

PROPERTY 
WHATABURGER
NNN LEASE

OFFERED FOR SALE

\$2,850,000 | 4.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

*REPRESENTATIVE PHOTO

LOCATION

1466 Woodruff Road
Greenville, SC 29607

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Collett 

LOCATION MAP

Regional Map



| Demographics 2025 | |
|-----------------------|-----------|
| POPULATION | |
| 5-Minute Radius | 19,069 |
| 10-Minute Radius | 88,888 |
| 15-Minute Radius | 219,675 |
| AVG. HOUSEHOLD INCOME | |
| 5-Minute Radius | \$114,377 |
| 10-Minute Radius | \$124,931 |
| 15-Minute Radius | \$123,029 |



LEASE SUMMARY

| | |
|--------------------------|-------------------------------------|
| Tenant | Whataburger Restaurants, LLC |
| Tenant Trade Name | Whataburger |
| Lease Guarantor | Whataburger Restaurants, LLC |
| Tenant Classification | Corporate |
| Lease Type | NNN Lease |
| Original NNN Lease Term | 15 Years |
| Rent Commencement Date | June 10, 2024 |
| Lease Expiration Date | June 30, 2039 |
| Term Remaining on Lease | ±14 Years |
| Options | (3) 5-Year |
| Increases | 10% Every 5 Years |
| Repairs & Maintenance | Tenant Responsibility |
| Property Taxes | Tenant Responsibility |
| Insurance | Tenant Responsibility |
| Roof & Structure (CapEx) | Tenant Responsibility |

RENT SCHEDULE

| | |
|----------------------|------------------|
| Initial Term | Annual |
| Year 1 - 5 | \$135,000 |
| Year 6 - 10 | \$148,500 |
| Years 11-15 | \$162,850 |
| First Option | |
| Years 16-20 | \$178,285 |
| Second Option | |
| Years 21-25 | \$196,113 |
| Third Option | |
| Years 26-30 | \$215,725 |

***Building depreciation tax savings opportunity.**



BIRDS EYE VIEW

Whataburger



BIRDS EYE VIEW

Whataburger



TENANT OVERVIEW

Whataburger



Whataburger is an American regional fast-food restaurant chain, headquartered in San Antonio, Texas. Founded by Harmon Dobson and Paul Burton, it opened its first restaurant in Corpus Christi, Texas in 1950. Family-owned by the Dobsons until 2019, the chain is now managed by BDT Capital Partners; the Dobson family still holds a small stake. Whataburger generated more than \$4.1 billion in revenue in 2024 at more than 1,100 restaurant locations in 17 states, as well as from the sale of various retail products in grocery stores throughout the U.S., and employed approximately 53,000 people as of 2025.

Whataburger has earned a series of impressive accolades that reflect its commitment to excellence in the fast-food industry. According to Restaurant Business, it has been recognized as one of the top 10 fastest-growing burger chains, showcasing its remarkable growth and popularity among customers. Newsweek, on the other hand, has also acknowledged Whataburger's dedication to its patrons by ranking it at No. 7 among fast food chains with "America's Best Loyalty Programs."

Additionally, Whataburger has secured the No. 2 spot in Newsweek's annual "America's Best Customer Service" ranking for "Fast-Food Restaurant Chains," highlighting its exceptional customer service.

Furthermore, the brand's regional appeal is evident as it clinched the No. 4 position on USA TODAY Readers' Choice "10 Best Regional Fast Food" list, solidifying its status as a beloved and top-tier fast-food establishment. These accolades affirm Whataburger's position as a thriving and customer-centric burger chain.



