



HORVATH & TREMBLAY

SINGLE TENANT
NET LEASED
OPPORTUNITY

DAYTON | OH



CORPORATE
LEASE



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DISCLAIMER

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Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a triple-net leased, corporate Burger King restaurant located at the intersection of Brandt Pike, Needmore Road and Harshman Road in Dayton, Ohio (the "Property"). Burger King has been in occupancy at the Property since its construction in 1999. The triple-net, corporate-backed lease has 7+ years of term remaining followed by 3 renewal options. The Burger King lease provides for a 10% rent increase at the start of each renewal period.

- **RARE CORPORATE LEASE:** The Lessee is Burger King Corporation, the 2nd largest hamburger chain in the world.
- **LEASE TERM:** The corporate Burger King lease has 7+ years remaining with one, 3-year option and two, 5-year options.
- **ESTABLISHED LOCATION:** The Property is an established Burger King location that has been in operation since 1999.
- **RENT INCREASES:** The Lease calls for attractive 10% rent increases at the start of each option period.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The Burger King Corporation lease is absolute triple-net and requires zero Landlord management responsibilities, making it an attractive investment for the passive real estate investor.
- **STRATEGIC RETAIL LOCATION:** The Property is strategically located along a retail corridor at the signalized intersection of three primary roadway – Brandt Pike, Needmore Road and Harshman Road. The highly visible site offers excellent signage and convenient access from both Brandt Pike and Harshman Road.
- **RETAIL TRADE AREA:** Additional retailers bringing consumers to the immediate area include Kroger Supermarket, Aaron's, NTB-National Tire & Battery, Tire Discounters, Gordon's Food Service Store, Dollar Tree, Family Dollar, Pizza Hut, El Toro Bar & Grill, Sonic Drive-In, and Wendy's.
- **DEMOGRAPHICS:** Approximately 147,156 people live within a 5-mile radius of the Property with an average household income of \$55,291.
- **TRAFFIC COUNTS:** Approximately 28,000 vehicles pass the Property daily on Brandt Pike.



OWNERSHIP	Fee Simple
LOT SIZE	0.57 Acres
TENANT	Burger King
GUARANTY	Corporate
LEASE TYPE	Absolute Triple Net
ROOF & STRUCTURE	Tenant Responsibility
RENT COMMENCEMENT DATE	12/15/1999
RENT INCREASES	10% Every Five Years
LEASE EXPIRATION DATE	12/15/2026
LEASE TERM REMAINING	7+ Years
RENEWAL OPTIONS	1, 3-Year Option + 2, 5-Year Options
TENANT PURCHASE OPTION	ROFO

4382 BRANDT PIKE | DAYTON, OH 45404

 LIST PRICE:	\$1,595,000
 CAP RATE:	6.15%
 NOI:	\$98,062

LEASE YEARS	ANNUAL	% INCREASE
CURRENT - 12/14/2026	\$98,062	
12/16/2026 - 12/15/2029 (OPTION 1)	\$107,868	10.0%
12/16/2029 - 12/15/2034 (OPTION 2)	\$118,655	10.0%
12/16/2034 - 12/15/2039 (OPTION 3)	\$130,520	10.0%



ABOUT THE TENANT

BURGER KING CORPORATION

Every day, more than 11 million guests visit Burger King restaurants around the world. Founded in 1954, Burger King is the 2nd largest fast food hamburger chain in the world. In 2010 3G Capital, an investment group controlled by the Brazilian billionaire Jorge Paulo Lemann, took over the company in a leveraged buyout. By 2012, Burger King shares were being sold to the public again, with 3G and Berkshire Hathaway retaining a controlling interest. Burger King Corporation reported 2017 gross sales of over \$20 billion.

RESTAURANT BRANDS INTERNATIONAL ("RBI")

In 2014, the Burger King Corporation merged with the Canadian doughnut and fast-food chain, Tim Hortons, and later added Popeyes Louisiana Chicken. The new parent company is called Restaurant Brands International. RBI is one of the world's largest quick service restaurant companies with more than \$30 billion in system-wide sales and over 25,000 restaurants in more than 100 countries. RBI is a publicly traded company (NYSE: QSR) with a market capitalization in excess of \$14 billion.



