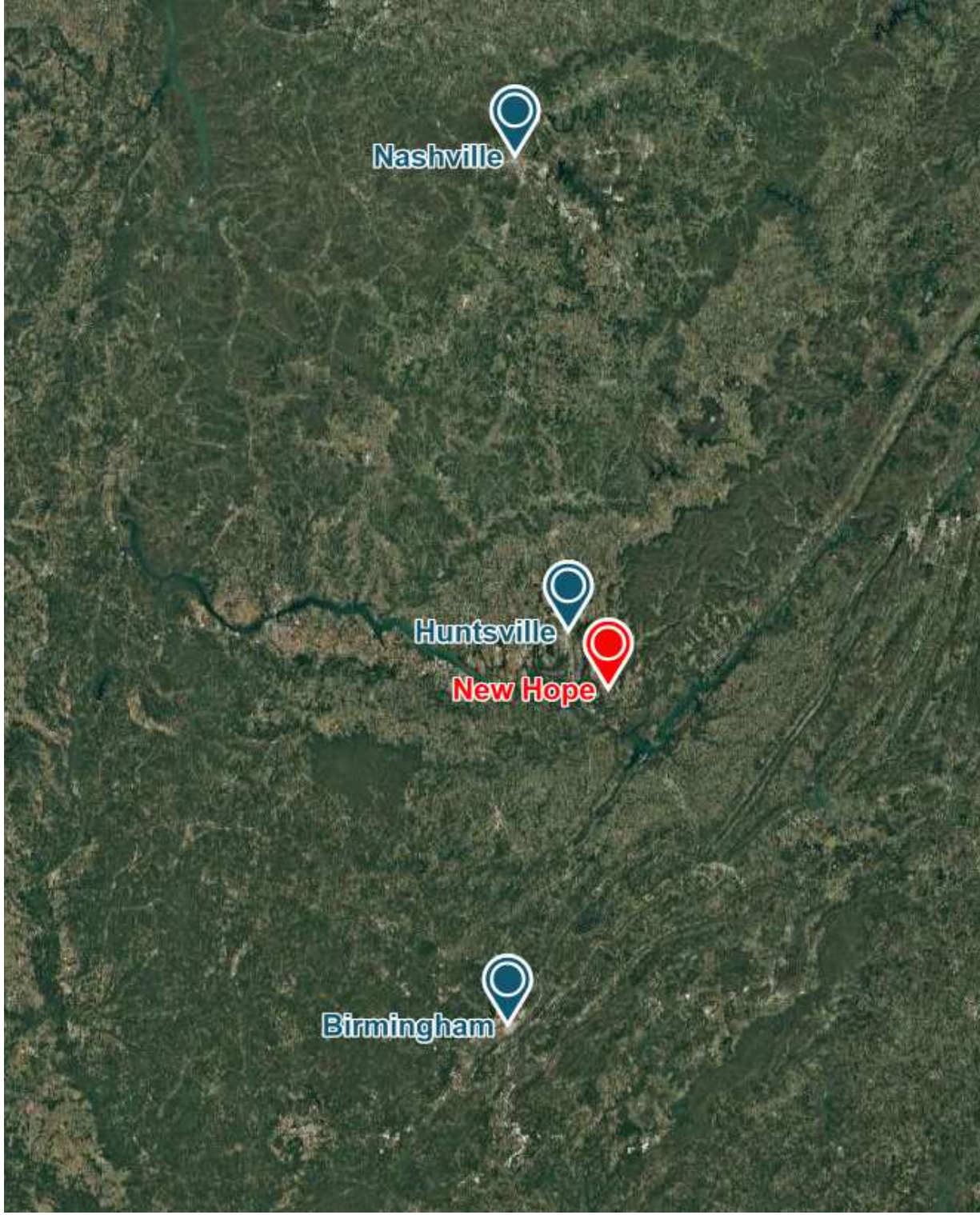
LOCATION **OVERVIEW**

ABOUT NEW HOPE

New Hope, Alabama, is a charming small city nestled in southeastern Madison County, just a short drive from the bustling tech and aerospace hub of Huntsville. Its strategic location along U.S. Route 431 offers residents convenient access to both urban amenities and the scenic beauty of nearby natural areas like Guntersville Lake. Originally established in the 1800s, the city has a rich history of resilience and community spirit, evident in its name, which symbolizes optimism and renewal after being rebuilt following destruction during the Civil War.

The local economy in New Hope is diverse and steadily growing. Key sectors include professional services, healthcare, retail, and manufacturing, which together provide a solid employment base for residents. With a median household income of over $71,000 and a low unemployment rate, the community enjoys economic stability. Additionally, the city is poised for future growth, with job expansion projected to outpace national trends over the next decade, making it an attractive place for both professionals and entrepreneurs.

