



ABSOLUTE TRIPLE NET (NNN) LEASE



20-YEAR SALE LEASEBACK



Actual Sites

CENTRAL LOUISIANA

BURGER KING | 4-UNIT PORTFOLIO

VALU 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

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INVESTMENT HIGHLIGHTS

BURGER KING (4-UNIT PORTFOLIO)



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)

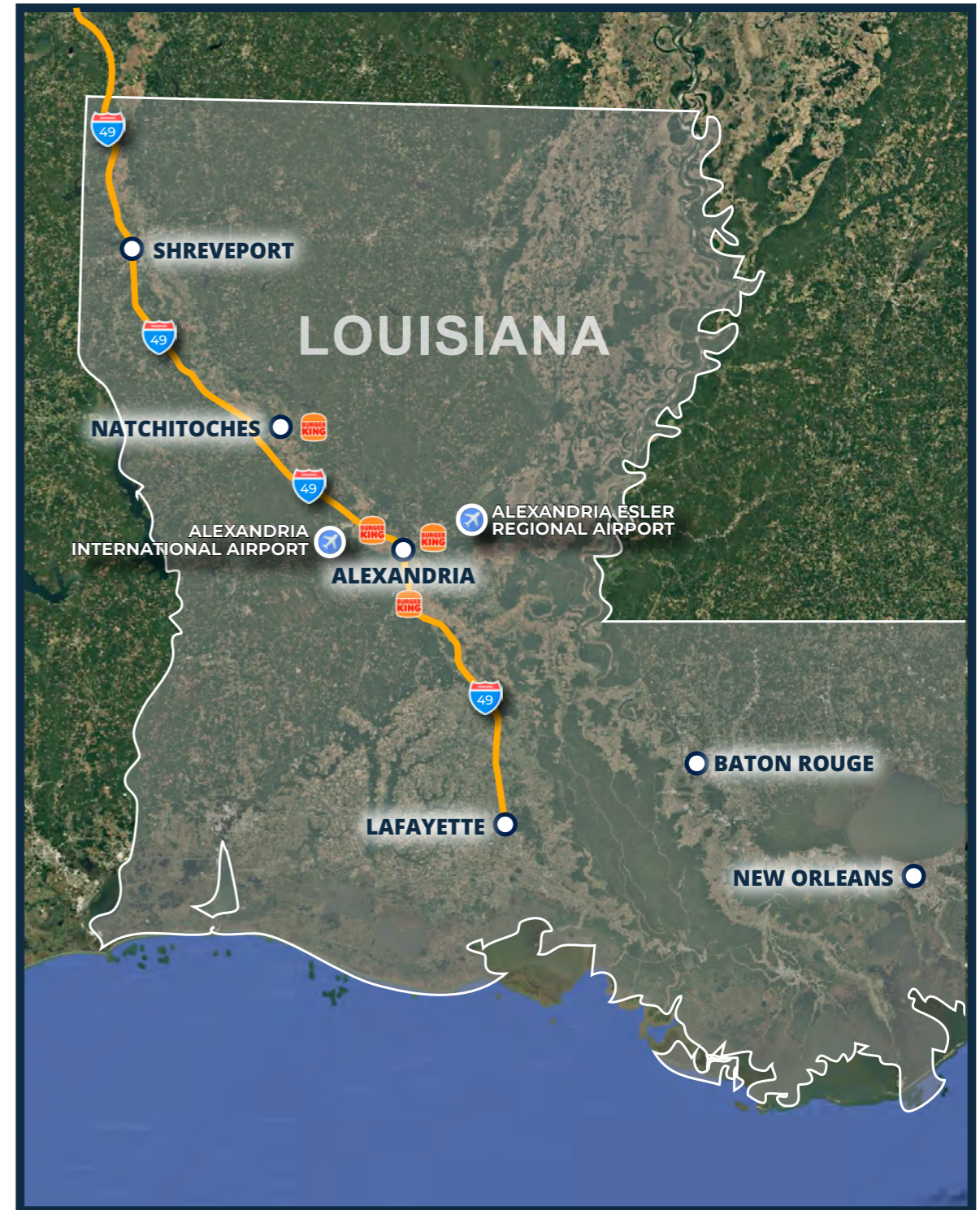


PRICING SUMMARY

PROPERTY NAME	Burger King
STATE	Louisiana
TOTAL PRICE	\$5,490,000
CAP RATE	7.00%
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)



NRMC
Inspiring Excellence Everyday
96-BED HOSPITAL

Super 1 Foods Ashley DOLLAR GENERAL Auto Zone Little Caesars
Mc Donald's Starbucks Cane's Chick-fil-A O'Reilly Walgreens

verizon

UNITED STATES POSTAL SERVICE

Valvoline

Pizza Hut

SONIC

jiffy lube multicare

BURGER KING

Exxon

Keyser Ave

16,500 Cars Per Day

UNIT 1 - 915 KEYSER AVE | PHOTOS

BURGER KING (4-UNIT PORTFOLIO)



UNIT 2 - 2951 LA-28 | AERIAL PHOTO

BURGER KING (4-UNIT PORTFOLIO)



BURGER KING

42,000 Cars Per Day

LA-28

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)



ALEXANDRIA INTERNATIONAL AIRPORT

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.



