

OFFERING MEMORANDUM.

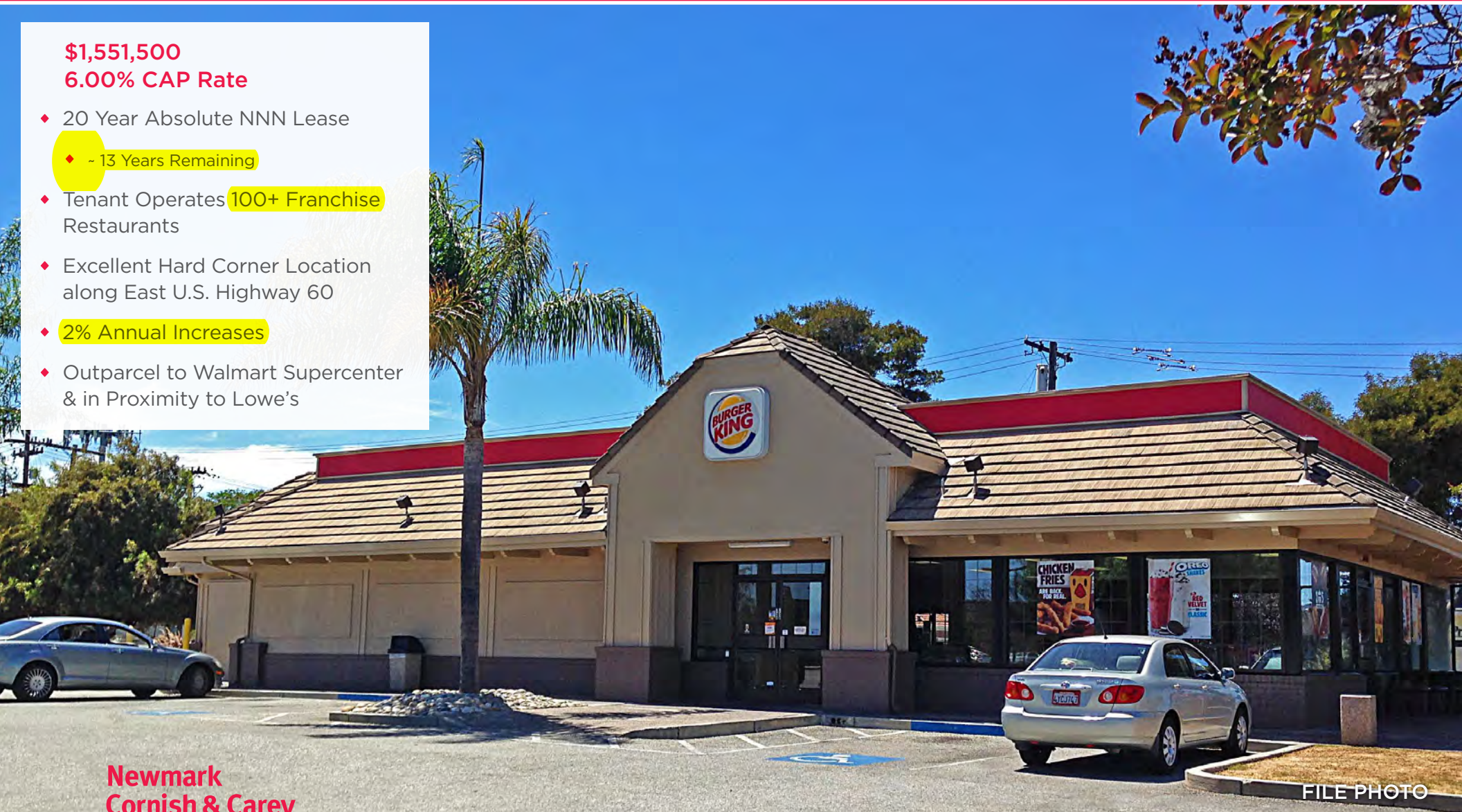


TheMaffiaTeam

Burger King Monett, MO

\$1,551,500
6.00% CAP Rate

- ◆ 20 Year Absolute NNN Lease
 - ◆ - 13 Years Remaining
- ◆ Tenant Operates 100+ Franchise Restaurants
- ◆ Excellent Hard Corner Location along East U.S. Highway 60
- ◆ 2% Annual Increases
- ◆ Outparcel to Walmart Supercenter & in Proximity to Lowe's



**Newmark
Cornish & Carey**
Leased Investment Group

This property is listed in conjunction with Missouri-licensed real estate broker Newmark Southern Region, LLC

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FILE PHOTO



Disclaimer

Newmark Cornish & Carey (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Property Overview

Location

The property is located at 875 East U.S. Highway 60 in Monett, Missouri.