QUICK FACTS

| | |
|----------------------|-----------------|
| Founded | 1950 |
| Headquartered Annual | San Antonio, TX |
| Revenue (2024) | \$4.1 Billion |
| AUV Number of Stores | \$4 Million |
| Number of States | ±17 |
| Number of Employees | ±53,000 |

For more information, visit www.whataburger.com

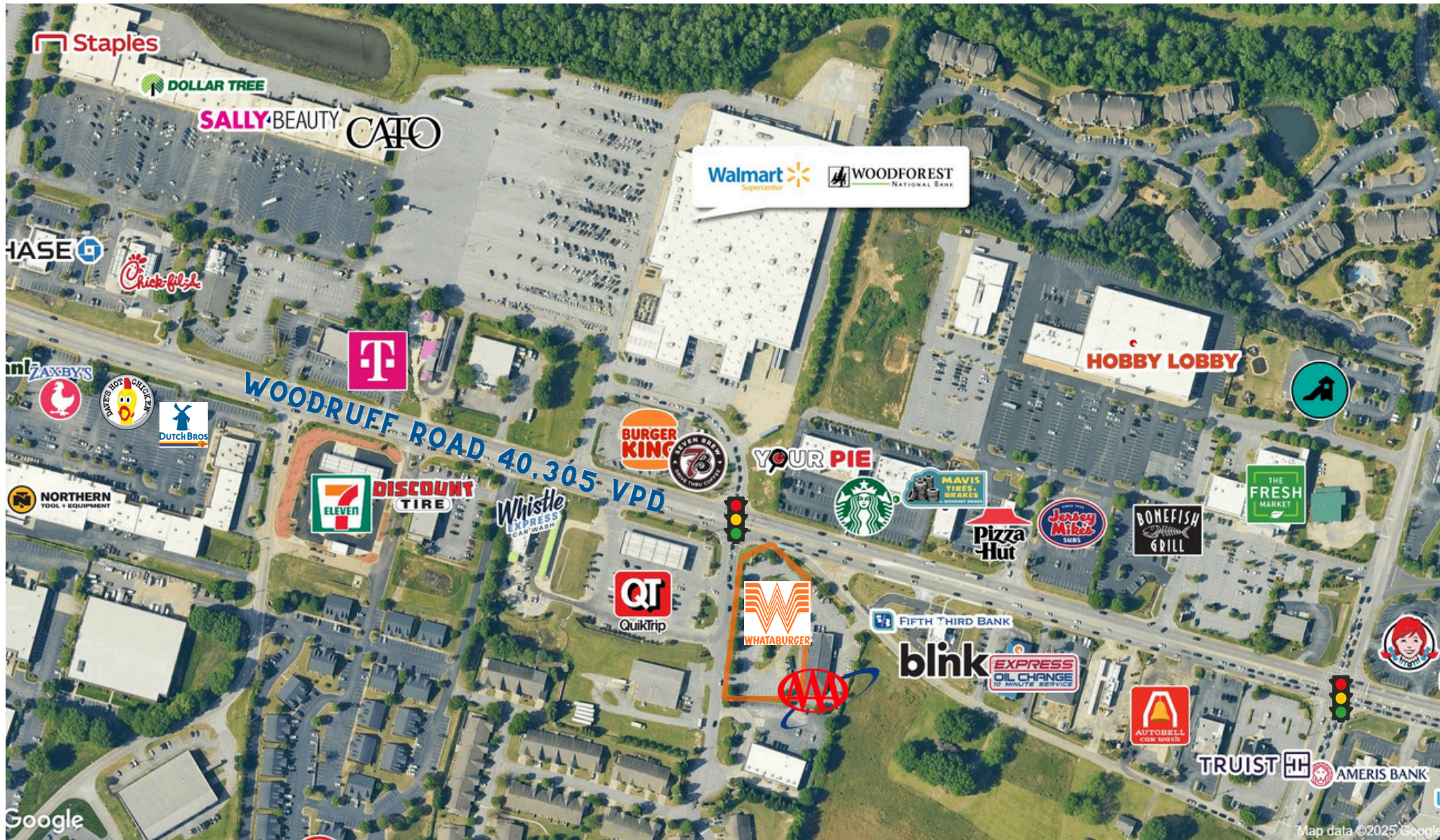
PROPERTY PHOTOS

Whataburger



AERIAL CLOSE-UP

Whataburger



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