



ABSOLUTE TRIPLE NET (NNN) LEASE



20-YEAR SALE LEASEBACK



Actual Sites

CENTRAL LOUISIANA

BURGER KING | 4-UNIT PORTFOLIO

VALUTE^{NET}
LEASE
PARTNERS[®]

EXCLUSIVELY MARKETED BURGER KING (4-UNIT PORTFOLIO)



In Association with Scott Reid & ParaSell, Inc. | P: 949.942.6578 | A Licensed Louisiana Broker #BROK.995705727-ACT | Costa Mesa, California

LEAD CONTACT

Shala Brown

Value Net Lease
D: (949) 946-5790
SBrown@valuenetlease.com
CA License # 02224658

Joshua Rey

Value Net Lease
D: (949) 332-2522
JRey@valuenetlease.com
CA License # 01776485

Neil Naran

Value Net Lease
D: (949) 332-2068
Neil@valuenetlease.com
CA License # 02025512

BROKER OF RECORD

Scott Reid

ParaSell, Inc.
D: (949) 942-6585
Broker@parasellinc.com
LA License # BROK.995705727-ACT



INVESTMENT HIGHLIGHTS

BURGER KING (4-UNIT PORTFOLIO)



Actual Site

LOCATION & MARKET STRENGTH | CENTRAL LOUISIANA HUB | STRONG TRAFFIC DRIVERS

- Properties benefit from strategic locations across Central Louisiana, a region supported by healthcare, government, education, and logistics.
- Centrally positioned within Louisiana, the portfolio is well-connected to surrounding cities and regional markets, supporting strong customer accessibility.
- Surrounded by established retail corridors, residential growth, and community demand drivers that support long-term tenant performance.

INVESTMENT STRUCTURE & FINANCIAL PERFORMANCE | ABSOLUTE NNN LEASES | PASSIVE INCOME

- Secure 20-year Absolute NNN lease structure provides long-term, stable cash flow with no landlord responsibilities.
- Attractive 6.25% cap rate supported by \$384,000 in annual NOI across four locations.
- Scheduled 10% rent increases every 5 years offer consistent income growth and built-in inflation protection.

PROPERTY & TENANT QUALITY | NATIONAL BRAND | ESTABLISHED LOCATIONS

- Portfolio consists of four freestanding Burger King restaurants, starting at 2,590 SF with a minimum lot size starting at 0.80 AC with efficient drive-thru design.
- Operated by a proven Burger King franchisee, providing stability through strong brand recognition and consistent consumer traffic.
- Well-positioned along growth corridors with national retailers and complementary uses, ensuring long-term tenant viability.

PORTFOLIO SUMMARY

BURGER KING (4-UNIT PORTFOLIO)

