



*ACTUAL SITE PHOTOS



OFFERING
MEMORANDUM

BURGER KING (CORPORATE)

ABSOLUTE NNN GROUND LEASE

11940 W CENTER RD OMAHA, NE 68144

PRESENTED BY:

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INVESTMENT OVERVIEW



The subject offering is a Burger King ground lease operated by Burger King corporation. The tenant has been at this location since 1983 and have just executed a new 10 year lease extension, showing commitment to the location. The subject property is located on a major commercial thoroughfare and is surrounded by national retailers including TJ Maxx, Wendy's Burlington, Starbucks, IHOP, and many others. The Burger King also benefits from its position at a signalized intersection with traffic counts in excess of 70,500 vehicles per day.

The site benefits from its position in an affluent area of Omaha. There are 86,519 residents within three miles of the subject property, with an average household income of \$93,598.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN GROUND LEASE

RECENTLY EXTENDED LEASE

ZERO LANDLORD OBLIGATIONS

STRONG OPERATING HISTORY AT LOCATION

CORPORATELY GUARANTEED

HEAVILY TRAFFICKED LOCATION - OVER 70,500 VPD

AFFLUENT AREA WITH A DENSE POPULATION - OVER 680,700 PEOPLE LIVING WITHIN 10 MILES, AND 252,407 PEOPLE WITHIN 5 MILES OF THE PROPERTY

OFFERING SPECIFICATIONS

PRICE \$1,540,000

CAP RATE 5.10%

NET OPERATING INCOME \$78,517

SQUARE FOOTAGE 2,805

LOT SIZE 0.77 AC

YEAR BUILT 1983

FINANCIAL SUMMARY

BURGER KING • ABSOLUTE NNN GROUND LEASE

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\$1,540,000 • 5.10%

SUMMARY

TENANT NAME	Burger King
SQUARE FOOTAGE	2,805
LEASE START	6/1/2019
LEASE END	10/31/2029
ANNUAL RENT	\$78,517
OPTIONS	Two, 5-Year
INCREASES	7.5% Every 5 Years

OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$6,543.08	\$78,517.00
YEARS 6-10	\$7,033.83	\$84,406.00
OPTION 1	\$7,561.33	\$90,736.00
OPTION 2	\$8,128.450	\$97,542.00

TENANT OVERVIEW



BURGER KING

Burger King (BK) is an American global chain of hamburger fast food restaurants. Headquartered in the unincorporated area of Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it "Burger King". Over the next half-century, the company would change hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US\$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International.



GLOBAL LOCATIONS



17,796+ LOCATIONS

PROPERTY PHOTOS

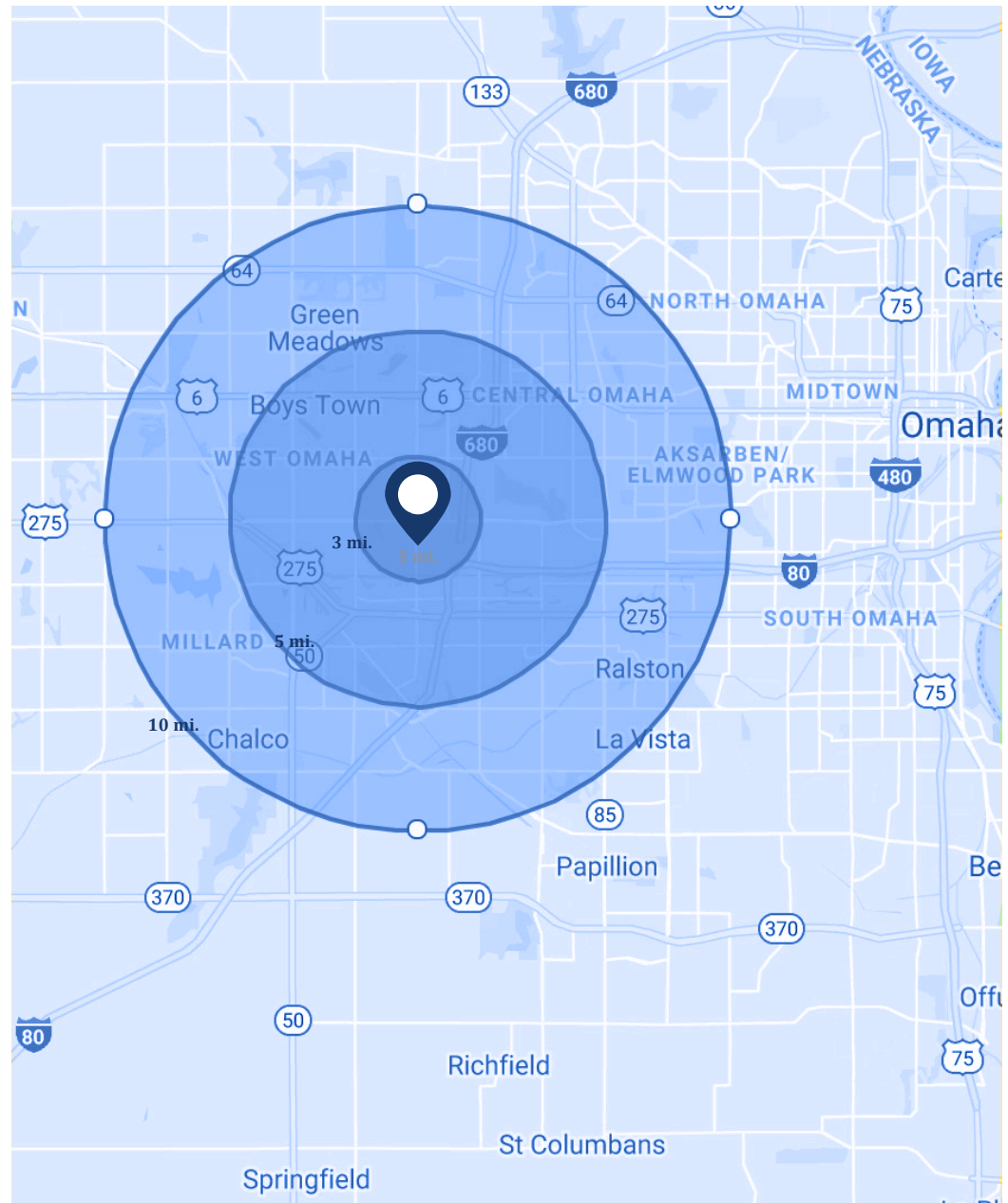


This aerial map of the Millard area in Omaha, Nebraska, highlights several key locations. Major highways shown include Interstate 80, Interstate 680, US Highway 275, and US Highway 6. The Missouri River flows along the western and southern edges of the map. Numerous commercial centers and businesses are identified with callout boxes, including Montclair Shopping Center, Westwood Plaza, Oak View Mall, Bel Air Plaza, Rockbrook Village, and One Pacific Place. Educational institutions such as Millard North High School, Millard North Middle School, and Burke High School are also marked. A variety of retail and food establishments are labeled, including Walmart, Target, Costco, and several fast-food chains like McDonald's, Burger King, and Wendy's. The map also shows the location of the FBI Federal Bureau of Investigation and the Ameritrade Headquarters.

LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	86,519	252,407	680,759
TOTAL HOUSEHOLDS	36,355	103,913	263,459
AVERAGE HOUSEHOLD INCOME	\$93,598	\$92,805	\$84,780
AVERAGE AGE	39.20	37.50	35.90

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	86,519	252,407	680,759
TOTAL HOUSEHOLDS	36,355	103,913	263,459
PERSONS PER HOUSEHOLD	2.30	2.40	2.50
AVERAGE HOUSEHOLD INCOME	\$93,598	\$92,805	\$84,780
AVERAGE HOUSE VALUE	\$180,410	\$182,867	\$176,091
AVERAGE AGE	39.20	37.50	35.90
WHITE	78,331	224,112	560,182
BLACK	2,519	10,313	68,353
AM. INDIAN & ALASKAN	401	1,265	7,625
ASIAN	3,703	11,405	25,620
HAWAIIAN & PACIFIC ISLAND	68	164	593
OTHER	1,496	5,148	18,386

OMAHA, NEBRASKA

Omaha is the largest city in the state of Nebraska and the county seat of Douglas County. Omaha is in the Midwestern United States on the Missouri River, about 10 miles north of the mouth of the Platte River. The nation’s 40th-largest city, Omaha’s 2018 estimated population was 466,061.

Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. The Omaha Metropolitan Area is the 59th largest in the United States, with an estimated population of 944,316 (2018). The Omaha-Council Bluffs-Fremont, NE-IA Combined Statistical Area (CSA) encompasses the Omaha-Council Bluffs MSA as well as the separate Fremont, NE Micropolitan Statistical Area, which consists of the entirety of Dodge County, Nebraska. The total population of the CSA was 970,023 based on 2017 estimates. Approximately 1.3 million people reside within the Greater Omaha area, within a 50 mi radius of Downtown Omaha.



OMAHA, NEBRASKA



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