Lot Size

Approximately 1.03 acres, or 44,867 square feet.

Improvements

Construction was completed in 2006 of an approximately 3,619 square foot quick-service restaurant building with drive thru for **Burger King**. There is ample parking on site.

Lease

Leased to **EYM King of Missouri, LLC**, and guaranteed by **EYM King, L.P.**, for 20 years from November 2008 to November 2028 at a current annual net rent of \$91,264. There are four five-year options to renew the lease. The rent increases by 2% annually throughout the initial term and 1.5% during the option periods. The next annual rent increase will occur on November 6, 2015 to \$93,090. The lease is absolute net, with the tenant responsible for all taxes, insurance, and maintenance, including roof and structure.

Annual Rent

Year	Rent	Return
1 (Current Income)	\$91,264	n/a
2 (Capitalized Rent)	\$93,090	6.00%
3	\$94,951	6.12%
4	\$96,850	6.24%
5	\$98,787	6.36%
6	\$100,763	6.49%
7	\$102,778	6.62%
8	\$104,834	6.75%
9	\$106,930	6.89%
10	\$109,069	7.03%
11	\$111,250	7.17%
12	\$113,475	7.31%
13	\$115,745	7.46%
Options 1-4	1.5% annual increases	

*The price is capitalized on the rent effective November 2015. Seller will escrow any difference in rent at close of escrow.

Price: \$1,551,500 (6.00% Return)

Right of First Refusal

Tenant shall have the right of first refusal to purchase the property on the same terms and conditions as those of any bona fide offer received by the landlord within 15 days after receiving notice of such offer.

Financing

The property will be delivered free and clear of permanent financing.



Tenant Information



EYM King of Missouri, LLC, a subsidiary of **EYM Group, Inc.**, is a Dallas based company that is an operator of **Burger King** franchises. EYM Group, Inc., maintains multi-brand domestic operations that include Burger King, Denny's, and McDonald's franchised restaurants. EYM King of Missouri, LLC, purchased a portfolio of 32 Burger King restaurants located in Missouri from the assignor of the lease, Strategic Restaurants Acquisition Company II, LLC, in 2015. In total, with the acquisition of these recent Burger King Restaurants, EYM Group, Inc., operates and owns nearly 100 franchised restaurants.

Burger King is a global chain of hamburger fast food restaurants headquartered in unincorporated Miami-Dade County, Florida. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original "Home of the Whopper", Burger King's commitment to premium ingredients, signature recipes and family-friendly dining experiences is what has defined the brand for more than 50 successful years.

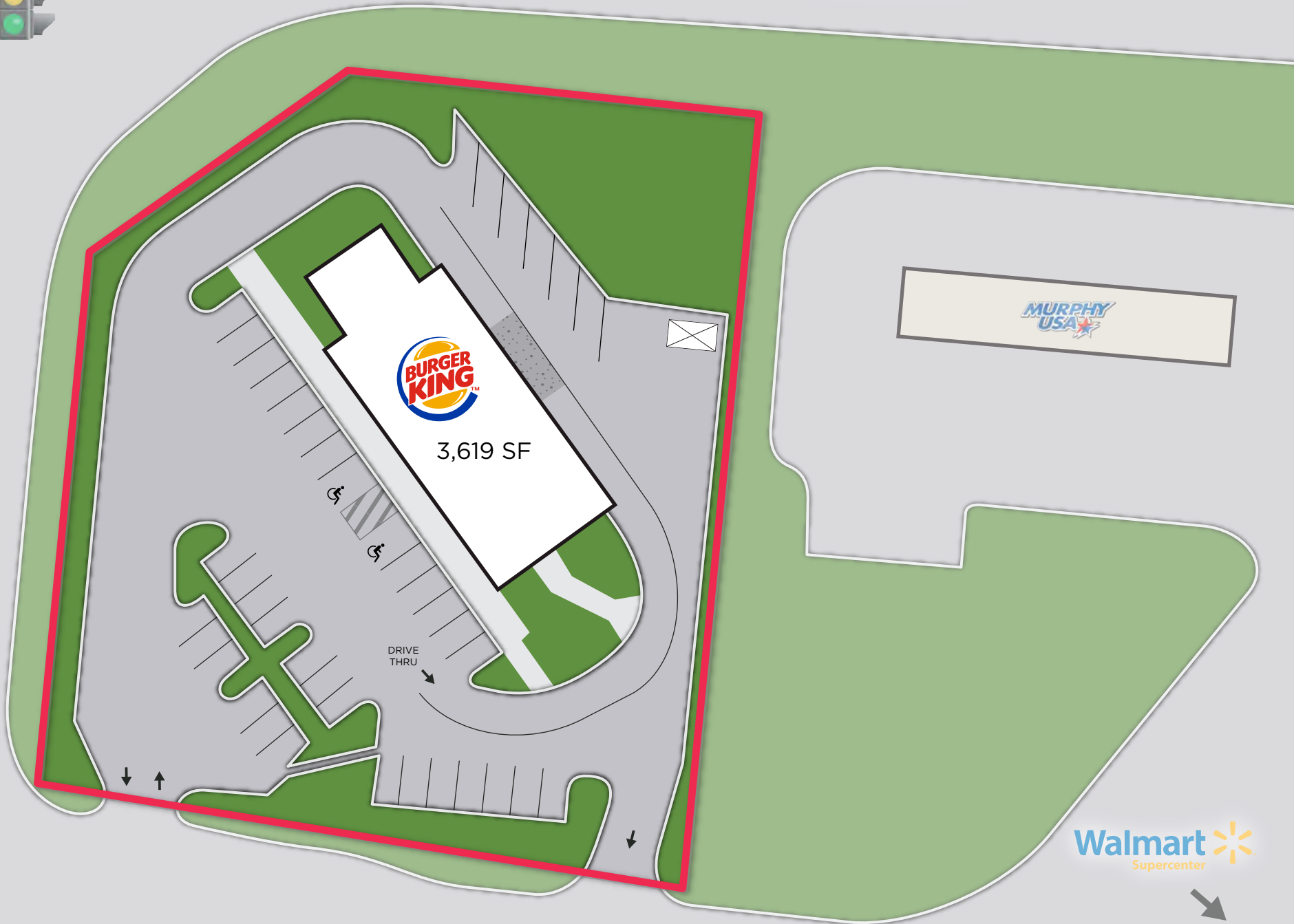
In late 2010, 3G Capital of Brazil acquired a majority stake in BK in a deal valued at \$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with Canadian-based doughnut chain Tim Hortons under the auspices of a new Canadian-based parent company, Restaurant Brands International. Every day, more than 11 million guests visit one of the more than 13,000 Burger King restaurants located throughout 79 countries; of these, 66 percent are in the United States and 99 percent are privately owned.

