

A photograph of a Burger King restaurant building. The building has a stone-textured upper section and a brick lower section. A large, semi-transparent Burger King logo is overlaid in the center. The logo consists of a blue circle with a yellow burger patty and the words "BURGER KING" in red. The text "Offering Memorandum" is written in white over the top part of the logo.

Offering Memorandum

2357 Main Street East Snellville, GA 30078

Harmon & Harmon
REALTORS, INC.

BURGER KING FOR SALE

2357 Main Street East Snellville, GA 30078

- **Signalized corner**
- Located near many offices (city hall, police dept)

Offer Price
\$2,000,000

Absolute triple-net Burger King Restaurant investment opportunity located in 2357 Main Street East Snellville, GA.

The restaurant was built in 1986 and completely renovated in 2018.

East Main Street experiences over 40,000 vehicles per day. Snellville is located between Atlanta and Athens, Georgia.

- **40,000+** vehicles per day
- Surrounded by other retail tenants

- **0.91 acres**
- **40 parking spaces** (approximately)



INGA HARMON 478.474.3566



www.HarmonAndHarmon.com

PROPERTY OVERVIEW

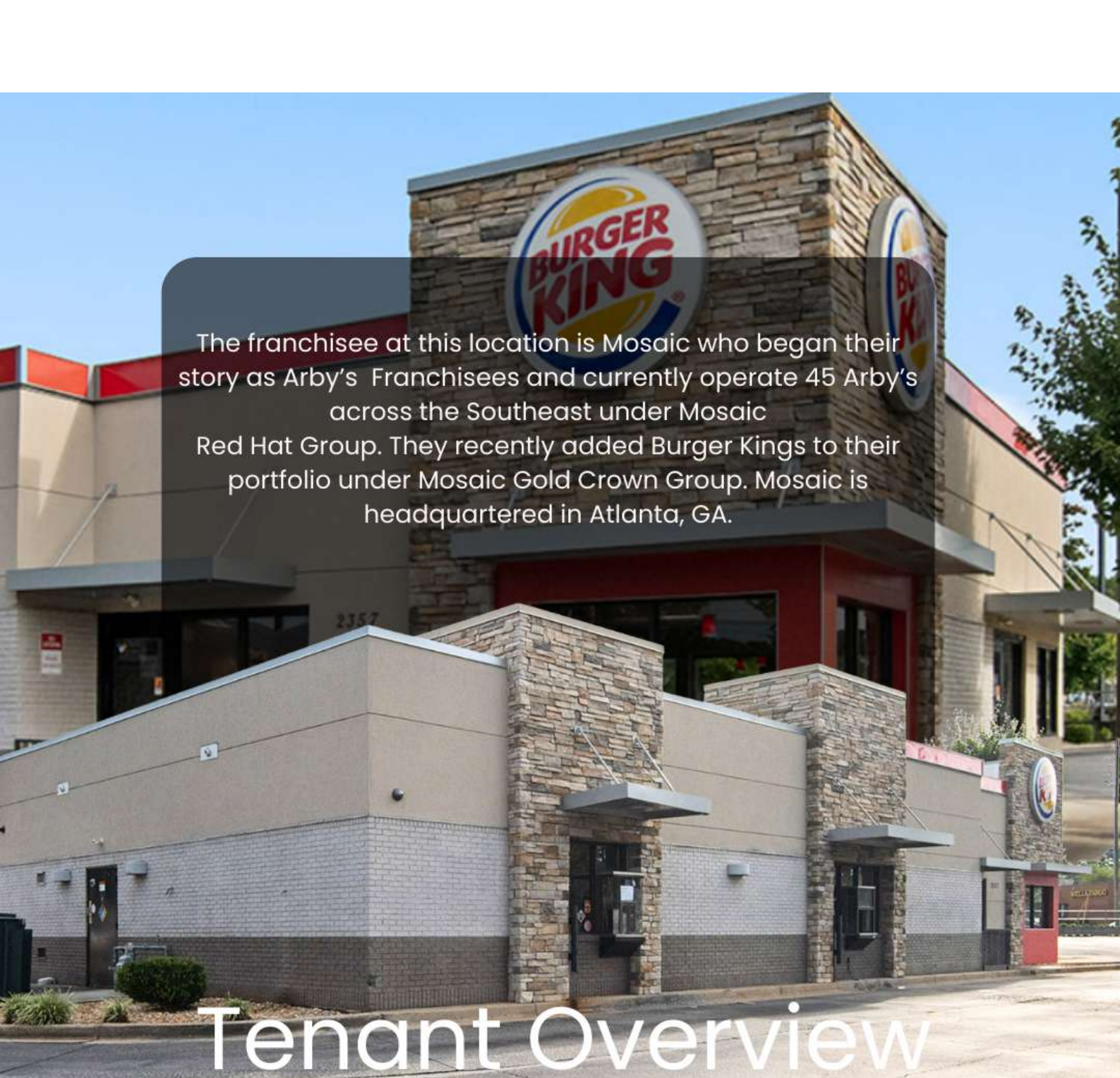
Single tenant, absolute triple-net Burger King Restaurant investment opportunity located in Snellville, GA. The property consists of approximately 0.91 acres improved with a 3,112 square foot building. The restaurant was built in 1986 and completely renovated in 2018.



