495 San Antonio Ave

Many, LA 71449

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Representative Photo

Representative Photo

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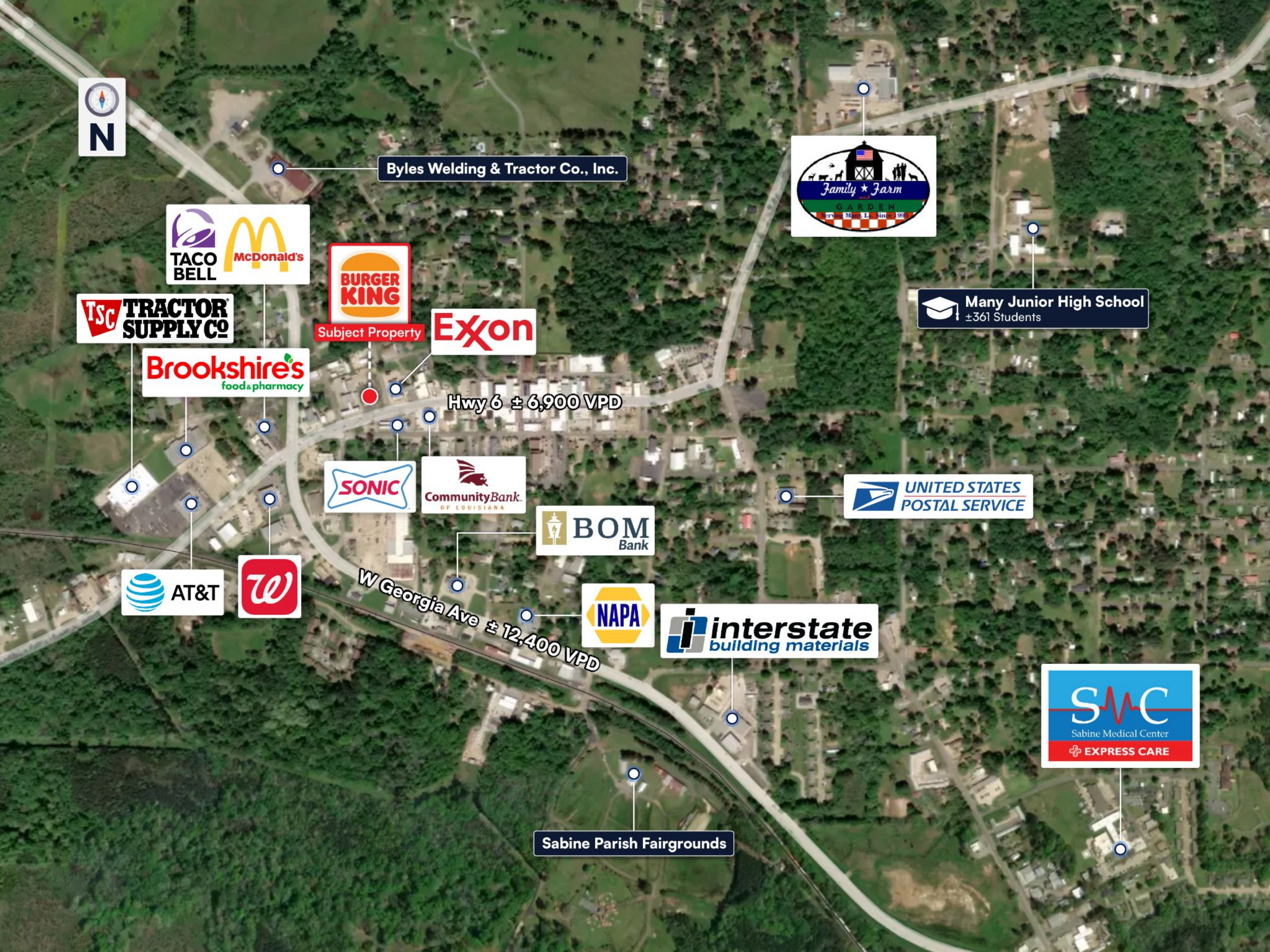
Investment Highlights