New Hope also offers an affordable and high-quality lifestyle. Housing costs are well below the national average, and the overall cost of living is low, allowing residents to enjoy a comfortable standard of living without financial strain. With its blend of small-town warmth, economic opportunity, and access to natural and urban resources, New Hope stands out as a welcoming and promising place to live, work, and raise a family.



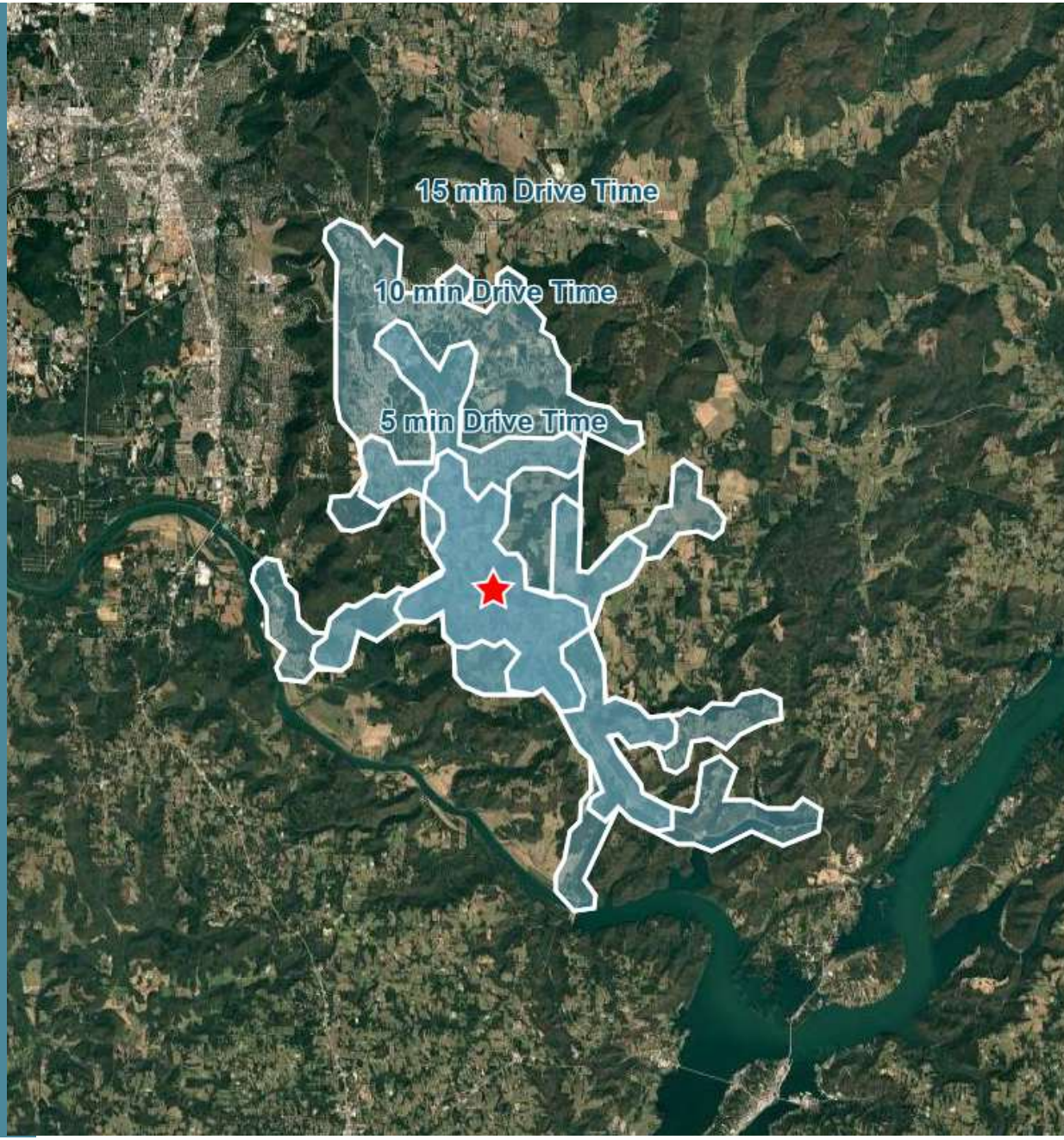
AERIAL **NORTH**

AERIAL **SOUTH**

DRIVE **TIME DEMOGRAPHICS**

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2025	5,862	11,495	28,518
Projected Population (2030	6,427	12,871	30,947
Census Population (2020)	5,112	9,649	25,364
HOUSEHOLDS			
Estimated Households (2025)	2,281	4,438	10,916
Projected Households (2030)	2,511	4,987	11,909
Census Households (2020)	2,049	3,834	9,793
HOUSEHOLD INCOMES			
Estimated Average Household Income (2025)	$104,506	$121,910	$156,988
Estimated Median Household Income (2025)	$79,291	$95,480	$115,014

