OFFERING MEMORANDUM

15.5 Years Remaining on Absolute Net Lease with 10% Increases Every 5 Years
Property in Great Retail Corridor Adjacent to Lowe's, Publix and Valdosta Mall

SUBJECT PROPERTY

BURGER KING

1164 St. Augustine Rd · Valdosta, GA 31601

Marcus & Millichap
THE DELTONDO GROUP

BURGER KING

1164 St. Augustine Rd
Valdosta, GA 31601

$2,284,174
PRICE

5.75%
CAP

$131,340
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibilities	None
Year Built / Renovated	1997/2020
Building Area	2,859 SF
Land Area	0.5 AC

INVESTMENT HIGHLIGHTS

ABSOLUTE NET LEASE · NO LANDLORD RESPONSIBILITIES
The property is secured by a 20-year absolute NNN lease with 15.5 years remaining.

ATTRACTIVE RENTAL GROWTH & RENEWAL OPTIONS
10% rent increases every 5 years, with four (4) five-year renewal options.

MAJOR RETAIL CORRIDOR · ADJACENT TO LOWES, PUBLIX & VALDOSTA MALL
Adjacent to Lowe's, Publix, TJ Maxx, and Valdosta Mall, Burger King is situated in the heart of a major commercial corridor in Valdosta.

HIGH TRAFFIC · EXIT QSR ON HIGH-TRAFFIC I-75
The property is situated off Exit 18 on the I-75 corridor (61,900 VPD) on high-traffic St. Augustine Rd. (28,500 VPD)

VALDOSTA, GA
Valdosta is the 16th largest city in Georgia and is the center of the growing four-county Valdosta MSA along the I-75 Corridor.


TARGET
THE HOME DEPOT
BEST BUY
KOHL'S
HOBBY LOBBY
CATO
Steak 'n Shake
KIRKLAND'S
GOODWILL
COOK OUT
AspenDental
DISCOUNT TIRE
LOWE'S
Walmart
sam's club
Academy SPORTS + OUTDOORS
75 58,200 VPD
Lowndes HS 3,201 students
BURGER KING
COMPETE 32,952 CAPACITY
Chick-fil-A
ZAXBY'S
LONGHORN STEAKHOUSE
Cracker Barrel OLD COUNTRY STORE
OYO HOTEL
TACO BELL
T.J.maxx
OLLIE'S Bargain OUTLET
Michaels
Arby's
Saint Augustine Rd 28,500 VPD
CIRCLE K

TARGET
THE HOME DEPOT
BEST BUY
KOHL'S
VALDOSTA MALL
JCPenney
belk
ROSS DRESS FOR LESS
Banter
BED BATH & BEYOND
OLD NAVY
HomeGoods
PETSMART
HOT TOPIC
five BELOW
Buckle
EXIT 18
75
61,900 VPD
TOYOTA
Holiday Inn
Denny's
Mobil
Olive Garden
FAZOLI'S
Wendy's
DRURY INN & SUITES
HOME2 SUITES BY HILTON
Hilton HOTELS & RESORTS
TAKE 5
Publix
COUNTRY INN & SUITES
WAFFLE HOUSE
Applebees
TEXAS ROADHOUSE
Krystal
CIRCLE K
Gornto Rd
13,300 VPD
El Toreo
KFC
Arby's
TACO BELL
Exit LIQUORS
QUALITY INN & SUITES
Cracker Barrel
Ole Times
COUNTRY BUFFET & BAR-B-QUE
OYO HOTEL
TJ·maxx
OLLIE'S Bargain OUTLET
Michaels
BURGER KING
Saint Augustine Rd
28,500 VPD
LOWE'S
CHIPOTLE MEXICAN GRILL

