

Principal/Investor Seeks QSR

Brandenburg Properties—San Jose, CA established for more than 50 years is immediately seeking qualified and quality QSR properties in specific US markets with the following acquisition criteria:

- **Ownership Type:** Fee Simple
- **Lease Type:** Ground Lease or Absolute NNN
- **Property Type:** QSR/Fast Food (*McD, CFA, In/Out B, WAB, CHPTLE, WEN, JNB—CORPORATE ONLY*)
- **Lessee Type:** National Corporate Credit (no franchisees)
- **Age of Asset:** New/Newer
- **Asset Market Quality and Asset Quality:** Top—New Prototypes post Covid-19
- **Price Point:** Lower Cap Rates Expected for Quality Products
- **Lease Term:** Minimum 15 Years Base Term Remaining, preferably 20 Years, Excluding Options
- **Rent Increases:** Yes, During Base Term and Options
- **Further Criteria Evaluated, Including But Not Limited To:**
 - Top Quality of Market/Sub-Market
 - Real Estate Location: Signalized, Hard Corner Site Highly Preferred
 - Base Lease Rent Comparison to Market—Must Be A Fair Market Rent
 - Currently Paying Rent
 - NO HazMat on Site or Adjoining Sites
 - NO Landlord Responsibilities or Legacy Obligations
 - NO Early Lease Termination Rights for Tenant; Including if Structure Damaged
 - NO Force Majeure Impacts due to Covid-19
 - Simplicity of any ECR/CCR as to Future Use
 - NO Assignment of Corporate Credit/Guaranty
- **States:** Arizona, Nevada, Colorado, Texas, Georgia, South Carolina, California
- **Markets:** AZ—Scottsdale & Surrounds; NV—Las Vegas & Reno; Colorado—Greater Denver; Texas—Austin & San Antonio; GA/SC—Greater Augusta Metro

Brandenburg will provide quick responses and LOI submittals on properties that meet the above criteria. Off-market opportunities will be kept confidential, procuring broker protected. Buyer is not represented by a real estate broker.

Brandenburg Properties

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