Property Highlights

- **World Renowned Brand** – Burger King first opened in 1954 and now has 19,300+ locations in over 100 countries.
- **Absolute NNN Lease –** The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Experienced Operator -** GPS Hospitality is one of the nation's largest Burger King franchisees, operating more than 400 Burger King and Popeyes restaurants across 12 states. In 2023, the company was named Burger King's Developer of the Year.
- **Strong Local Retail –** This site is well located with neighboring tenants such as Tractor Supply, Dollar Tree, McDonald’s, Taco Bell, Sonic Drive-In, Subway, O’Reilly Auto Parts, and Walgreens.
- **Recent Extension** - Tenant recently executed an early lease extension through March 2041, demonstrating strong commitment to this location.

Representative Photo


N
Byles Welding & Tractor Co., Inc.
TACO BELL
McDonald's
BURGER KING
Subject Property
EXXON
TRACTOR SUPPLY Co
Brookshire's food & pharmacy
Hwy 6 ± 6,900 VPD
SONIC
CommunityBank of Louisiana
BOM Bank
AT&T
NAPA
W Georgia Ave ± 12,400 VPD
interstate building materials
Family ★ Farm and Garden
Serving Many, La. Since 1993
Many Junior High School
±361 Students
UNITED STATES POSTAL SERVICE
SMC
Sabine Medical Center
EXPRESS CARE
Sabine Parish Fairgrounds


N
BURGER KING
Hwy 6 ± 6,900 VPD

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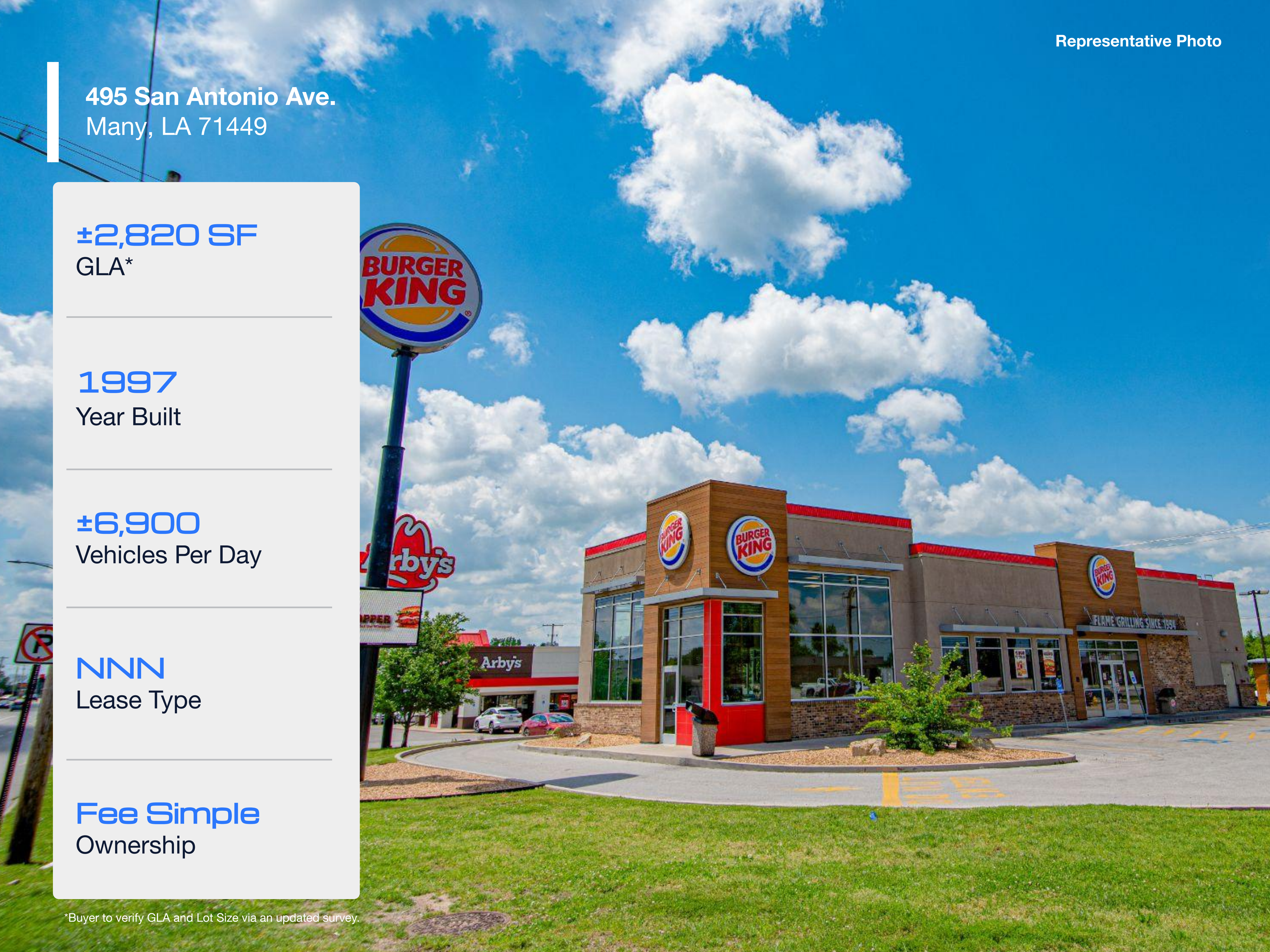
Many, LA 71449