DAYTON | OH



147,000+

PEOPLE WITHIN 5 MILES



\$63,000+

AVERAGE HOUSEHOLD INCOME



28,000 VPD

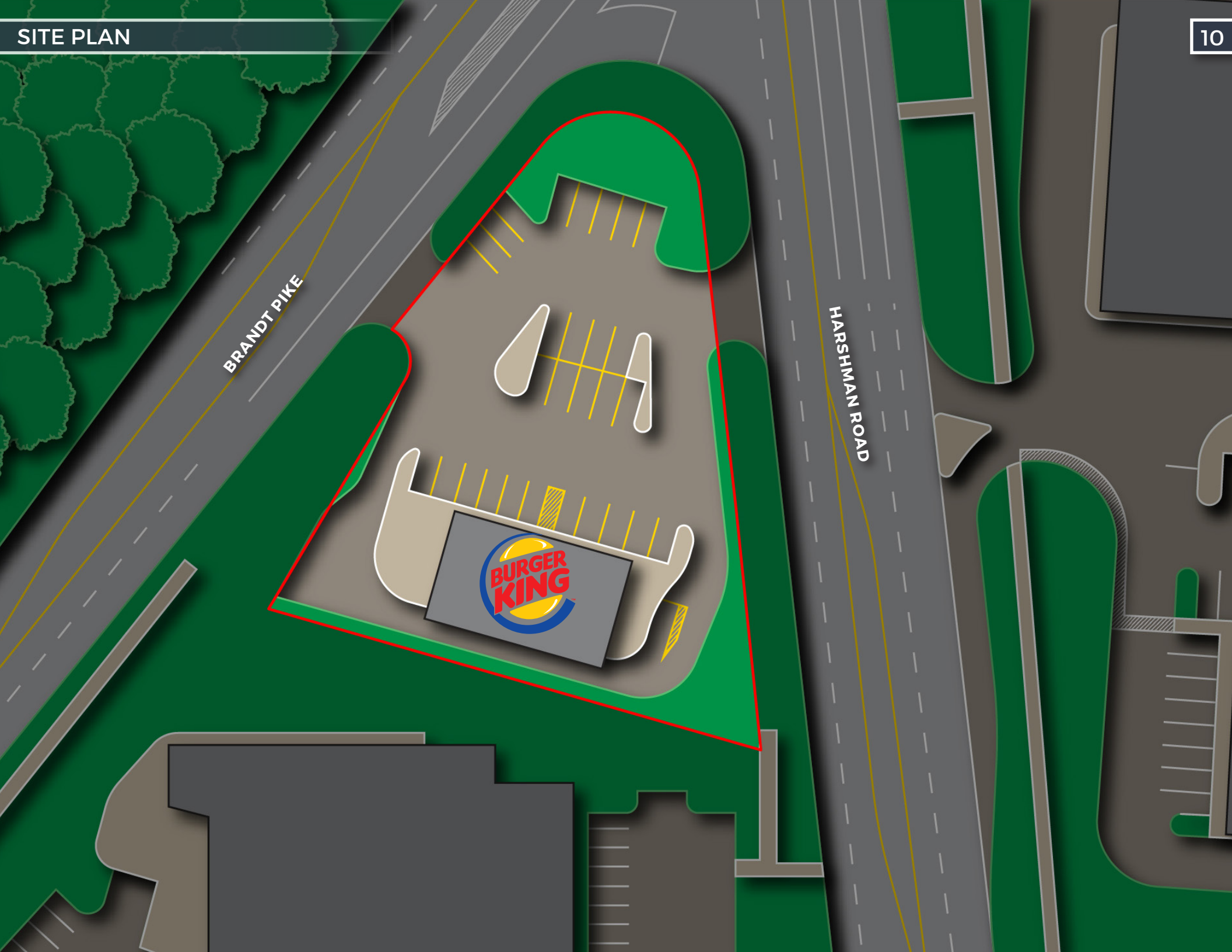
BRANDT PIKE

	3 MILES	5 MILES	10 MILES
POPULATION			
2023 Projection	42,070	146,965	472,453
2018 Estimate	42,445	147,156	471,975
2010 Census	43,664	146,734	468,478
HOUSEHOLDS			
2023 Projection	16,593	59,030	194,721
2018 Estimate	16,734	59,085	194,542
2010 Census	17,204	58,813	193,325
INCOME			
Average Household Income	\$63,676	\$55,291	\$63,645
Median Household Income	\$49,029	\$42,085	\$46,554