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 reimage program. The burger joint remains on track to complete 85% of its remodels by 2028.



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.

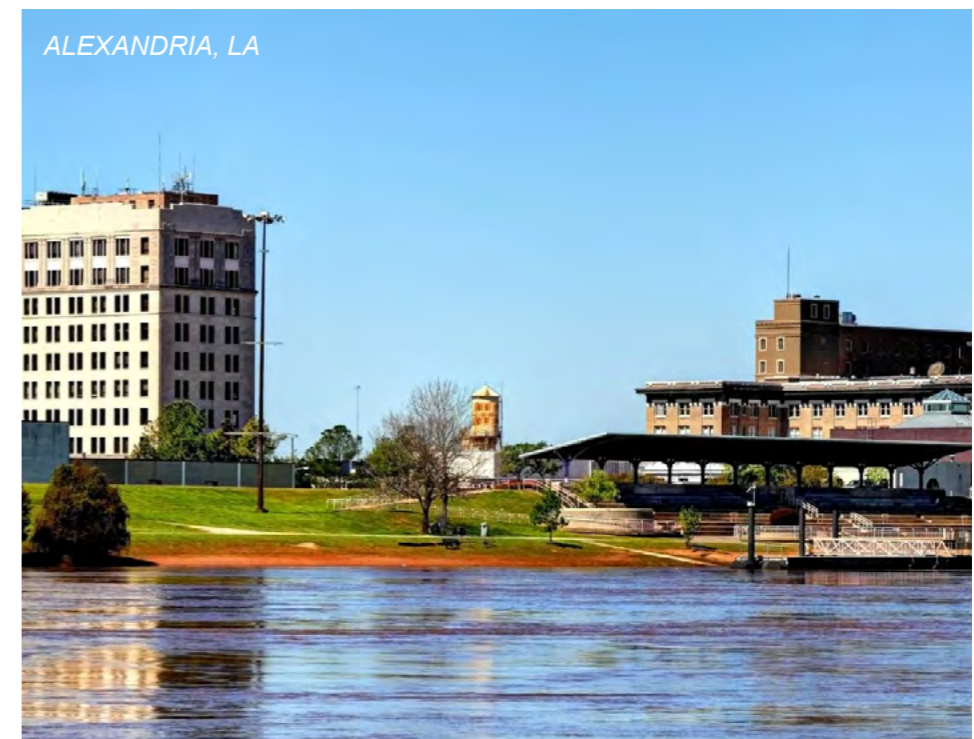
With higher education, healthcare institutions, and tourism working as long-term anchors, the Alexandria-Natchitoches corridor maintains strong community stability and supports ongoing investment.

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%)

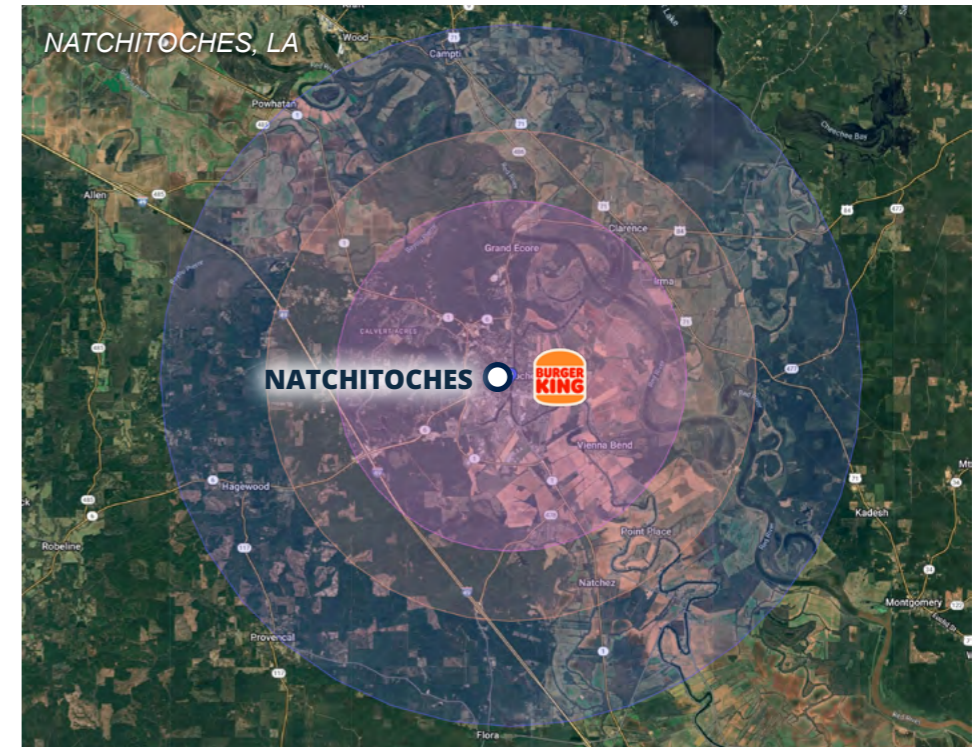


NATCHITOCHEES, LA | DEMOGRAPHICS (2024)

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 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. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE ParaSell, Inc. AGENT FOR MORE DETAILS.

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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