

SINGLE-TENANT INVESTMENT FOR SALE



BURGER KING

3813 West 13400 South | Riverton, Utah 84065



BANGERTER HWY



BANGERTER HWY
45,000 ADT

NEW INTERCHANGE
NOW OPEN

13400 SOUTH
20,000 ADT



OFFERING MEMORANDUM

- NOI: \$144,000
- Price: \$2,618,182
- CAP Rate: 5.5%
- Absolute Net Lease



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INVESTMENT SUMMARY & HIGHLIGHTS

CAP Rate	5.5%
NOI	\$144,000
Purchase Price	\$2,618,182

TENANT	MONTHLY	ANNUAL	LED	RENT INCREASES	OPTIONS
Burger King (HB Boys)	\$12,000	\$144,000	December 31, 2047	10% Every 5 Years	Four 5-Year
TOTAL	\$12,000	\$144,000			

LOCATION HIGHLIGHTS

- Outparcel to Walmart Supercenter
- High Traffic Counts
- New 13400 South & Bangerter Highway Freeway Interchange Now Open
- 0.74 Acre Site

INVESTMENT HIGHLIGHTS

- Large Burger King Operator - HB Boys operates over 69 stores in 5 states
- Tenant will update to the new Burger King store design in 2027 - no additional LL cost
- Absolute Net Lease (20 Year) Initial Term Expires 2047
- Four 5-Year Options with 10% Increases

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PROPERTY DESCRIPTION

 <p>LOCATION</p> <p>3813 West 13400 South Riverton, UT 84065</p>	 <p>PROPERTY TYPE</p> <p>NNN Lease</p>	 <p>YEAR BUILT</p> <p>2007 (Remodeled 2014)</p>
 <p>LOT & BUILDING SIZE</p> <p>Lot - 0.74 Acres Building -3,483 SF</p>	 <p>ZONING</p> <p>C-R (Regional Commercial)</p>	 <p>PROPERTY ASSESSMENT ID</p> <p>33-05-126-015-0000</p>

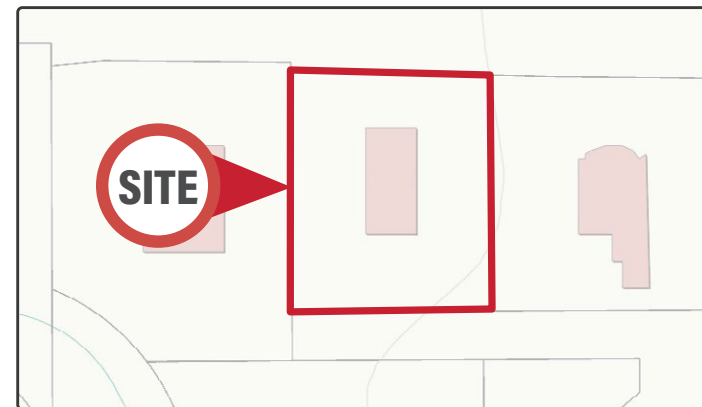


VEHICLE TRAFFIC COUNT

STREET NAME	VEHICLES PER DAY
Bangerter Hwy	45,000 VPD
13400 South	20,000 VPD
TOTAL	65,000 VPD



PARCEL MAP



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Company Overview

HB Boys, L.C. is a Sandy, Utah-based multi-concept franchisee management company with over 35 years of operational experience in the quick-service restaurant and convenience retail industries. Founded and grown entirely within the Intermountain West, HB Boys has established itself as one of the region's most diversified and proven franchise operators, managing a portfolio of 86 total units across Idaho, Nevada, Oregon, Utah, and Wyoming.

Portfolio & Unit Count

Brand	Units
Burger King	69
Costa Vida Fresh Mexican Grill	8
Chevron / 76 Gas Stations	5
Subway	3
Beans & Brews Coffeehouse	1
Total	86



Business Summary

HB Boys operates across five distinct consumer concepts spanning fast food, fast casual Mexican, specialty coffee, and fuel/convenience retail — reflecting a deliberate strategy to diversify across recession-resilient, necessity-driven categories. As a Burger King franchisee with 69 locations, HB Boys ranks among the largest Burger King operators in the Intermountain West, demonstrating the operational infrastructure and brand relationships required to manage large-scale, multi-unit franchise systems.

The company's expansion into Costa Vida and convenience fuel retail further underscores its ability to identify growth concepts and execute across multiple service formats. With over three decades of franchisee experience, HB Boys has built a seasoned management team capable of sustaining consistent operations across geographically dispersed markets.