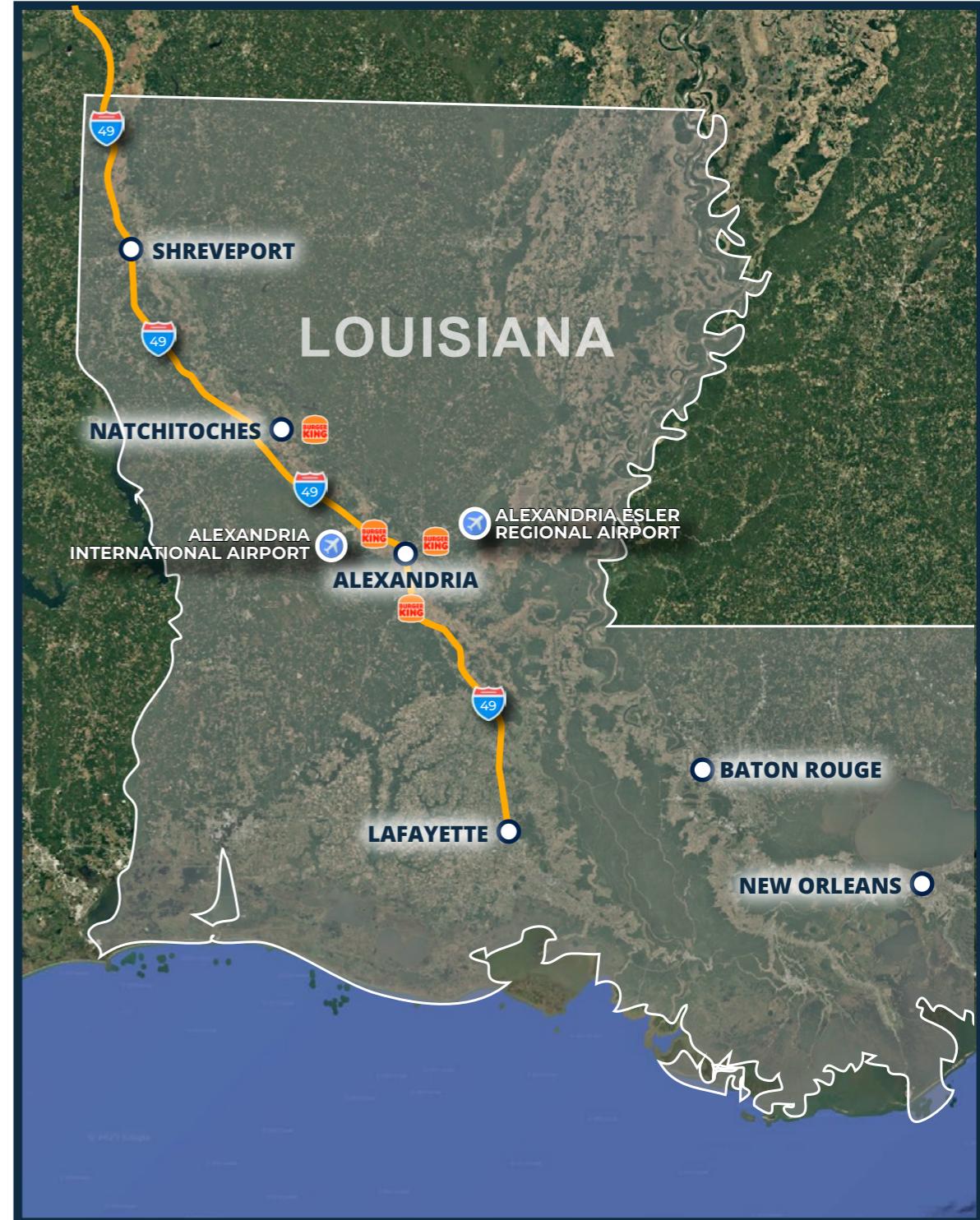


PRICING SUMMARY

| | |
|-----------------------------|-------------|
| PROPERTY NAME | Burger King |
| STATE | Louisiana |
| TOTAL PRICE | \$6,144,000 |
| CAP RATE | 6.25% |
| INITIAL NOI/RENT | \$384,000 |
| APPROX. TOTAL BUILDING SIZE | ±11,227 SF |
| APPROX. TOTAL LOT SIZE | ±5.85 AC |
| # OF UNITS | 4 Units |

LEASE SUMMARY

| | |
|---------------------------|-------------------------------|
| TENANT | Burger King |
| GUARANTOR | Franchisee - 10 Unit Entity |
| LEASE TYPE | Absolute Triple Net (NNN) |
| LEASE COMMENCEMENT | Close of Escrow |
| LEASE EXPIRATION | Close of Escrow + 20 Years |
| ORIGINAL TERM | 20 Years |
| OPTION TERM | Three 5-Year Options |
| INCREASES | 10% Every 5 Years |
| LANDLORD RESPONSIBILITIES | None |
| TENANT RESPONSIBILITIES | Insurance, Taxes, Maintenance |



