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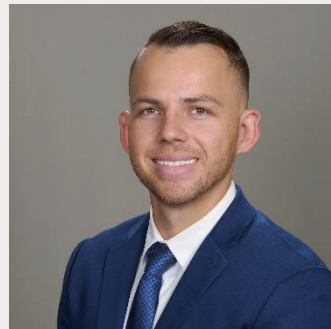
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# INVESTMENT OVERVIEW





## PROPERTY OVERVIEW

**PRICE: \$2,300,836****CAP RATE: 5.50%****About The Investment**

Prime Net Lease is pleased to exclusively offer a 2,887-square-foot Burger King situated on 0.82 acres in Shreveport, Louisiana. Burger King's 15-year absolute NNN lease with 5% rent escalations every 5 years commenced in August 2017. The lease is guaranteed by Tennessee Quality, LLC., which operates 120 Burger King locations and is a subsidiary of Cambridge Franchise Holdings which is one of the fastest growing and most profitable Burger King franchisees. The property is located with excellent access and visibility on Youree Drive (Traffic Count: 22,000 VPD), which is a main thoroughfare

for the region and provides direct access to Downtown Shreveport (8.5 miles to the north). The property is located across Youree Drive from a critical mass of single family and multifamily homes. Burger King benefits from its location within the area's premier retail and commercial corridor with 5 Million SF of retail, 1.6 Million SF of industrial and 5,319 multifamily units within a 3-mile radius. Other retailers with a presence in the immediate vicinity include Walmart Supercenter, Sam's Club, Lowe's, Target, Belk, Dick's Sporting Goods, Hobby Lobby, Kohl's, Ashley Furniture, PetSmart, Belk, JC Penny, Petco, Whole Foods, Kroger, World Market, Pier 1 Imports, Bed Bath & Beyond, Bath & Body Works, Office Depot, Marshalls, Haverty's, and Best Buy among many others. Further, the property benefits from its location near some of the area's main points of interest including 4,383-student Louisiana State University – Shreveport (0.5 miles northeast), 154-bed Christus Shreveport-Bossier Health System (1-mile northwest), and the 119-bed WK Pierremont Health Center allowing for a high traffic volume and a substantial built-in customer base.

**ANNUALIZED OPERATING DATA**

<b>Annual Rent:</b>	<b>126,546.00</b>
<b>Expenses:</b>	NNN
<b>NOI:</b>	<b>\$126,546.00</b>

**PROPERTY HIGHLIGHTS**

- 13.0 years remaining on an Absolute NNN Lease!
- New Construction!
- Excellent Access and Visibility!
- Densely Populated Area!
- Strong Demographics!
- Largest Franchise of Burger Kings in the US (1,024 Stores)
- Premier Retail Corridor!

**LEASE ABSTRACT**

Tenant:	Carrol's Corp.
Lease Commencement:	August 2017
Lease Expiration:	August 2032
Rent Increases:	5% every 5 years
Type of Ownership:	Fee Simple
No. of Tenant Locations:	1,084