Investment Highlights

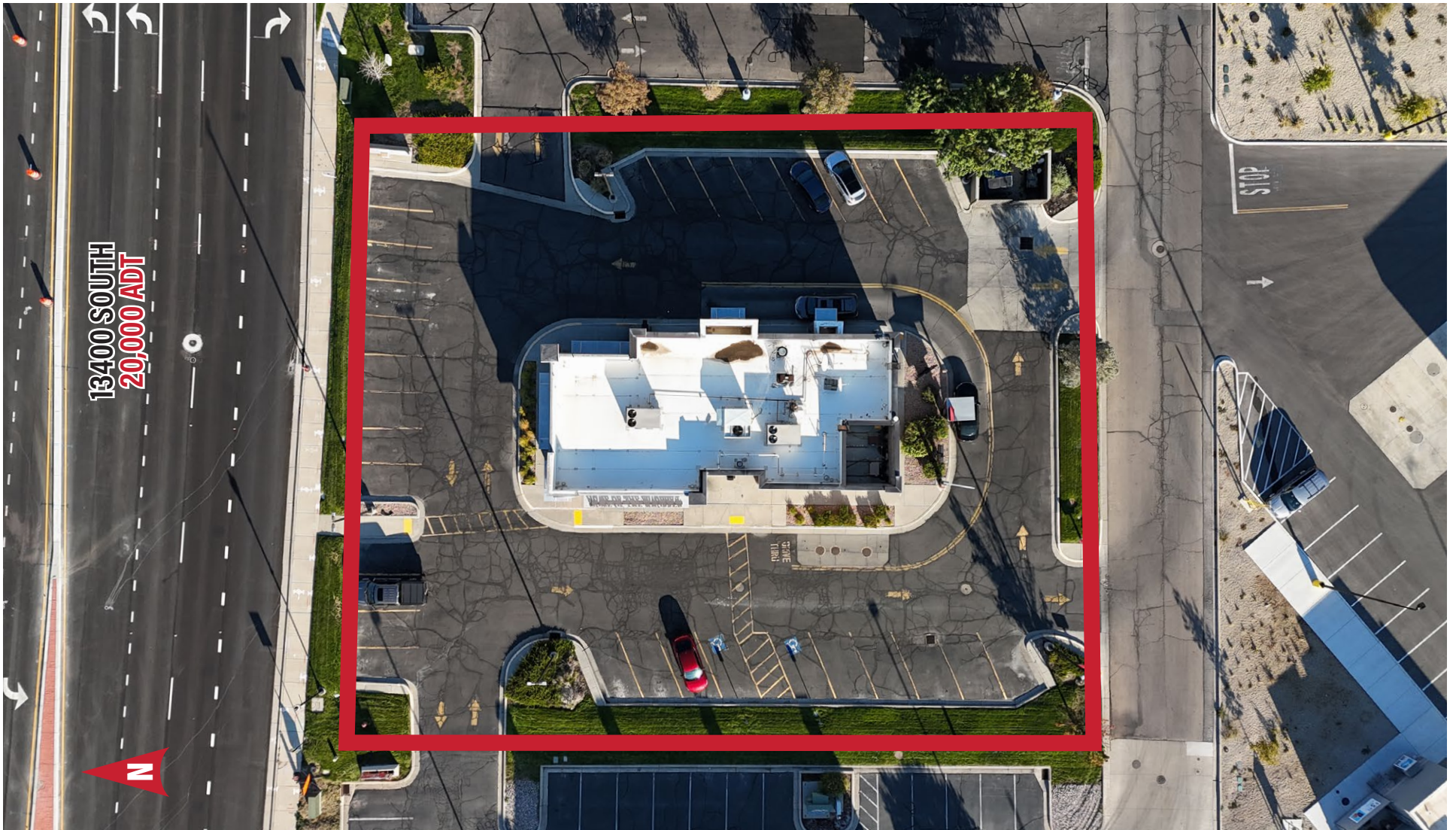
- 86-unit operator across five nationally and regionally recognized brands
- 35+ years of franchisee operating history with demonstrated market expansion
- Diversified concept mix spanning QSR, fast casual, specialty coffee, and fuel/convenience
- Multi-state footprint across five Intermountain West states
- Burger King anchor — one of the largest BK franchisees in the region, backed by Restaurant Brands International (RBI), a publicly traded global franchisor (NYSE: QSR)