PORTFOLIO OVERVIEW

BURGER KING (4-UNIT PORTFOLIO)



| PROPERTY PHOTO | ADDRESS | CITY | PARISH (COUNTY) | STATE | BUILDING SIZE (SF) | LOT SIZE (AC) | PARCEL ID |
|----------------|-------------------|--------------|-----------------|-----------|--------------------|---------------|----------------------|
| | 915 Keyser Ave | Natchitoches | Natchitoches | Louisiana | 2,860 SF | 0.80 AC | 0011420530 |
| | 2951 LA-28 | Pineville | Rapides | Louisiana | 2,917 SF | 1.05 AC | 04-007-07996-0001 01 |
| | 6020 Old Boyce Rd | Alexandria | Rapides | Louisiana | 2,860 SF | 2.00 AC | 24-074-67011-0025 01 |
| | 3000 LA-112 | Lecompte | Rapides | Louisiana | 2,590 SF | 2.00 AC | 21-001-64039-0052 01 |

UNIT 1 - 915 KEYSER AVE | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



UNIT 1 - 915 KEYSER AVE | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



UNIT 1 - 915 KEYSER AVE | PHOTOS

BURGER KING (4-UNIT PORTFOLIO)



UNIT 2 - 2951 LA-28 | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



UNIT 2 - 2951 LA-28 | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



UNIT 2 - 2951 LA-28 | PHOTOS

BURGER KING (4-UNIT PORTFOLIO)



UNIT 3 - 6020 OLD BOYCE RD | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



ALEXANDRIA
INTERNATIONAL AIRPORT



UNIT 3 - 6020 OLD BOYCE RD | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



UNIT 3 - 6020 OLD BOYCE RD | PHOTOS

BURGER KING (4-UNIT PORTFOLIO)



UNIT 4 - 3000 LA-112 | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



UNIT 4 - 3000 LA-112 | PHOTOS

BURGER KING (4-UNIT PORTFOLIO)





TENANT AND GUARANTEE SUMMARY

BURGER KING (4-UNIT PORTFOLIO)



REVENUE IN 2025



\$44.5 BILLION
NATIONWIDE

LOCATIONS IN 2025



18,700+ LOCATIONS
NATIONWIDE

NEW OPENINGS IN 2025



400+ NEW STORES
PLANNED

EMPLOYEES IN 2025



250,000+ EMPLOYEES
WORLDWIDE

TENANT HEADQUARTERS:

MIAMI, FLORIDA

GUARANTEE:

10-UNIT FRANCHISEE GUARANTY

OPERATOR:

ALL AMERICAN CROWN LLC

TOTAL OPERATOR # STORES:

37 UNIT OPERATOR

BURGER KING

Burger King is one of the world's largest fast-food hamburger chains, founded in 1954 in Miami, Florida, by James McLamore and David Edgerton. The brand is best known for its flame-grilled signature Whopper, alongside a customizable menu including burgers, chicken sandwiches, fries, onion rings, breakfast items, and plant-based offerings like the Impossible Whopper.

With a global presence spanning more than 18,700 locations across over 100 countries, Burger King enables customers to "Have It Your Way," emphasizing personalization and modern convenience. The chain continues expanding through both company-owned and franchised restaurants, while investing heavily in its "Sizzle" remodel program—upgrading hundreds of outlets annually with digital menu boards, kiosks, refreshed décor, and enhanced drive-thru and mobile order capabilities.



Investing.com



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BURGER KING PARENT BEATS FOURTH-QUARTER ESTIMATES ON STRONG DEMAND

Wednesday, February 12, 2025

Restaurant Brands beat fourth-quarter profit and sales estimates on Wednesday, as promotions boosted performance at Burger King while Tim Hortons benefited from steady demand for its Double Double and Iced Capp coffee.

Burger King's attractive offers on its popular Whopper burgers and value meals helped it report a rise in U.S. comparable sales for the quarter. Burger King and Wendy's (NASDAQ:WEN) saw some share gain during the period as a result, said Jim Sanderson, analyst at Northcoast Research.

U.S. comparable sales at Burger King grew 1.5% in the quarter, compared with a 0.4% fall in the prior quarter, while McDonald's U.S. same-store sales fell 1.4%.

BURGER KING EXEC CONFIRMS IT HAS ALREADY COMPLETED MAJOR OVERHAUL TO 370 STORES...

Monday, February 17, 2025

As Burger King works to modernize its brand image, the chain has confirmed that it already completed 370 restaurant remodels last year. With over half of its remodeling efforts finished, the fast food giant is looking to take on another initiative two years ahead of schedule. Burger King's marketing and remodeling effort, dubbed Reclaim the Flame, was announced in late 2022.