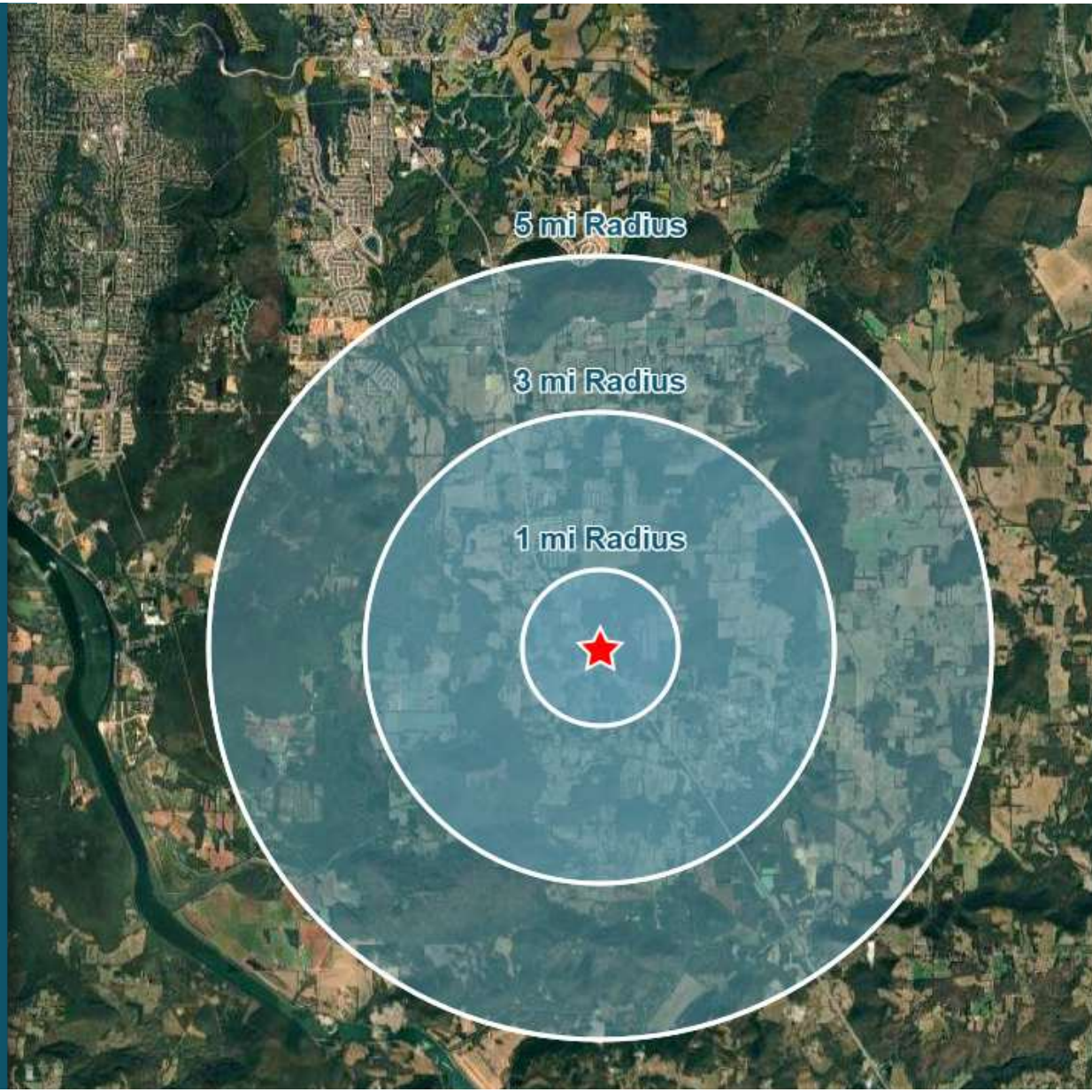


AREA **OVERVIEW**

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	1,093	6,337	10,710
Median age	40	40	41
Median age (Male)	39	39	40
Median age (Female)	42	41	41
HOUSEHOLDS & INCOME			
Total households	435	2,483	4,156
# of persons per HH	2.5	2.6	2.6
Average HH income	$99,022	$102,014	$112,129
Average house value	$287,600	$305,223	$341,734

** Demographic data derived from 2020 ACS - US Census*



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