



Burger King

\$520,000 | 6.00% CAP

119 US Highway 425 South, Monticello, Arkansas 71655

- ✓ Absolute NNN Lease – 475 Unit Burger King Franchisee
- ✓ Over 30yrs Operating History – Priced Below Replacement Cost
- ✓ Trade Area is Supported by Surrounding Retailers Such as Walmart Supercenter, Walgreens, Subway, & Many More
- ✓ Two Miles From The University of Arkansas at Monticello (2,717+ Students)
- ✓ Monticello, AR is 43 Miles South of Pine Bluff, AR and 144 Miles Southwest of Memphis, TN

Every day, more than **11 million guests** visit **Burger King** restaurants around the **world**. And they do so because their restaurants are known for serving **high-quality**, great-tasting, and **affordable food**.



INVESTMENT OVERVIEW

BURGER KING MONTICELLO, AR

File Photo



CONTACT FOR DETAILS

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AR Broker of Record:
Henry Kelley

License #: EB00005649

\$520,000

6.00% CAP

NOI

\$31,212

Building Area

±1,764 SF

Land Area

±0.64 AC

Year Built

1992

Lease Type

NNN

Occupancy

100%

- ✓ **5-Year Absolute NNN Lease – 475 Unit Burger King Franchisee**
- ✓ **Subject Property is Located on US Highway 425 South (6,100+ VPD)**, a north-south route running through the southeastern part of the state. The highway provides a significant corridor for travel through agricultural and rural areas, connecting small towns and communities.
- ✓ **Strong Retail Corridor** - The immediate trade area is supported by surrounding retailers such as Walmart Supercenter, Walgreens, Subway, Take 5, Taco Bell, McDonald's, Wendy's, Dollar General, and more.
- ✓ **Two Miles From The University of Arkansas at Monticello (2,717+ Students)** a public university that is part of the University of Arkansas System. They are known for providing higher education opportunities to southeastern Arkansas and surrounding regions.
- ✓ **Monticello, AR, in Drew County, is 43 Miles South of Pine Bluff, AR and 144 Miles Southwest of Memphis, TN.** The city of Monticello is the one of the largest towns in Southeast Arkansas, it is the marketplace hub for our county and all the surrounding counties. Monticello has a 2024 population of 7,930.
- ✓ **Burger King is the 2nd Largest Fast Food Hamburger Chain in the World.** They operate around 19,000 restaurants worldwide, with 6,700+ in the United States and 12,300+ in other countries. The company was founded in 1954 and is headquartered in Miami, FL.
- ✓ **GPS Hospitality is a Leading Franchisee in the QSR Industry**, known for its dynamic portfolio that includes Burger King, Popeyes Louisiana Kitchen, and Pizza Hut locations. Operating over 475 locations and employing over 10,000 people, they have a revenue of over \$540 million.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

BURGER KING MONTICELLO, AR

Burger King

Lessee: GPS Hospitality Partners

Guarantor: GPS Hospitality Partners

REVENUE

GPS: 540M

LOCATIONS

GPS: 475



[bk.com](https://www.bk.com)

Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original Home of the Whopper, their commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined their brand for more than 50 successful years.

GPS Hospitality, based in Atlanta, Georgia, is a **leading franchisee** in the quick-service restaurant industry, known for its **dynamic portfolio** that includes Burger King, Popeyes Louisiana Kitchen, and Pizza Hut locations. Founded in **2012** by industry veteran Thomas A. Garrett, the company has grown through **strategic acquisitions** and a commitment to elevating the dining experience. GPS Hospitality **prioritizes quality** and **consistency**, regularly investing in restaurant remodels and new construction to provide customers with a welcoming, **modern atmosphere**.