The quick service chain has already made significant progress, Josh Kobza, CEO of Burger King's parent company, Restaurant Brands International, shared on the company's Wednesday earnings call.

Burger King successfully completed 370 remodels in 2024, passing the 51% mark for its reimagine program. The burger joint remains on track to complete 85% of its remodels by 2028.



[READ FULL ARTICLE](#)

LOCAL MARKET

BURGER KING (4-UNIT PORTFOLIO)



ALEXANDRIA, LA



NATCHITOCHES, LA



ALEXANDRIA & NATCHITOCHES, LA

Alexandria and Natchitoches form two of Central Louisiana's most important economic and cultural hubs, with a combined regional population of more than 180,000 people.

Positioned along Interstate 49, the corridor connects the markets of Baton Rouge and Shreveport, while offering affordable living and a strong base of healthcare, education, and service industries. Alexandria serves as the region's medical and transportation hub, while Natchitoches brings historic charm, higher education, and tourism-driven growth.

Together, the two cities provide a balanced foundation that attracts families, students, and professionals. This steady mix of healthcare, government, manufacturing, and cultural tourism supports long-term demand for retail, dining, and service-oriented businesses.

STRATEGICALLY LOCATED IN ALEXANDRIA, LA - CENTRAL LOUISIANA'S ECONOMIC HUB

The subject properties benefit from a strategic location in Alexandria, Louisiana, a regional hub situated between Baton Rouge and Shreveport. As the parish seat of Rapides Parish, Alexandria serves as a commercial and medical center for Central Louisiana with a metro population of over 150,000.

The city's economic drivers include healthcare, government, education, and logistics, supported by employers such as Rapides Regional Medical Center, Cleco, Louisiana State Government, and the U.S. Department of Veterans Affairs. Alexandria MSA, centered along a major pit stop on the route from Lafayette and Shreveport up the I-49

EDUCATION & COMMUNITY ANCHORS

Northwestern State University in Natchitoches enrolls over 9,300 students annually, while Louisiana State University of Alexandria adds another 3,300 students to the regional market.

The area also benefits from Alexandria International Airport, a key transportation hub, and cultural attractions such as the annual Natchitoches Christmas Festival, which draws thousands of visitors each year.

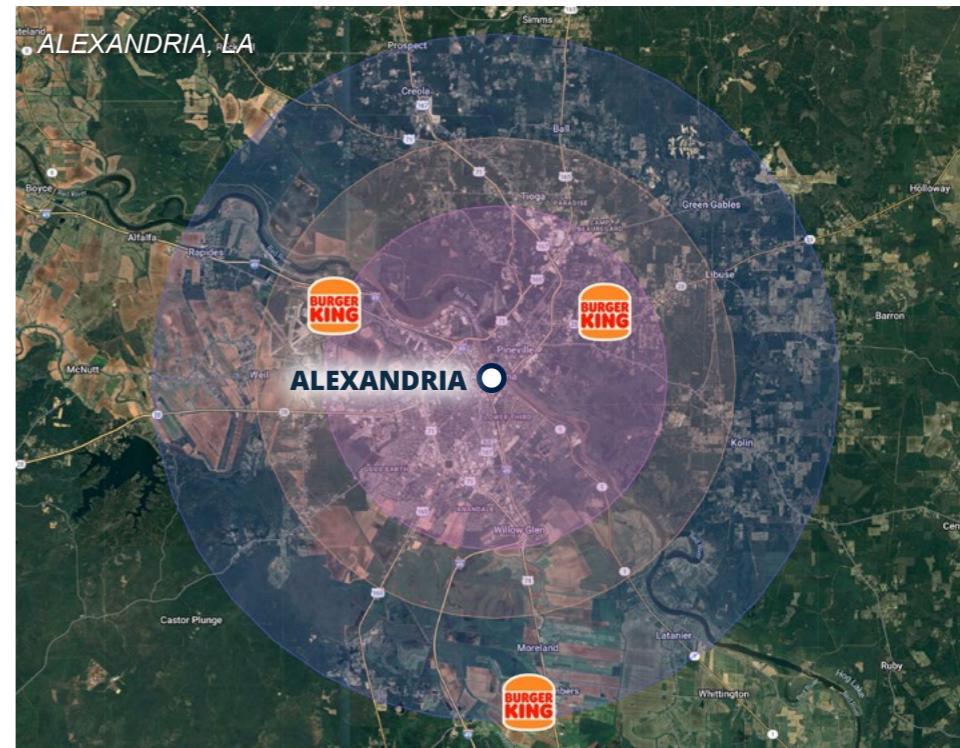
With higher education, healthcare institutions, and tourism working as long-term anchors, the Alexandria-Natchitoches corridor maintains strong community stability and supports ongoing investment.