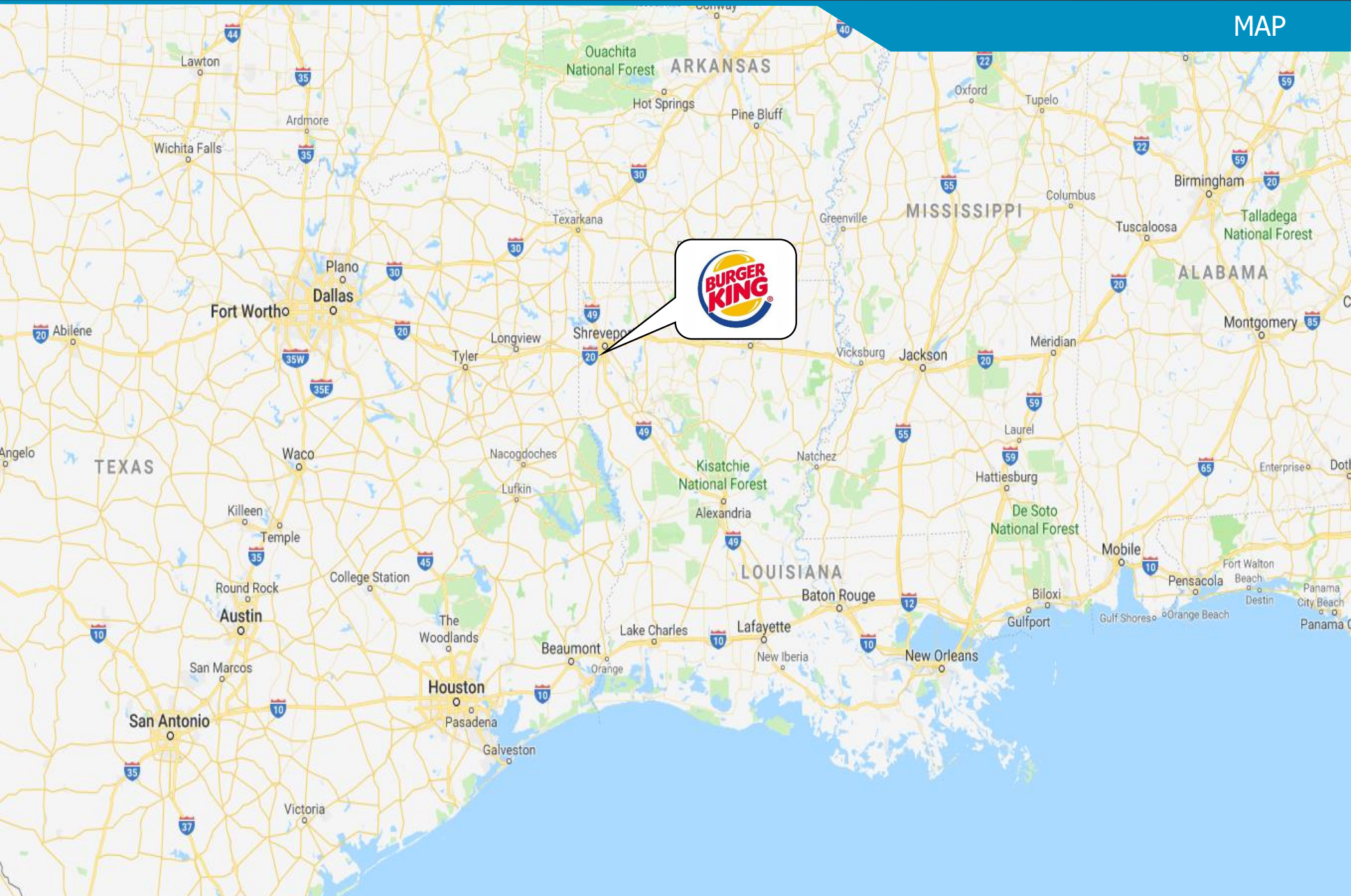
**PROPERTY INFORMATION**

Address	8776 Youree Drive
Offering Price	\$2,300,836
Price / SF	\$796.96
Cap Rate	5.50%
Net Operating Income	\$126,546
Year Built	2017
Rentable Square Feet	2,887
Land Area	0.82 Acres

PROPERTY PHOTOS

















# FINANCIAL ANALYSIS



## OFFERING SUMMARY

THE OFFERING	
Property	Burger King
Property Address	8776 Youree Drive Shreveport, LA 71115
Price	\$2,300,836
Capitalization Rate	5.50%
Price/SF	\$796.96

PROPERTY DESCRIPTION	
Year Built / Renovated	2017
Gross Leasable Area	2,887
Zoning	Commercial
Type of Ownership	Fee Simple