With a dedicated team of more than **10,000 employees**, GPS Hospitality operates with a decentralized management model, allowing for seamless operations across **hundreds of franchise** locations nationwide. **In 2023**, the company reached an estimated revenue of around **\$540 million**, a testament to its growth strategy and focus on operational excellence. By continuously evolving its approach to customer **service, quality**, and technology, GPS Hospitality is **well-positioned** to maintain its leadership in the fast-food franchise sector, delivering value and **quality to customers** and stakeholders alike.



IN THE NEWS

BURGER KING MONTICELLO, AR

Franchisee profitability soars for Burger King and its sister chains

JONATHAN MAZE, FEBRUARY 13, 2024 (RESTAURANT BUSINESS)

Sales were positive at Restaurant Brands International concepts, including Tim Hortons, Popeyes and Firehouse Subs. At Burger King, operator profitability increased 46%.

The current management team at Restaurant Brands International (RBI) vowed to make **franchisee profitability** central to their **management strategy shortly** after taking over early last year amid a rash of bankruptcy filings and closures, particularly at flagship brand Burger King.

A typical Burger King location last year generated \$205,000 in profits, RBI said. That's 46% more than 2022, when a typical location generated just \$140,000.

The early results appear to be there. Profitability at each of its four concepts in their home markets soared last year, led by Burger King in the U.S., RBI said on Tuesday.

Per-store **profits increased 17%** at Popeyes Louisiana Kitchen to \$245,000. They increased 27% at Tim Hortons Canada to C\$280,000 (\$208,000 U.S.). They increased 38% at Firehouse Subs to \$110,000 per store.

On average, the concepts' **profitability increased 30%** last year. And Patrick Doyle, RBI's executive chairman, noted that the company's total profitability is **up 9%**. "I think that's awesome," he said Tuesday. "We need to deliver compelling profitability **growth** for our shareholders, and we're doing that. Our franchisees need compelling profitability for their businesses, and they are seeing that."

The profitability results were reported as part of an RBI fourth-quarter earnings report in which sales and **earnings improved** at each of the chain's segments.

EXPLORE ARTICLE



How Burger King boosted franchisee profitability in 2023

JULIE LITTMAN, FEBRUARY 14, 2024 (RESTAURANT DIVE)

Burger King U.S. also saw traffic growth in the low single-digits in the fourth quarter, as well as significant operational improvements and comparable sales of 6.4%, Restaurant Brands International CEO Joshua Kobza said Tuesday.

Burger King U.S. reported a decline in net restaurants of **3.7% in 2023** due to an elevated number of closures. This contraction was part of RBI's efforts to **strengthen** the **overall system** and address underlying issues with franchisees overextending themselves during the past few years, Kobza said.

Average franchise profitability at Burger King U.S. rose nearly 50% to \$205,000 last year compared to 2022, according to the chain's earnings report released on Tuesday.

Three Burger King franchisees went bankrupt last year, which led to several closures, and Burger King also bought out many of these locations. RBI's Burger King segment, which includes the U.S. and Canada, had **7,144 units** open at the end of **2023 compared to 7,389**, according to the earnings report.

"We expect most of these closures are behind us and expect a more normalized level of closure activity in 2024," Kobza said.

Burger King also reported **significant success** in various initiatives that helped bolster the **guest experience**. Its Royal Crispy Wraps and Halvsies, an offering of half onion rings and fries, highlighted its **"Have it Your Way"** brand positioning, Kobza said.

EXPLORE ARTICLE



LEASE OVERVIEW

BURGER KING MONTICELLO, AR

Initial Lease Term	5-Years, Plus (4), 5-Year Options to Extend
Rent Commencement	8/14/2007
Lease Expiration	12/20/2027
Lease Type	Absolute NNN
Options	One (1) Remaining Option
Rent Increases	2% Annually
Current Rent 12/21/23 – 12/20/24	\$31,212.00
Annual Rent 12/21/24 – 12/20/25	\$31,836.24
Annual Rent 12/21/25 – 12/20/26	\$32,472.96
Annual Rent 12/21/26 – 12/20/27	\$32,122.42
Option 12/21/27 – 12/20/28	\$33,784.87
Option 12/21/28 – 12/20/29	\$34,460.57
Option 12/21/29 – 12/20/30	\$35,149.78
Option 12/21/30 – 12/20/31	\$35,852.78
Option 12/21/31 – 12/20/32	\$36,569.83

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



M
MONTICELLO
GMC

USPS.COM

425

HH
HUDDLE HOUSE

THE WOODS
A MIDDLECLASS COMMUNITY

83

MEDLIN'S METAL
ROOFING & MORE

NORTH HWY 425
SECURE STORAGE

Walmart Supercenter

bealls OUTLET

HIBBETT SPORTS

DOLLAR TREE

POPEYES LOUISIANA KITCHEN

CAFO **Pizza Hut** **TACO BELL** **Wendy's** **McDonald's**

H
Holiday Inn Express
A IHG HOTEL

ACE
Hardware

Hampton
by HILTON

PILGRIM REST
APARTMENT
(60 UNITS)

TAKE 5

AT&T

Walgreens

W GAINES STREET
±14,237 VPD

278

Aaron's

Super 8
BY WHITTAKER

SONIC
DQ

Mobil

Arby's

Save a lot

JORDAN PARK

DOLLAR GENERAL

Alleguard

MONTICELLO
MUNICIPAL AIRPORT
/ELLIS FIELD

BURGER KING **SUBJECT PROPERTY**
119 US HIGHWAY 425 S.

DOLLAR GENERAL
SUBWAY

SHIPLEY
DOUBLET

W RAIL ROAD

CHRYSLER
Jeep
Ford
RAM
TOYOTA

O'Reilly AUTO PARTS

MONTICELLO

Majors Forest & Lawn

35

ATWOODS
RANCH & HOME GOODS

ADVANTAGES
OF SOUTHEAST ARKANSAS

FoodGiANT
EMPLOYERS ENJOYING LIVING YOU BETTER

FARMERS
INSURANCE

GOODYEAR

83

SHERWIN
WILLIAMS
AutoZone

ups

S MAIN STREET
±1,840 VPD

Domino's

US HIGHWAY 425 S
±6,100 VPD

MONTICELLO HIGH SCHOOL (510 STUDENTS)

BAPTIST HEALTH MEDICAL CENTER (60 BEDS)

MONTICELLO MIDDLE SCHOOL (367 STUDENTS)

MONTICELLO INTERMEDIATE SCHOOL (348 STUDENTS)

MONTICELLO ELEMENTARY SCHOOL (446 STUDENTS)