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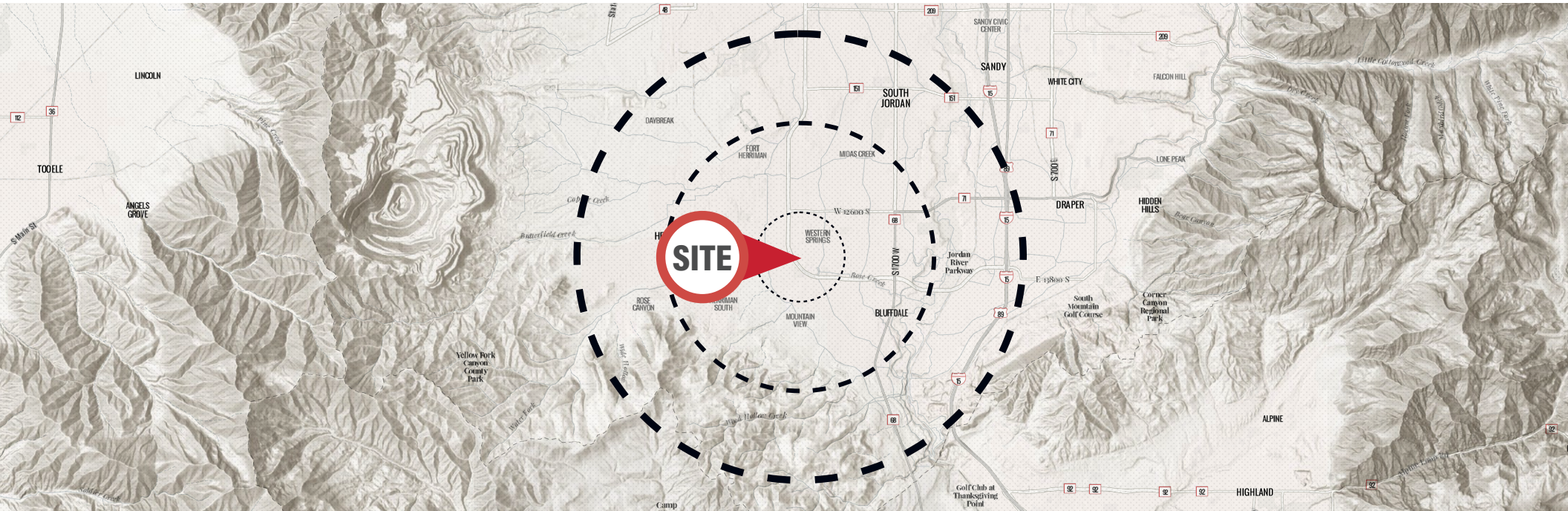
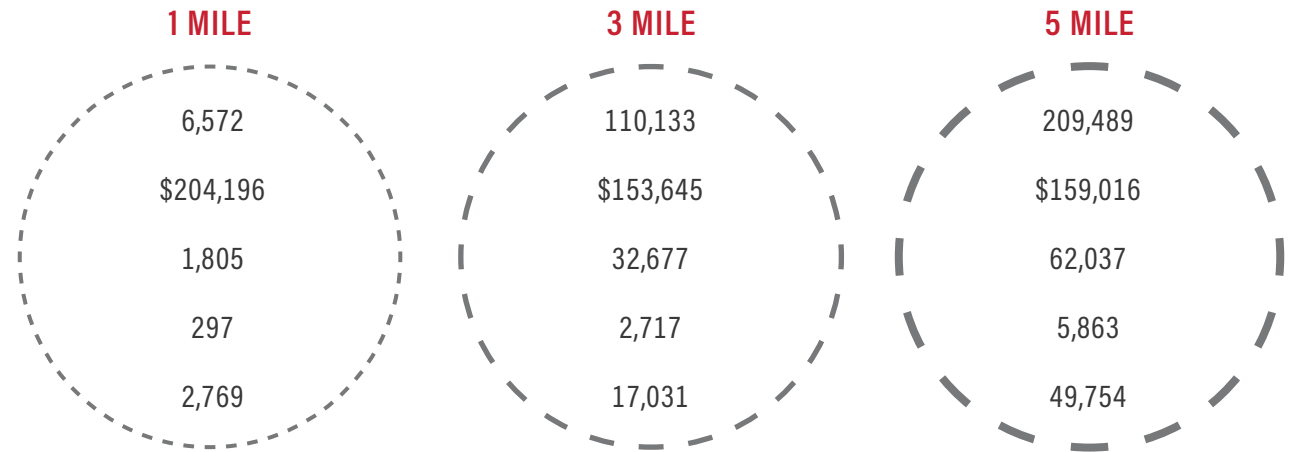
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DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION



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