ALEXANDRIA, LA | DEMOGRAPHICS (2024)

BURGER KING (4-UNIT PORTFOLIO)



| | 5 MILES | 7 MILES | 10 MILES |
|--------------------------------|----------------|----------------|----------------|
| POPULATION | | | |
| CENSUS POPULATION | 70,803 | 81,202 | 97,754 |
| POPULATION DENSITY PER SQ MILE | 810 | 668 | 290 |
| 2020 CENSUS POPULATION | 72,433 | 85,068 | 99,486 |
| HOUSEHOLD & GROWTH | | | |
| HOUSEHOLDS | 27,203 | 30,919 | 37,136 |
| FAMILY HOUSEHOLDS | 16,868 (62%) | 19,328 (62.5%) | 23,360 (62.9%) |
| PERSONS PER HOUSEHOLD | 2.6 | 2.63 | 2.63 |
| INCOME | | | |
| AVERAGE HOUSEHOLD INCOME | \$72,674 | \$76,256 | \$79,493 |
| MEDIAN HOUSEHOLD INCOME | \$29,320 | \$30,561 | \$31,809 |
| AVERAGE INCOME PER PERSON | \$49,815 | \$52,085 | \$55,307 |
| HOUSING | | | |
| MEDIAN HOUSE VALUE | \$172,592 | \$176,061 | \$181,798 |
| OCCUPIED HOUSING UNITS | 27,203 (82.4%) | 30,919 (82.4%) | 37,136 (84%) |
| OWNER OCCUPIED HOUSING UNITS | 14,434 (53.1%) | 17,290 (55.9%) | 22,720 (61.2%) |
| EDUCATION | | | |
| ELEMENTARY | 6,990 (14.9%) | 7,515 (13.9%) | 8,626 (13.2%) |
| HIGH SCHOOL GRADUATE | 15,961 (34%) | 19,012 (35.3%) | 23,940 (36.5%) |
| COLLEGE / ASSOCIATE DEGREE | 12,869 (27.4%) | 14,680 (27.2%) | 17,568 (26.8%) |
| BACHELOR DEGREE | 6,711 (14.3%) | 7,757 (14.4%) | 9,584 (14.6%) |
| ADVANCED DEGREE | 4,377 (9.3%) | 4,940 (9.2%) | 5,819 (8.9%) |