INTERFOR
Building Value

SITE OVERVIEW

BURGER KING MONTICELLO, AR

 Year Built | 1992

 Building Area | ±1,764 SF

 Land Area | ±0.64 AC



NEIGHBORING RETAILERS

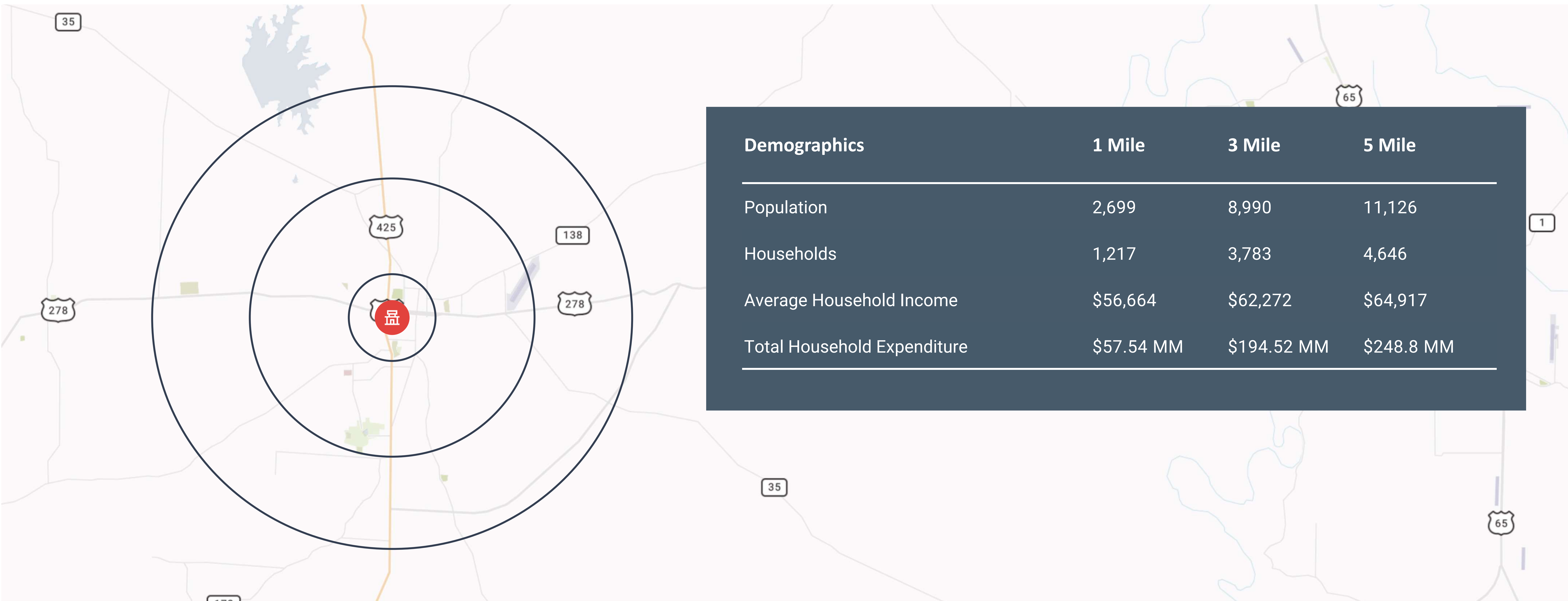
- Walmart Supercenter
- Bealls Outlet
- Dollar Tree
- Dollar General
- Aaron's
- Hibbett Sports
- AutoZone Auto Parts
- Ace Hardware
- Save-A-Lot
- Taco Bell



File Photo

LOCATION OVERVIEW

BURGER KING MONTICELLO, AR



ARKANSAS ECONOMIC DRIVERS (EMPLOYEES)


1. Wal-Mart Stores, Inc. (55,074)
2. Arkansas State Government (26,666)
3. U.S. Federal Government (21,273)
4. Tyson Foods, Inc. (15,253)
5. University of Arkansas for Medical Sciences – UAMS (12,712)
6. University of Arkansas (7,457)
7. Baptist Health (6,793)
8. J.B. Hunt Transport Services, Inc. (6,113)
9. Mercy (5,696)
10. Amazon Services, Inc. (4,454)

LOCATION OVERVIEW

BURGER KING MONTICELLO, AR

Monticello

Arkansas (Drew County)

 16,945
Population

 \$44,968
Median Household Income



Long Been a Commercial,
Cultural & Educational
Hub for Southeast AR

HUB

Monticello is Home to the
University of Arkansas at
Monticello

COLLEGE TOWN

Monticello, Arkansas, is a small city located in the southeastern part of the state.

It serves as the county seat of Drew County and is known for its quiet, rural charm, surrounded by forests, farmlands, and outdoor recreational areas.

Monticello also serves as a cultural hub for Drew County, with historical sites, shops, and local events that reflect the region's Southern heritage.

A key feature of the city is The University of Arkansas at Monticello (UAM). This is one of the city's main institutions, offering higher education and community programs.