This property sits on the signalized intersection of Main Street East and Wisteria Drive in the heart of Snellville. The property is surrounded by other retail tenants including, At Home, Planet Fitness, Chevron, Domino's, Wells Fargo, and Ollie's Bargain Outlet. It is also located near many offices including the Snellville city hall and the police department. East Main Street experiences over 40,000 vehicles per day. Snellville is located between Atlanta and Athens, Georgia.

- **MAIN RETAIL CORRIDOR**
- **+40,000 VEHICLES PER DAY**

- **EXPERIENCED OPERATOR**
- **SIGNALIZED CORNER**



The franchisee at this location is Mosaic who began their story as Arby's Franchisees and currently operate 45 Arby's across the Southeast under Mosaic Red Hat Group. They recently added Burger Kings to their portfolio under Mosaic Gold Crown Group. Mosaic is headquartered in Atlanta, GA.

Tenant Overview

Burger King

An American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953.. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at \$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the Canadian-based parent company named Restaurant Brands International.

FINANCIAL OVERVIEW

PRICE

\$2,000,000

RENT

\$112,336

CAP

5.6%

✓ Property Address	2357 Main Street East
✓ City, State, Zip	Snellville, GA 30078
✓ Estimated Building Size (SF)	3,112
✓ Lot Size Acres	0.9 Acres
✓ Year Built/Renovated	1986/2018
✓ Property Type	NNN Leased
✓ Ownership	Franchisee
✓ Rent Commencement Date	10/30/2018
✓ Lease Expiration	10/31/2038
✓ Lease Term Remaining	13 Years
✓ Lease Type	NNN
✓ Roof & Structure	Tenant Responsibility
✓ Options to Renew	Four 5-Year
✓ Annual Rent (Actual)	\$112,336
✓ 2023 Store Sales	\$1,401,648