±2,820 SF
GLA*

1997
Year Built

±6,900
Vehicles Per Day

NNN
Lease Type

Fee Simple
Ownership

*Buyer to verify GLA and Lot Size via an updated survey.

Financial Summary

$1,848,000	**7.00%**	**±2,820 SF**	**±0.66 AC**
List Price	Cap Rate	GLA*	Lot Size*

Lease Summary

Tenant Trade Name	Burger King
Tenant	GPS Hospitality Partners IV, LLC
Type of Ownership	Fee Simple
Lease Type	NNN
Roof and Structure	Tenant Responsible
Lease Commencement Date	08/24/2010
Lease Expiration Date	03/01/2041
Term Remaining on Lease	±14.7 Years
Rent Increases	2.00% Annual
Options	Four, 5-Year Options

*Buyer to verify GLA and Lot Size via an updated survey.

Representative Photo

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent
Current - 08/31/2026	$10,568.68	$126,824.18
09/01/2026 – 08/31/2027	**$10,780.06**	**$129,360.67**
09/01/2027 – 08/31/2028	$10,995.66	$131,947.88
09/01/2028 – 08/31/2029	$11,215.57	$134,586.84
09/01/2029 – 08/31/2030	$11,439.88	$137,278.57
09/01/2030 – 08/31/2031	$8,750.00	$105,000.00
09/01/2031 – 08/31/2032	$8,925.00	$107,100.00
09/01/2032 – 08/31/2033	$9,103.50	$109,242.00
09/01/2033 – 08/31/2034	$9,285.57	$111,426.84
09/01/2034 – 08/31/2035	$9,471.28	$113,655.38
09/01/2035 – 08/31/2036	$9,660.71	$115,928.48
09/01/2036 – 08/31/2037	$9,853.92	$118,247.05
09/01/2037 – 08/31/2038	$10,051.00	$120,612.00
09/01/2038 – 08/31/2039	$10,252.02	$123,024.24
09/01/2039 – 08/31/2040	$10,457.06	$125,484.72
09/01/2040 – 03/01/2041	$10,666.20	$127,994.42

*Pricing is assessed off the future rental increase commencing in September 2026. Seller to credit buyer the difference in monthly rent at the close of escrow.