Site Plan



/ EAST HIGHWAY 60

BIRDIE LANE



Aerial | Close-Up View

Walmart
Supercenter



(10,922 AADT)



Community National Bank

Miracle Recreation Equipment



Birdie Ln

DOLLAR GENERAL

Aerial | Distant View



Monett Middle School

Monett High School

Downtown



Monett YMCA



(10,922 AADT)



Windmill Ridge Golf Course



Birdie Ln



About the Area

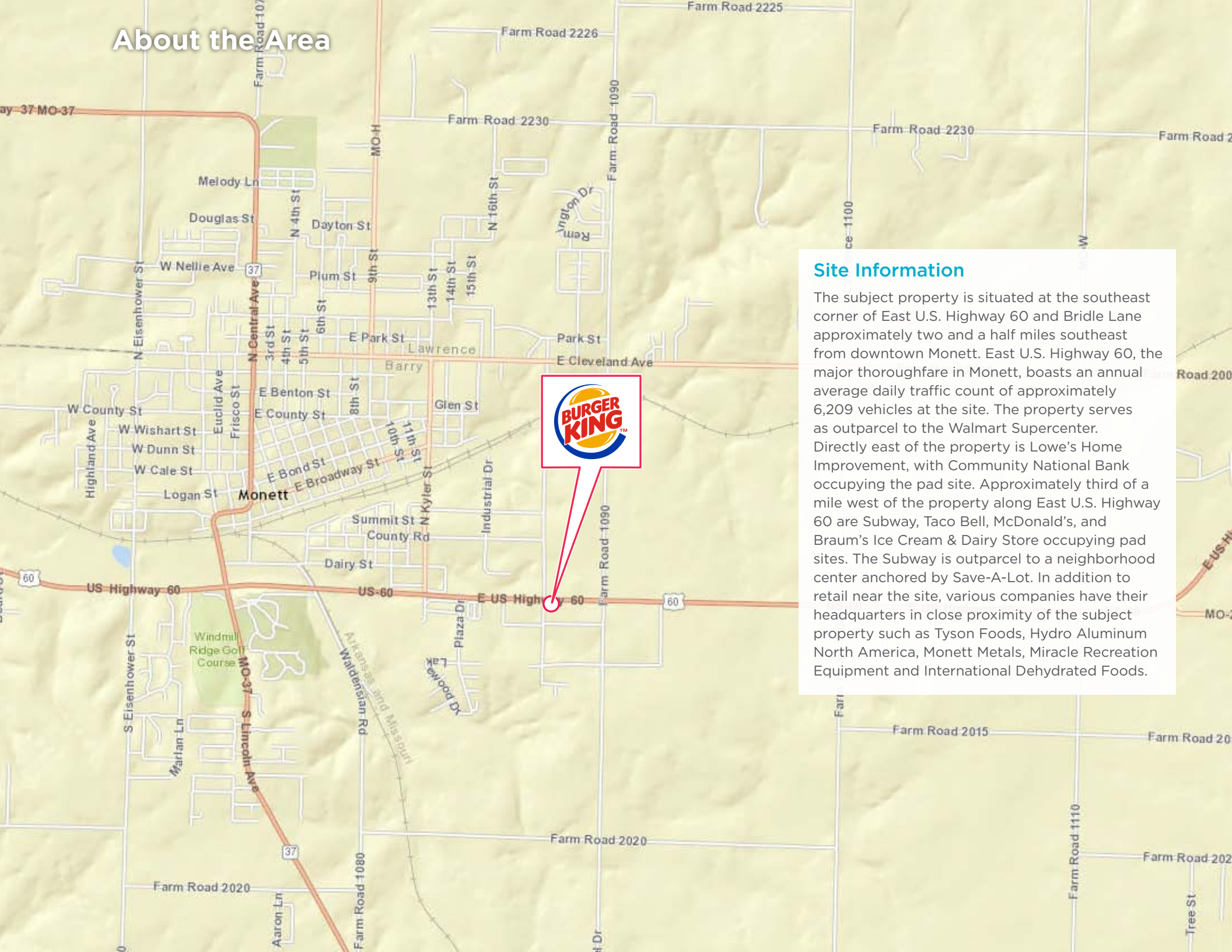


General Overview

Monett is a city in Monett Township in Barry County and Pierce Township in Lawrence County. With a population of 8,873, Monett is 42 miles southwest of Springfield and 39 miles southeast of Joplin. The city of Monett has several important and converging rail and highway transportation routes that conveniently connects the community with the greater southwest Missouri, northeast Oklahoma, and northwest Arkansas areas. It is located at the junction of two railroad lines; one south into Arkansas and one east-west into Oklahoma. The city of Monett also has convenient accessibility to major highways; Highway 60 runs through the southern side of Monett going from Neosho to Springfield, Missouri, and intersects Highway 37 south of downtown at South Park. From this intersection Highway 37 continues north past downtown Monett and connects to Interstate 44.

Furthermore, the city has seen quite a rapid growth over the last few years. This community is driven primarily by its industrial sector. Monett is headquarters for EFCO, a major manufacturer of custom windows, and Jack Henry and Associates, Inc., one of the fastest growing and largest suppliers of integrated computer systems for banks and other financial institutions. Other companies with facilities in Monett include Tyson Foods, International Dehydrated Foods, Inc., Schreiber Foods, Miracle Recreation Equipment, and Dairy Farmers of America to name a few.