LEASE SUMMARY



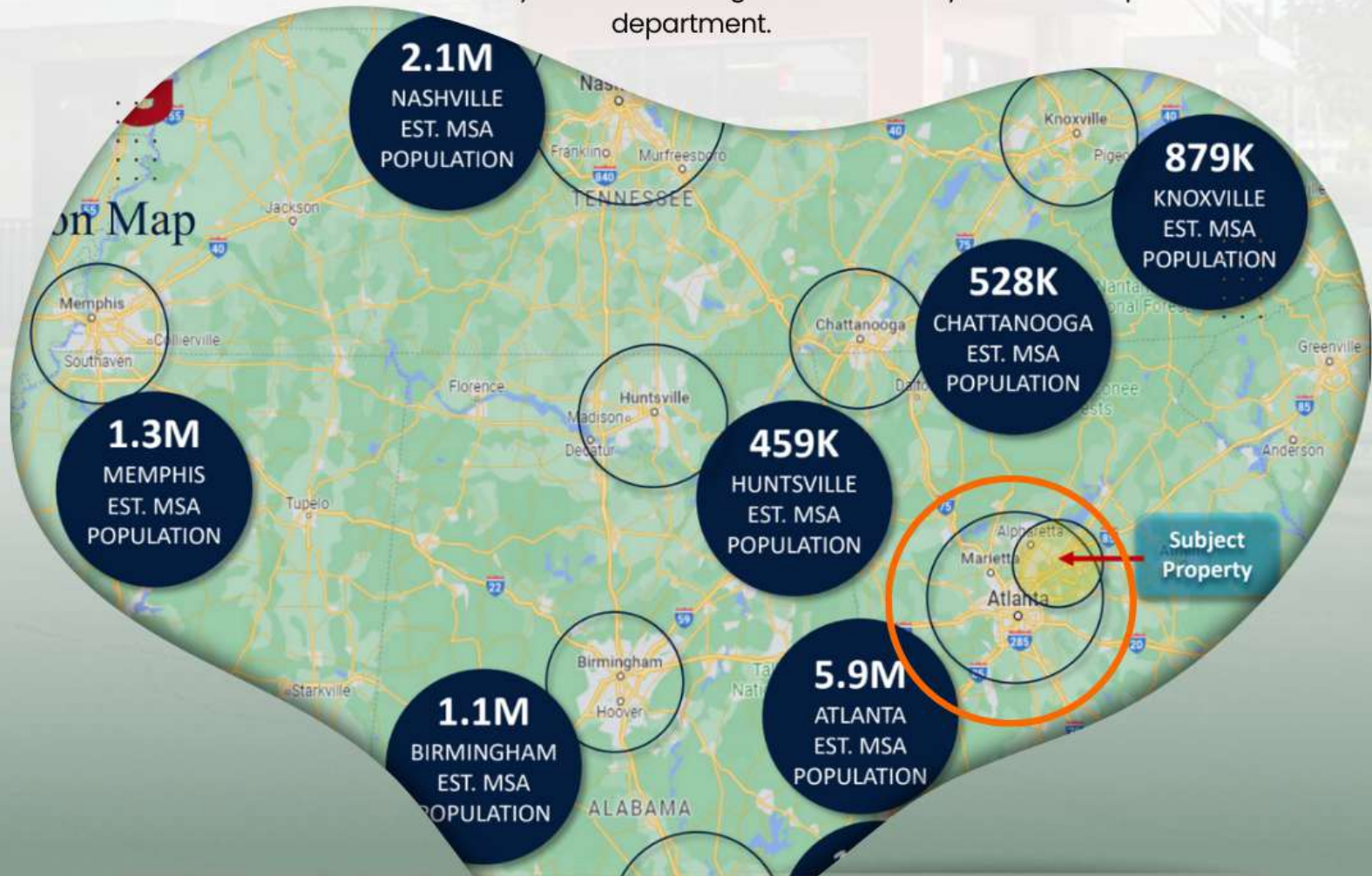
RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT	CAP RATE
✓ 10/30/2018 to 10/31/2023	\$106,987	\$8,916	-
✓ 11/1/2023 to 10/31/2028	\$112,336	\$9,361	5.6%
✓ 11/1/2028 to 10/31/2033	\$117,953	\$9,829	5.9%
✓ 11/1/2033 to 10/31/2038	\$123,851	\$10,321	6.2%
✓ First 5-Year Option	\$130,043	\$10,837	6.5%
✓ Second 5-Year Option	\$136,546	\$11,379	6.8%
✓ Third 5-Year Option	\$143,373	\$11,948	7.2%
✓ Fourth 5-Year Option	\$150,541	\$12,545	7.5%
Avg Cap Rate Over Entire Term			6.53%

BURGER KING LOCATION MAP

This property sits on the signalized intersection of Main Street East and Wisteria Drive in the heart of Snellville.

The property is surrounded by other retail tenants including, At Home, Planet Fitness, Chevron, Domino's, Wells Fargo, and Ollie's Bargain Outlet.

It is also located near many offices including the Snellville city hall and the police department.



strategic
location



future
growth



high
value

BURGER KING LOCATION OVERVIEW

Main St. East
+40,000 VPD

CHURCH
on MAIN



Snellville
Historical
Cemetery



WELLS
FARGO



POPULATION
2028 Projection

1-MILE 3-MILES 5-MILES
4,354 / 61,714 / 170,019



INCOME
2023 Average

1-MILE 3-MILES 5-MILES
\$82,160 / \$99,249 / \$103,232



HOUSEHOLDS
2028 Projection

1-MILE 3-MILES 5-MILES
1,657 / 20,717 / 56,275