UAM is known for its forestry, agriculture, and environmental sciences programs, reflecting the region's natural landscape. Monticello is in the heart of Arkansas's timber industry, with the surrounding area known for its dense forests. The timber industry has historically been a significant part of the local economy. The city has a laid-back, small-town atmosphere, with a close-knit community. It retains the traditional Southern charm, with historic homes, local shops, and family-run businesses. Monticello's combination of education, natural beauty, and Southern culture makes it a quiet yet significant part of southeastern Arkansas. Drew County is sparsely populated compared to urban areas, with Monticello being the most populous city in the county. It is known for its friendly, close-knit communities, where many families have lived for generations. Drew County embodies the traditional, rural spirit of southeastern Arkansas, with a landscape shaped by agriculture, forestry, and a deep connection to the natural environment. It's a place where Southern heritage and modern education coexist, making it a distinctive part of Arkansas.

IN THE NEWS

BURGER KING MONTICELLO, AR

Arkansas Leads the Nation in Job Growth

JULY 23, 2024 (MALVERN DAILY RECORD)

The Arkansas Department of Commerce today announced that Arkansas leads the nation in Seasonally Adjusted Nonfarm Payroll Job growth.

Month-over-month, Arkansas' total job numbers **grew by 0.6%**, topping national rankings for the second time this year. Arkansas now has more jobs than ever before, adding **5,000 jobs** in June, for a state total of 1,381,400. Arkansas' unemployment rate declined to 3.3%, while the national unemployment rate **increased to 4.1%**.

"The Arkansas economy continues to hit on all cylinders. With more Arkansans working than ever before, companies across a wide range of industries have the confidence to invest and grow in The Natural State," said Hugh McDonald, Secretary of Commerce.

"Pro-growth policies make a difference. Today's news confirms what Arkansans already know: when we cut taxes, slash red tape, and invest in our workforce, our **economy** can **lead the nation**," said Governor Sanders.

Governor Sanders cut taxes for the third time earlier this year, returning nearly half a billion dollars to Arkansas taxpayers. In total, she has reduced Arkansas' personal income **tax rate to 3.9%**, and of the Southern states that levy an income tax, Arkansas now has the lowest.

In recognition of Arkansas' strong economy, credit rating agency S&P just upgraded the state's outlook from "**stable**" to "**positive**," while Moody's, another credit rating firm, affirmed the state's Aa1 rating. Arkansas is one of only six states to receive a "**positive**" outlook rating from S&P.

EXPLORE ARTICLE



U of A Provides \$3 Billion Annual Economic Impact to State of Arkansas

SEPTEMBER 10, 2024 (UNIVERSITY OF ARKANSAS)

Expanding economic opportunity across Arkansas is part of the land-grant mission of the University of Arkansas.

The university fuels Arkansas' economy through **workforce development**, applied research and innovation, student expenditures, visitor spending, construction and operations. The Center for **Business and Economic Research** in the Sam M. Walton College of Business analyzed the university's economic impact in **2009, 2014 and 2018**.

"The U of A prepares its graduates to join the Arkansas workforce, makes life-improving discoveries, and supports industry and small businesses alike," said Chancellor Charles Robinson. "I am excited to share the profound economic impact that the university has on the Natural State through efforts like these."

Its newest summary, released today, provides an updated view of the positive effects the university has on the state through its **unique land-grant mission** of teaching, research and service to Arkansas.

"The U of A is advancing economic prosperity for the state and its citizens," said Mike Malone, vice chancellor for economic development. "We're committed to developing the Arkansas workforce, deploying our **innovative technologies** and enhancing economic opportunity in every community in our state."