Tenant Overview

Year Founded
1954

Headquarters
Miami-Dade County, FL

Ownership Status
Public

Employees
34,800+

Locations
19,300+

Credit Rating
S&P: BB

Annual Revenue
25+ Billion

Tenant Overview

Burger King is a globally recognized quick-service restaurant chain known for its flagship Whopper sandwich and broad menu offerings. Headquartered in Miami-Dade County, Florida, the brand operates under Restaurant Brands International (NYSE: QSR), a publicly traded multinational restaurant holding company. With nearly all of its ~19,300 locations franchised, Burger King maintains a powerful operational model backed by strong brand recognition and long-term net lease structures attractive to investors.

Why Invest in Burger King?

- **Financial Resilience**: Backed by Restaurant Brands International, Burger King benefits from stable revenues, franchise-driven income streams, and a systemwide sales base of over $25 billion globally.
- **Extensive Operational Scale**: As the world's second-largest fast food hamburger chain, Burger King operates across 100+ countries with a diversified, franchise-first model ensuring scalability and capital efficiency.
- **Credit Stability with Upside Potential**: Rated BB (Stable) by S&P, Burger King's parent company maintains steady financials and global brand equity, with manageable leverage and consistent free cash flow.
- **Growth via Franchise Expansion and Global Markets**: Ongoing international expansion and market-specific adaptations drive unit growth, especially in emerging economies with rising QSR demand.
- **Strong Brand and Market Position**: A legacy brand with over 70 years of consumer recognition, Burger King continues to evolve with digital ordering, delivery integrations, and value-focused marketing campaigns.

Many, LA

Local Market Overview
Many serves as the parish seat of Sabine Parish and functions as the primary retail and service center for the surrounding area. Although the community is relatively small, retailers draw customers from throughout Sabine Parish, the Toledo Bend Lake region, and portions of neighboring East Texas. The local economy is supported by the forestry and timber industries, oil and gas activity, healthcare, education, agriculture, and tourism associated with Toledo Bend Reservoir, a nationally recognized destination for fishing and outdoor recreation.

Retail demand is primarily driven by necessity-based businesses, including grocery stores, pharmacies, quick-service restaurants, hardware retailers, automotive services, and financial institutions. Seasonal tourism provides an additional source of consumer spending, benefiting convenience stores, restaurants, lodging properties, and local retailers. Limited new commercial development and a stable competitive environment have supported consistent occupancy levels, with demand centered on serving local residents and visitors rather than large-scale national retail expansion.

Central & Western Louisiana Regional Overview

Central & Western Louisiana Retail & Transportation Corridor

Many, Louisiana is strategically positioned within the commercial network connecting ***Shreveport, Alexandria, and Natchitoches,*** providing access to one of central Louisiana's primary regional trade corridors. Anchored by ***U.S. Highway 171 and Louisiana Highway 6,*** the area benefits from connectivity to Interstate 49, Interstate 20, and major freight routes serving North Louisiana, East Texas, and the Gulf Coast. These transportation corridors support regional commerce, timber and agricultural industries, manufacturing, healthcare, education, tourism, and energy production while providing efficient distribution access throughout western Louisiana.

The regional economy is supported by ***a diverse employment base*** that includes ***healthcare, manufacturing, forestry, defense, education, energy, and tourism.*** Shreveport serves as the area's largest metropolitan employment center, Alexandria functions as central Louisiana's healthcare and logistics hub, and Natchitoches contributes higher education, tourism, and government employment. Many benefits from its proximity to Toledo Bend Reservoir, one of the nation's premier outdoor recreation destinations, generating year-round visitor traffic that supports retail sales, hospitality, and service-oriented businesses. Limited commercial development throughout the region has helped maintain stable retail fundamentals, while the combination of regional employers, transportation infrastructure, and recreational tourism continues to support long-term consumer demand.