VALDOSTA
A City Without Limits
SOUTH GEORGIA PECAN
ESTB 1913
HERITAGE GROWN THROUGH INNOVATION
Save A Lot
piggly wiggly
Hardee's
BIGFOOT
MCDONALD'S
VALDOSTA STATE UNIVERSITY
10,209 STUDENTS
Annette Howell Turner Center for the Arts
COMPOSITES ONE
SGMC HEALTH
275 BED HOSPITAL
VALDOSTA REGIONAL AIRPORT
73,500 YEARLY FLIGHT OPS
Love's
BURGER KING
FULFILLMENT CENTER COMPLEX
LOWE'S DUPONT Dillard's ups FedEx
John W. Saunders Memorial Park
TARGET KOHL'S RED LOBSTER
THE HOME DEPOT BEST BUY BAM! BOOKS-A-MILLION DOLLAR TREE
HOME2 SUITES BY HILTON mellow MUSHROOM Chick-fil-A BUFFALO WILD WINGS tropical SMOOTHIE CAFE
Saint Augustine Rd
28,500 VPD
Bojangles WAFFLE HOUSE Holiday Inn Comfort SUITES
Pizza Hut IHOP Wendy's Super 8 BY WYNDHAM Days Inn
75 61,900 VPD
Lowndes HS
3,201 students
4.2M VISITS/YR
VALDOSTA MALL
JCPenney belk ROSS DRESS FOR LESS Banter
BED BATH & BEYOND OLD NAVY HomeGoods PETSMART
HOT TOPIC five BELOW Buckle
LOWE'S OLLIE'S Bargain OUTLET T.J.maxx KIRKLAND'S
HOBBY LOBBY CATO Michaels GOODWILL
DRURY INN & SUITES Hilton BAYMONT BY WYNDHAM QUALITY INN & SUITES
FAZOLI'S Olive Garden TACO BELL TEXAS ROADHOUSE Denny's Arby's KFC Cracker Barrel
Walmart Academy SPORTS + OUTDOORS sam's club
Ashley HOMESTORE Cheddar's SCRATCH KITCHEN Hampton Inn & Suites by HILTON Fairfield BY MARRIOTT
84 41 41 31 75 75 133

BURGER KING

Burger King is a global fast-food chain renowned for its flame-grilled burgers and delicious sandwiches. Founded in 1954, the company has expanded its reach across more than 100 countries, operating over 19,250 restaurants worldwide. With its headquarters in Miami, Florida, Burger King is a subsidiary of Restaurant Brands International (RBI), a multinational corporation that owns other well-known fast-food brands. The brand's commitment to quality ingredients, convenient service, and affordable prices has solidified its position as one of the industry leaders. Burger King offers franchisees a globally recognized brand, a proven business model, and comprehensive support in areas like training, marketing, and operations. With continuous innovation in menu development and digital engagement, the brand stays competitive and appealing worldwide.

PARENT COMPANY

Restaurant Brands International (RBI), the parent company of Burger King, Tim Hortons, Popeyes, and Firehouse Subs, reported $44.5 billion in global system-wide sales for 2024, a 5.4% increase. The company saw strong growth in comparable sales and operational income, returning approximately $1 billion to shareholders.

CORPORATE PHOTO

$1.45 B REVENUE (2024)