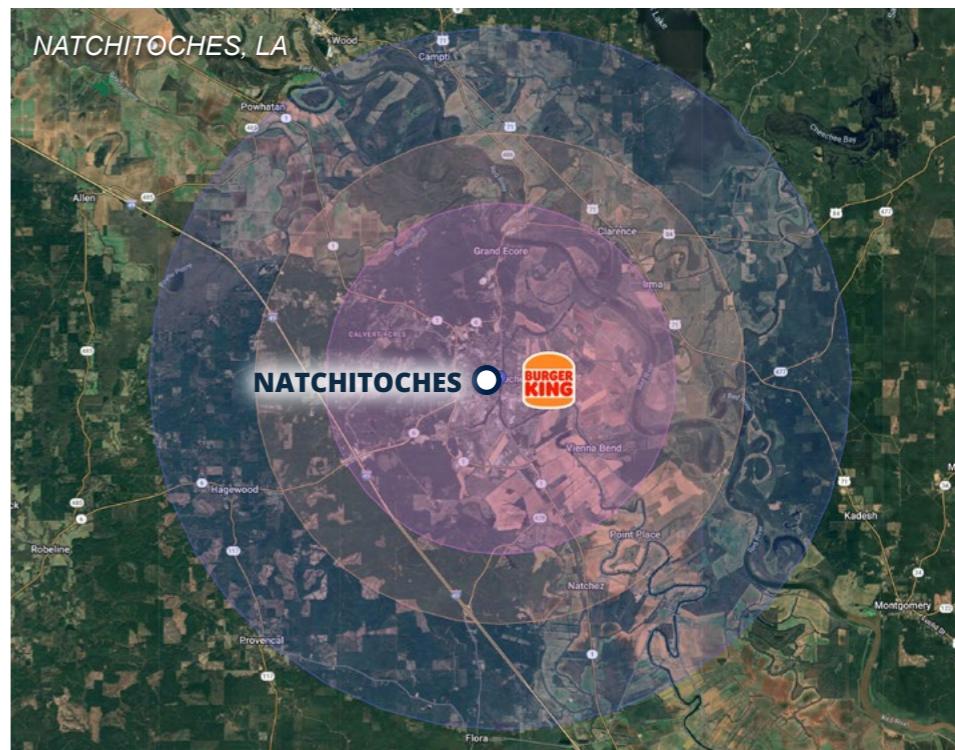


NATCHITOCHES, LA | DEMOGRAPHICS (2024)

BURGER KING (4-UNIT PORTFOLIO)



| | 5 MILES | 7 MILES | 10 MILES |
|--------------------------------|---------------|---------------|----------------|
| POPULATION | | | |
| CENSUS POPULATION | 22,216 | 25,707 | 29,008 |
| POPULATION DENSITY PER SQ MILE | 433 | 158 | 99 |
| 2020 CENSUS POPULATION | 21,512 | 24,742 | 28,252 |
| HOUSEHOLD & GROWTH | | | |
| HOUSEHOLDS | 8,041 | 9,268 | 10,708 |
| FAMILY HOUSEHOLDS | 4,307 (53.6%) | 5,229 (56.4%) | 6,078 (56.8%) |
| PERSONS PER HOUSEHOLD | 2.76 | 2.77 | 2.71 |
| INCOME | | | |
| AVERAGE HOUSEHOLD INCOME | \$64,095 | \$67,125 | \$67,505 |
| MEDIAN HOUSEHOLD INCOME | \$45,644 | \$46,570 | \$46,892 |
| AVERAGE INCOME PER PERSON | \$24,554 | \$25,111 | \$25,784 |
| HOUSING | | | |
| MEDIAN HOUSE VALUE | \$194,173 | \$194,564 | \$184,916 |
| OCCUPIED HOUSING UNITS | 8,041 (79.7%) | 9,268 (79.5%) | 10,708 (78.7%) |
| OWNER OCCUPIED HOUSING UNITS | 3,998 (49.7%) | 5,082 (54.8%) | 6,042 (56.4%) |
| EDUCATION | | | |
| ELEMENTARY | 1,224 (10.1%) | 1,436 (10.1%) | 1,876 (11.4%) |
| HIGH SCHOOL GRADUATE | 3,823 (31.5%) | 4,604 (32.3%) | 5,423 (32.8%) |
| COLLEGE / ASSOCIATE DEGREE | 3,400 (28%) | 3,996 (28%) | 4,497 (27.2%) |
| BACHELOR DEGREE | 2,019 (16.6%) | 2,444 (17.1%) | 2,742 (16.6%) |
| ADVANCED DEGREE | 1,663 (13.7%) | 1,790 (12.5%) | 1,982 (12%) |



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of ParaSell, Inc. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to ParaSell, Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ParaSell, Inc. has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. ParaSell, Inc. hereby advises all prospective purchasers of net leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, ParaSell, Inc. has not and will not verify any of this information, nor has ParaSell, Inc. conducted any investigation regarding these matters. 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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure, you agree to release ParaSell, Inc. 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SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents