



*File Photo



Burger King

S64W15924 Commerce Center PKWY • Muskego, WI 53150

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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 newly built property is shadow anchored by Walmart in a developing area of Muskego, Wisconsin, and has a 15 year NNN lease with 10% increases every 5 years, as well as four 5 year options.

Key Points:

- NNN Lease
- New 15 Year Lease
- 10% Increases Every 5 Years
- Shadow Anchored by Walmart





Pricing & Financial Analysis

Burger King

Muskego, WI



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Key Points:

Price:	\$1,833,333
GLA in SF:	2,740
CAP Rate:	6.0
Year Built	2015
Lot Size	.92 Acres

Lease Terms:

Current Rent	\$110,000
Lease Type	NNN
Lease Expiration	3/31/2034
Increase	10% / 5 Yr
Options	(4) 5 Yr





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.

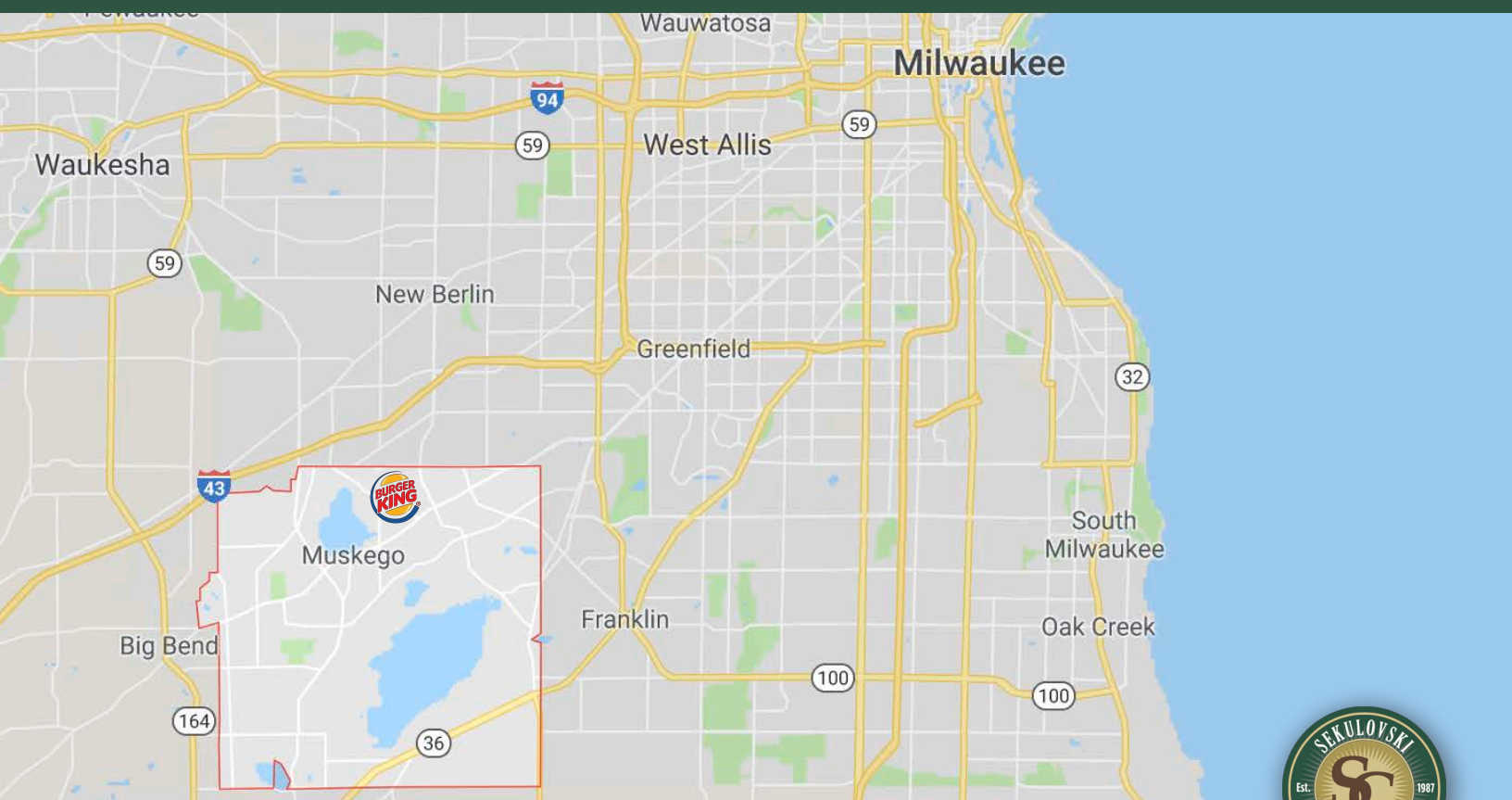
Tenant Base Rent Schedule:

Options:

	Monthly
Current	\$9,166.67
4/1/2024 - 3/31/2029	\$10,083.33
4/1/2029 - 3/31/2034	\$11,091.67

	Monthly
4/1/2034 - 3/31/2039	\$12,200.83
4/1/2039 - 3/31/2044	\$13,420.92
4/1/2044 - 3/31/2049	\$14,763.01
4/1/2049 - 3/31/2054	\$16,239.31







Muskego is a city in Waukesha County, Wisconsin. Muskego is a bedroom community for Milwaukee.

Milwaukee is the largest city in the state of Wisconsin, and the fifth largest city in the Midwest, and the 31st largest city in the United States. Milwaukee is known for its beer, which German immigrants started brewing in the 1840s. The Milwaukee Brewery in Miller Valley is the oldest functioning brewery in the United States. Miller Brewing Company is a key employer in the area, employing over 2,200 workers.

Milwaukee is home to the international headquarters for six Fortune 500 companies, including Johnson Controls, Northwestern Mutual, Manpower, Rockwell Automation, Joy Global, and Harley Davidson. Other companies with headquarters in Milwaukee include Briggs and Stratton, Master Lock, and GE Healthcare.

Milwaukee has many cultural attractions and festivals. The Milwaukee Art Museum features a \$100 million wing designed by Santiago Calatrava. Other cultural centers include the Pabst Mansion, Discovery World, Mitchell Park Horticultural Conservatory, and The Jewish Museum of Milwaukee. Milwaukee's annual lakefront Summerfest Music Festival, and the Wisconsin State Fair are very popular with locals, and visitors alike.

Milwaukee's professional sports teams include the Brewers (MLB) and Bucks (NBA.) They also have professional soccer, hockey, and roller derby teams.





Thank You.

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