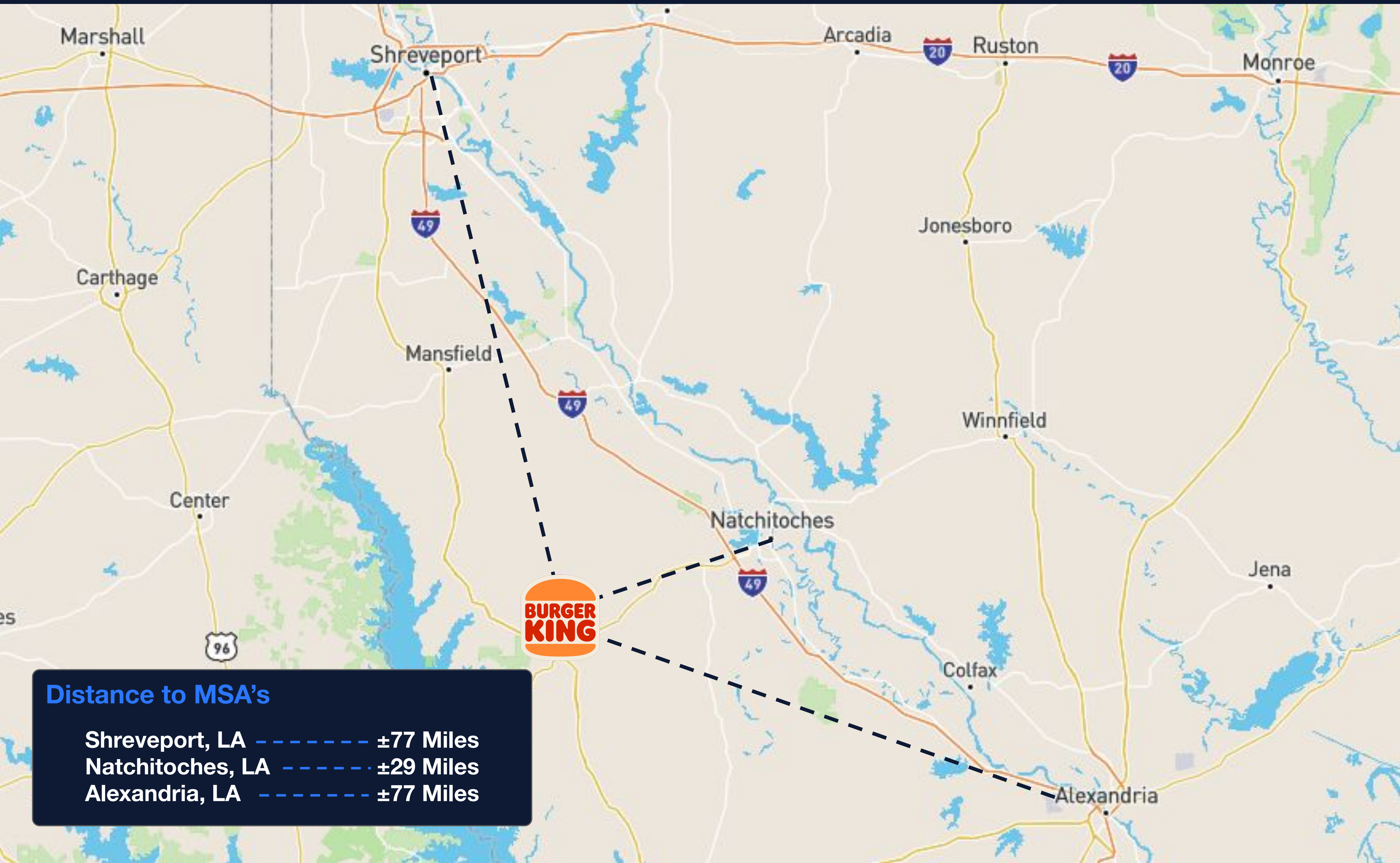
Central & Western Louisiana Trade Corridor

Retail activity is supported by major transportation routes including Interstate 20, Interstate 49, U.S. Highway 171, U.S. Highway 71, and Louisiana Highway 6, connecting communities across North and Central Louisiana with East Texas and the Gulf Coast.

$67 Billion+ Regional Economy

$4.8 Million+ Annual Visitors

Regional Map



Distance to MSA's

Shreveport, LA - - - - - - - - ±77 Miles
Natchitoches, LA - - - - - - ±29 Miles
Alexandria, LA - - - - - - - - ±77 Miles

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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