



\*File Photo



# Burger King

3200 West 183rd St • Hazel Crest, IL 60430

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The Sekulovski Group has been exclusively retained by ownership to sell the 100% fee simple interest in a Burger King Restaurant. The property is located on a signalized corner, at the main retail intersection in Hazel Crest, Illinois. This property is shadow anchored by Jewel Osco, and has a 15 year NNN lease with 10% increases every 5 years, as well as four 5 year options.

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### *Key Points:*

- NNN Lease
- New 15 Year Lease
- 10% Increases Every 5 Years
- Located At Main Retail Intersection





# Pricing & Financial Analysis

*Burger King*

Hazel Crest, IL



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## Key Points:

Price:	\$2,166,667
GLA in SF:	2,866
CAP Rate:	6.0
Year Built	2016
Lot Size	.46 Acres

## Lease Terms:

Current Rent	\$130,000
Lease Type	NNN
Lease Expiration	3/31/2034
Increase	10% / 5 Yr
Options	(4) 5 Yr





[www.bk.com](http://www.bk.com)

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because Burger King is known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, it's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 50 successful years. Traded on the NYSE under BKW.

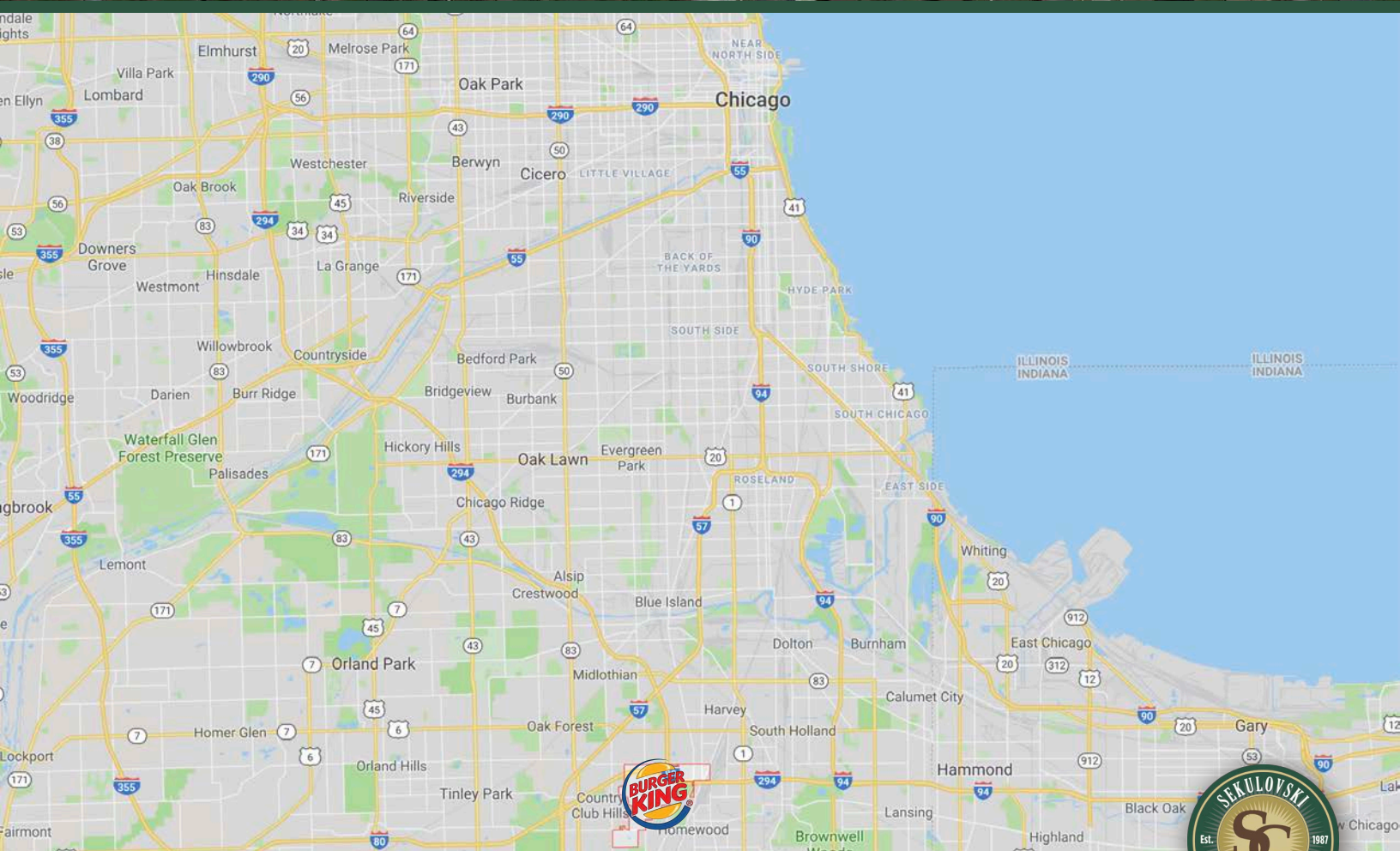
*Tenant Base Rent Schedule:*

*Options:*

	Monthly
Current	\$10,833.33
4/1/2024 - 3/31/2029	\$11,916.67
4/1/2029 - 3/31/2034	\$13,108.33

	Monthly
4/1/2034 - 3/31/2039	\$14,419.17
4/1/2039 - 3/31/2044	\$15,861.08
4/1/2044 - 3/31/2049	\$17,447.19
4/1/2049 - 3/31/2054	\$19,191.91





Hazel Crest, a village in Cook County, Illinois, is located 25 miles south of Chicago's downtown Loop.

Chicago is the third-most populous city in the United States. With 2.7 million people, it is the most populous city in the Midwestern United States. Chicago has the third-largest gross metropolitan product in the United States. According to 2014-2016 estimates the GMP was about \$630.3 billion. Chicago has been rated as having the most balanced economy in the United States.

Chicago is a major world finance center, and has the second-largest business district in the United States. The city has major financial and futures exchanges, including The Chicago Stock Exchange, The Chicago Board Options Exchange, and the Chicago Mercantile Exchange (which is owned, along with the Chicago Board of Trade, and Dow Jones Indexes by Chicago's CME Group.)

The surrounding metropolitan area (Chicagoland) is home to the third-largest labor pool in the United States, with close to 4.5 millions workers. Numerous area companies made the Fortune 500 in 2016, including Boeing, United Continental Airlines, Sears, Allstate and McDonalds.





Thank You.

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