CVS

Walgreens

PNC

goodwill

Godfather's Pizza

SONIC

Kroger

Aaron's

Valvoline

TireDiscounters



Wendy's

United Dairy Farmers

Gordon FOOD SERVICE

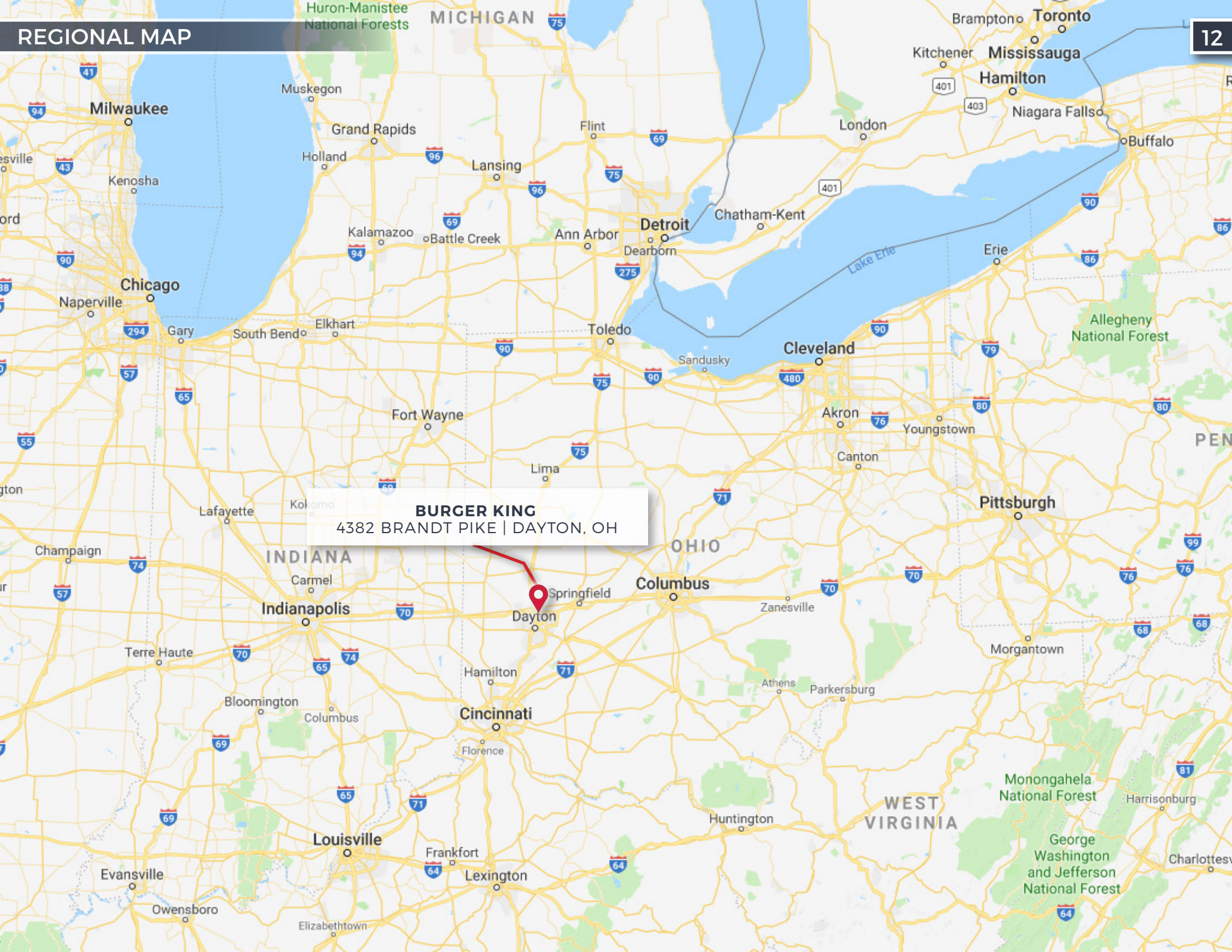
Pizza Hut

PS... EAST COAST SUBS

FAMILY DOLLAR

REGIONAL MAP

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BURGER KING
4382 BRANDT PIKE | DAYTON, OH

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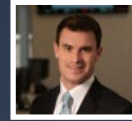
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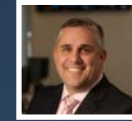
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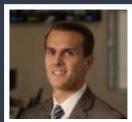
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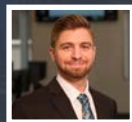
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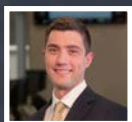
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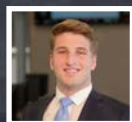
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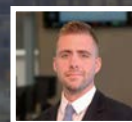
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1000+ TRANSACTIONS
IN 36 STATES



OVER \$4 BILLION CLOSED



RANKED #1
INDUSTRY LEADING TEAM