LEASE SUMMARY	
Property Subtype	Retail
Tenant	Carrol's Corp.
Rent Increases	5% in Option Period
Guarantor	Franchise Guarantee
Lease Type	Absolute NNN
Lease Commencement	08/15/2017
Lease Expiration	08/31/2032
Lease Term	15
Term Remaining on Lease (Years)	13
Renewal Options	3 - Five Year Options
Landlord Responsibility	None
Tenant Responsibility	Absolute NNN
Right of First Refusal	Yes

## FINANCIAL ANALYSIS

ANNUALIZED OPERATING INFORMATION	
INCOME	
Net Operating Income	\$126,546

RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$126,546	\$10,545.50	\$3.65
08/15/2022	\$132,873	\$11,072.75	\$3.84
08/15/2027	\$139,517	\$11,626.42	\$4.03
08/15/2032*	\$146,493	\$12,207.75	\$4.23
08/15/2037*	\$153,817	\$12,818.08	\$4.45
08/15/2042*	\$161,508	\$13,459.00	\$4.66
08/15/2047*	\$169,583	\$14,131.92	\$4.90

\* Denotes option period



# MARKET OVERVIEW



- **Shreveport** is a city in the U.S. state of Louisiana. It is the most populous city in the Shreveport-Bossier City metropolitan area, the third most-populous metropolitan area in Louisiana and 123rd in the United States. Shreveport ranks 126th in the U.S. and third in Louisiana after New Orleans and Baton Rouge. The bulk of the city is in Caddo Parish, of which it is the parish seat. Shreveport extends along the west bank of the Red River (most notably at Wright Island, the Charles and Marie Hamel Memorial Park, and Bagley Island) into neighboring Bossier Parish. Shreveport and Bossier City are separated by the Red River. The population of Shreveport was 199,311 as of the 2010 U.S. Census.[The United States Census Bureau's 2017 estimate for the city's population decreased to 192,036.
- It was founded in 1836 by the Shreve Town Company, a corporation established to develop a town at the juncture of the newly navigable Red River and the Texas Trail, an overland route into the newly independent Republic of Texas. Prior to Texas becoming independent, this trail entered Mexico. The city grew throughout the 20th century and, after the discovery of oil in Louisiana, became a national center for the oil industry. Standard Oil of Louisiana (absorbed by Standard Oil of New Jersey and now part of ExxonMobil) and United Gas Corporation (now part of Pennzoil) were headquartered in the city.
- Shreveport is the educational, commercial and cultural center of the Ark-La-Tex region, where Arkansas, Louisiana, and Texas meet. It is the location of Centenary College of Louisiana, Louisiana State University Shreveport, Louisiana Tech University Shreveport, Southern University at Shreveport, and Louisiana Baptist University. Its neighboring city Bossier is the location of Bossier Parish Community College. Companies with significant operations or headquarters in Shreveport are AT&T, Chase Bank, Regions Financial Corporation and APS Payroll.
- As of the 2010 census, the population of Shreveport was 199,311. The racial and ethnic composition of the population was 54.70% Black or African American, 41.16% White, 1.0% Native American, 2.0% Asian, 1.2% from some other race and 1.5% from two or more races. 6.5% of the population was Hispanic or Latino of any race.
- There were 91,501 households, out of which 30.1% had children under the age of 18 living with them, 38.3% were married couples living together, 21.5% had a female householder with no husband present, and 35.9% were non-families. 30.8% of all households were made up of individuals, and 10.9% had someone living alone who was 65 years of age or older. The average household size was 2.48 and the average family size was 3.12. Population ages ranked as follows: 26.9% under the age of 18, 10.7% from 18 to 24, 27.4% from 25 to 44, 21.1% from 45 to 64, and 13.9% who were 65 years of age or older. The median age was 34 years. The median income for a household in the city was \$30,526, 72.4% of the national median of \$42,148, and the median income for a family was \$37,126. Males had a median income of \$31,278 versus \$21,659 for females. The per capita income for the city was \$17,759. About 18.7% of families and 22.8% of the population were below the poverty line, including 33.3% of those under age 18 and 16.3% of those age 65 or over.





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