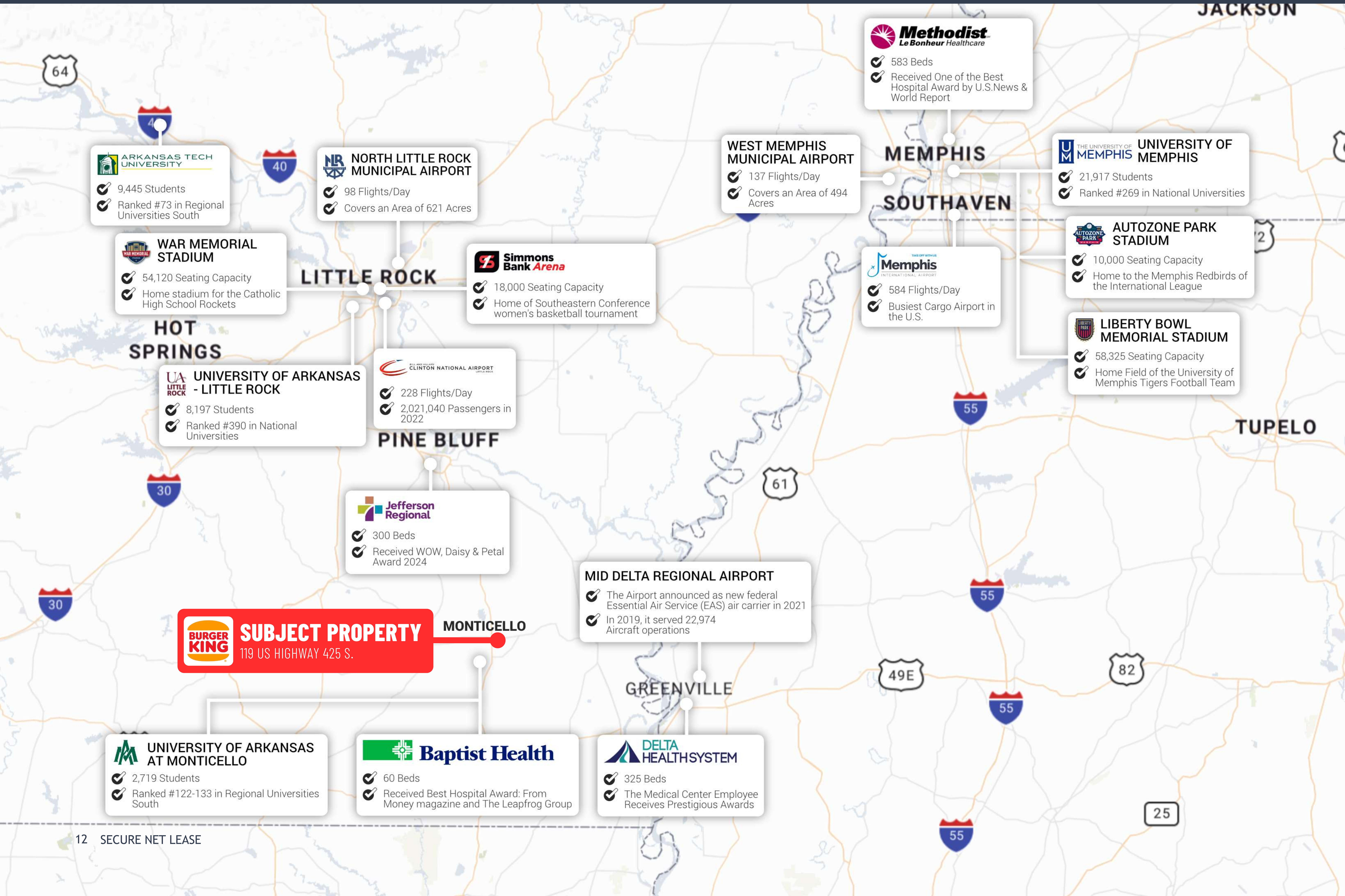
The state and federal funding that supports the university produces a **tremendous return** on investment. For example, The Economic Impact Report shows that in 2023, **the \$220.3 million** in state appropriations to the U of A, including the Division of Agriculture Experimental Station and the Arkansas Archaeological Survey, were leveraged 13.69 times — for each dollar of state funding, the university **pumps \$13.69** back into the state economy.

EXPLORE ARTICLE



METRO AREA

BURGER KING MONTICELLO, AR



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