About the Area



Site Information

The subject property is situated at the southeast corner of East U.S. Highway 60 and Bridle Lane approximately two and a half miles southeast from downtown Monett. East U.S. Highway 60, the major thoroughfare in Monett, boasts an annual average daily traffic count of approximately 6,209 vehicles at the site. The property serves as outparcel to the Walmart Supercenter. Directly east of the property is Lowe's Home Improvement, with Community National Bank occupying the pad site. Approximately third of a mile west of the property along East U.S. Highway 60 are Subway, Taco Bell, McDonald's, and Braum's Ice Cream & Dairy Store occupying pad sites. The Subway is outparcel to a neighborhood center anchored by Save-A-Lot. In addition to retail near the site, various companies have their headquarters in close proximity of the subject property such as Tyson Foods, Hydro Aluminum North America, Monett Metals, Miracle Recreation Equipment and International Dehydrated Foods.



Demographics



875 East U.S. Highway 60 in Monett, MO 65708

	5 Miles	10 Miles	15 Miles
Population Summary			
2010 Total Population	12,557	23,032	47,172
2015 Total Population	12,533	23,171	47,579
2020 Total Population	12,522	23,248	47,964
2015-2020 Annual Rate	-0.02%	0.07%	0.12%
Average Household Income			
2015	\$48,330	\$50,267	\$52,531
2020	\$53,890	\$56,118	\$58,553
Median Home Value			
2015	\$133,382	\$130,201	\$116,530
2020	\$143,294	\$141,757	\$130,434

Major Employers in Southwest Missouri

- Tyson Foods
- Jack Henry & Associates
- Miracle Recreation Equipment Company
- Sapa Extrusions
- Nuta-Blend LLC
- Premiere Turbines
- Schreiber Foods
- H.E. Williams Inc.
- Americold Logistics
- Leggett & Platt, Inc.



FILE PHOTO

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