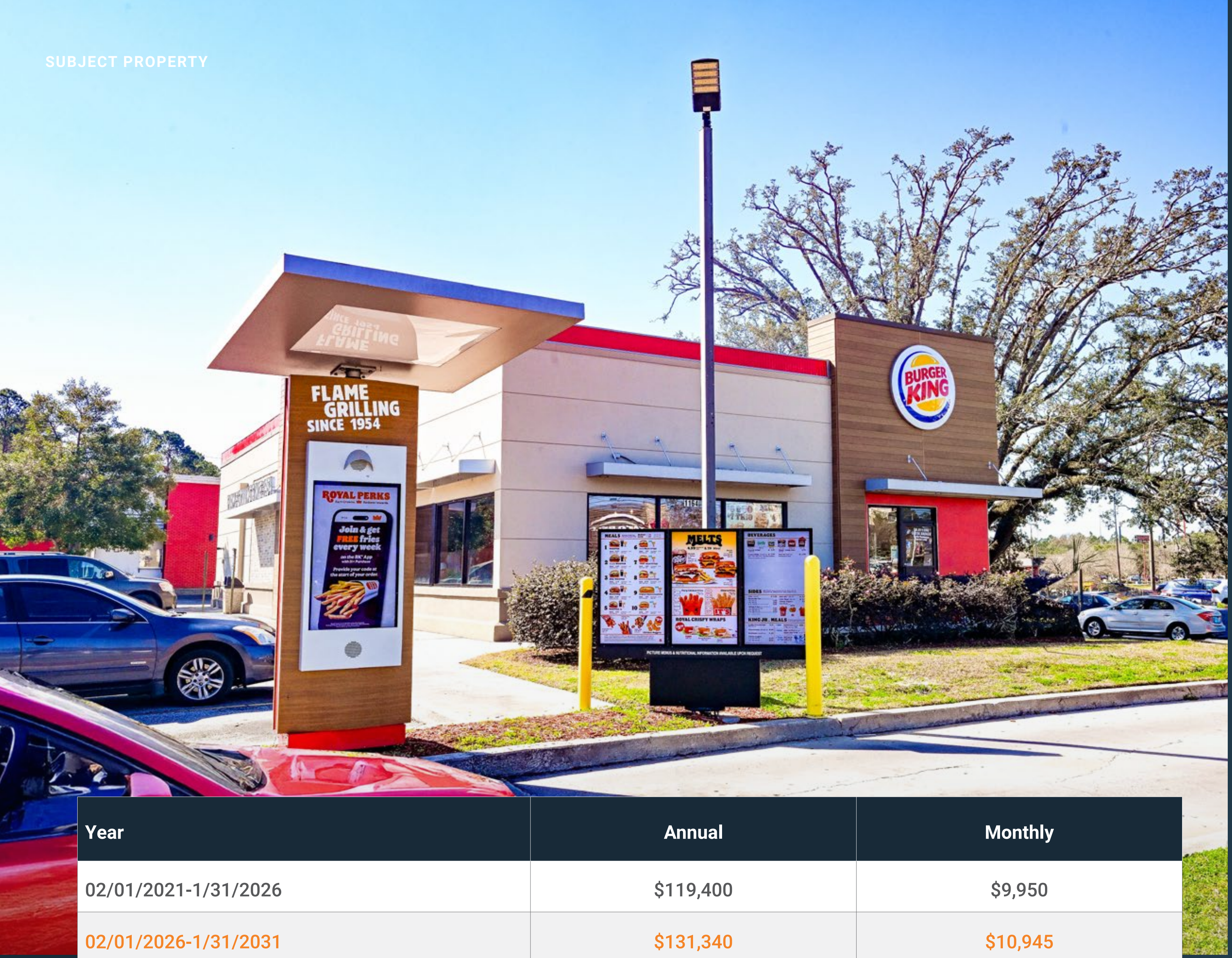
19,250+ STORES

70 YEARS IN BUSINESS

BB- S&P CREDIT RANKING

CORPORATE PHOTO

SUBJECT PROPERTY



Year	Annual	Monthly
02/01/2021-1/31/2026	$119,400	$9,950
02/01/2026-1/31/2031	$131,340	$10,945
02/01/2031-1/31/2036	$144,474	$12,039
02/01/2036-1/31/2041	$158,921	$13,243

Pricing is Based on Rent as of 2/1/2026. Difference in Rent to be Credited to Buyer at COE.

TENANT SUMMARY

Tenant	Burger King
Guaranty	6 Units
Type of Ownership	Fee Simple
Lease Type	Absolute-Net
Landlord Responsibilities	None
Rent Commencement	Feb 1, 2021
Lease Expiration	Jan 31, 2041
Term Remaining	15.5 Years
Increases	10% Every 5 Years
Options	4, 5 Year
Financial Reporting	Yes
ROFR	Yes - 10 days

VALDOSTA, GA

Valdosta, Georgia, serves as a dynamic hub in the southeastern region of the state, anchoring the four-county Valdosta Metropolitan Statistical Area (MSA) along the vital I-75 corridor. As of 2023, the Valdosta MSA boasts a population of approximately 151,118 residents, reflecting steady growth in recent years. The city itself encompasses an area of about 36.43 square miles, with a population of 55,378 as of the 2020 census. Valdosta's strategic location and robust infrastructure have established it as a prominent center for retail, industry, healthcare, and education in the region.

Valdosta State University, one of four comprehensive universities in the University System of Georgia, serves over 12,000 undergraduate and graduate students. The city is known as the "Naval Stores Capital of the World," supplying 80% of the global demand for naval stores, pine, and turpentine. The Valdosta Regional Airport supports over 73,500 aircraft operations per year. Walmart's new $350 million milk-processing facility, opening in 2025, will create 390 jobs and further strengthen the local economy.

MAJOR ECONOMIC DRIVERS

MOODY AIR FORCE BASE
23D FORCE SUPPORT SQUADRON

SUPPORTS 5,500 PERSONNEL & FAMILIES

LOWE'S

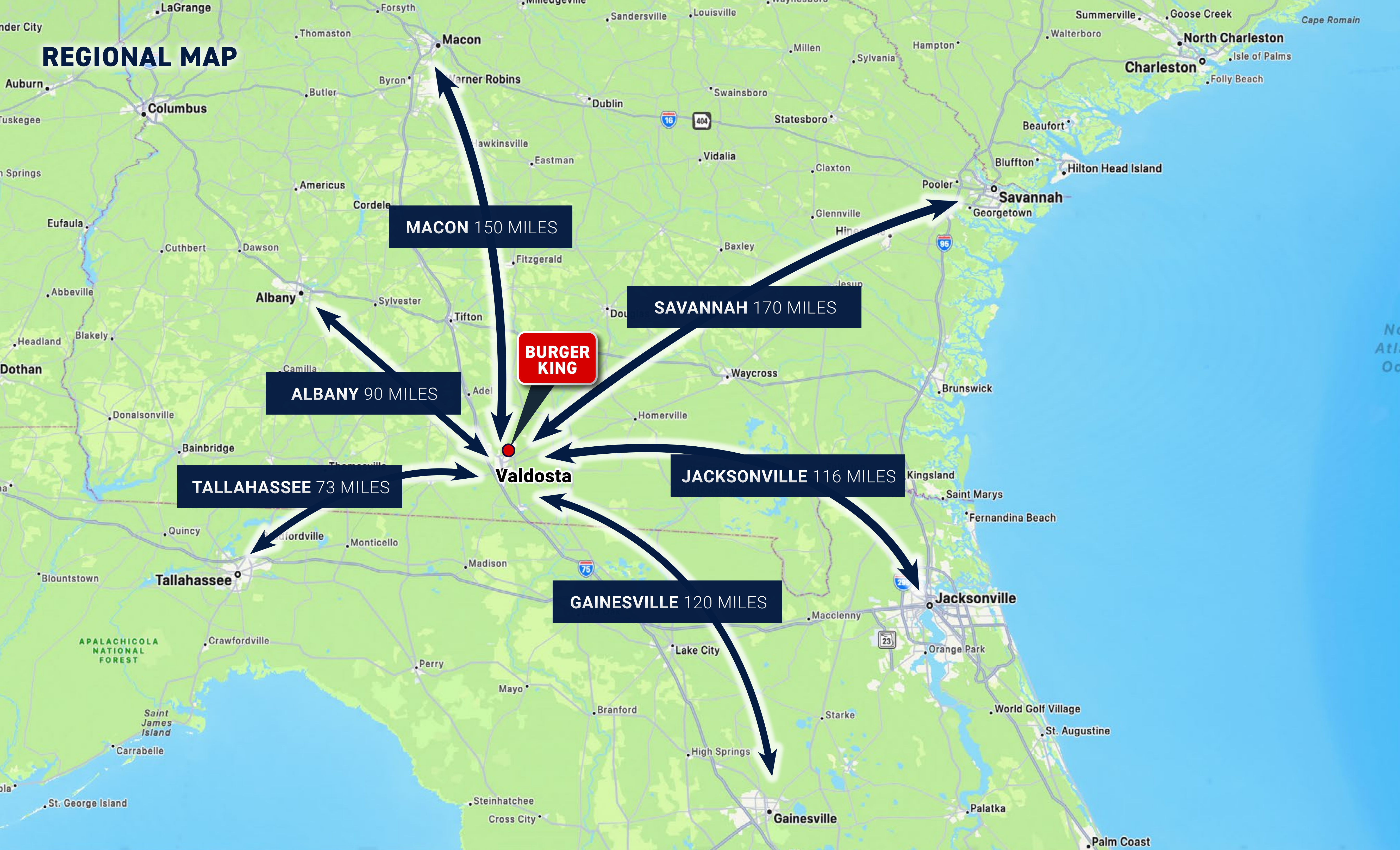
DISTRIBUTION CENTER 1,000 EMPLOYEES

151,118
MSA POPULATION

12,000
VALDOSTA STATE STUDENTS

$557M
IMPACT MOODY AIR FORCE BASE

$5.99B
GROSS DOMESTIC PRODUCT (MSA)


REGIONAL MAP
MACON 150 MILES
SAVANNAH 170 MILES
ALBANY 90 MILES
BURGER KING
TALLAHASSEE 73 MILES
Valdosta
JACKSONVILLE 116 MILES
GAINESVILLE 120 MILES
Macon
Warner Robins
Columbus
Albany
Tifton
Savannah
Charleston
North Charleston
Waycross
Brunswick
Jacksonville
Tallahassee
Gainesville
Dothan
APALACHICOLA NATIONAL FOREST

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