

# BURGER KING PORTFOLIO

*Cleveland  
Metro  
Statistical  
Area*



**BROOK PARK, OHIO**



**ELYRIA, OHIO**



of RPS Capital Management LLC





BROOK PARK, OHIO



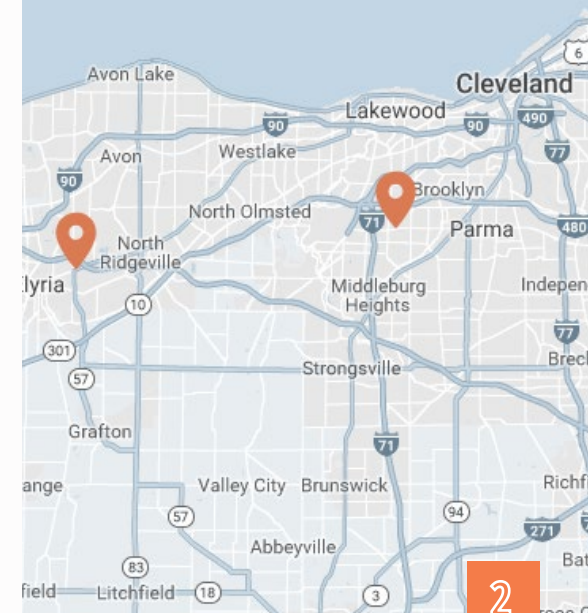
ELYRIA, OHIO



*RPS CAPITAL MANAGEMENT LLC IS PLEASED TO PRESENT THE*  
**BURGER KING PORTFOLIO IN CLEVELAND MSA (TWO UNITS)**

## AVAILABLE AS PORTFOLIO OR INDIVIDUALLY

- ▶ Significant Upside Potential | Increased Return | Rent sets to 7% of Sales in First Option
- ▶ More Than Three Years Remaining on Absolute Net Leases | Zero Landlord Responsibilities
- ▶ Strong Guarantor | TOMS King, Limited Liability Company (LLC) | Operates 120 Units
- ▶ Hedge Against Inflation | 1.5 Percent Annual Rent Increases
- ▶ Operator Demonstrates Commitment | Upgrading Both Locations to Newest Store Format
- ▶ Strong Demographics | Both Assets Have More Than 100,000 Residents Within Five Miles
- ▶ Brook Park | Ideally Located Nearby Giant Eagle Supermarket and a Planet Fitness Anchored Shopping Center
- ▶ Brook Park | Nearby Cleveland Hopkins International Airport (CLE) | 9.6 Million Passengers in 2018
- ▶ Elyria | Located in Heavily Trafficked Area | More Than 43,000 Vehicles Per Day | Cleveland Street and John F Kennedy Memorial Parkway





# PORTFOLIO OVERVIEW



**\$1,640,000**



**5.08%**



**\$83,230**



## Brook Park Offering

PRICE	\$970,000
CAP RATE	5.08%
NOI	\$49,228
PRICE PER SQUARE FOOT	\$482.35
RENT PER SQUARE FOOT	\$24.48
YEAR BUILT	1987
APPROXIMATE LOT SIZE	1.72 Acres
GROSS LEASEABLE AREA	2,011
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	TOMS King, Limited Liability Company (LLC)
LEASE TYPE	Absolute Net
ROOF AND STRUCTURE	Tenant Responsible

## Elyria Offering

PRICE	\$670,000
CAP RATE	5.08%
NOI	\$34,003
PRICE PER SQUARE FOOT	\$198.28
RENT PER SQUARE FOOT	\$10.06
YEAR BUILT	1987
APPROXIMATE LOT SIZE	1.08 Acres
GROSS LEASEABLE AREA	3,379
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	TOMS King, Limited Liability Company (LLC)
LEASE TYPE	Absolute Net
ROOF AND STRUCTURE	Tenant Responsible







# LEASE SUMMARY



## BROOK PARK OFFERING

14601 Snow Road Brook Park, Ohio 441442

LEASE COMMENCEMENT DATE	3/1/2009
LEASE EXPIRATION DATE	1/31/2023
LEASE TERM	14 Years
TERM REMAINING	3+ Years
INCREASES	1.5 Percent Annually
OPTIONS TO RENEW	4, 5-Year

### BROOK PARK ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	2/28/2020	\$49,228	\$4,102
3/1/2020	2/28/2021	\$49,966	\$4,164
3/1/2021	2/28/2022	\$49,967	\$4,164
3/1/2022	2/28/2023	\$50,716	\$4,226



## ELYRIA OFFERING

827 Cleveland Street Elyria, Ohio 44035

LEASE COMMENCEMENT DATE	3/1/2009
LEASE EXPIRATION DATE	1/31/2023
LEASE TERM	14 Years
TERM REMAINING	3+ Years
INCREASES	1.5 Percent Annually
OPTIONS TO RENEW	4, 5-Year

### ELYRIA ANNUALIZED OPERATING DATA

	BASE RENT	ANNUAL RENT	MONTHLY RENT
CURRENT	2/28/2020	\$34,003	\$2,834
3/1/2020	2/28/2021	\$34,513	\$2,876
3/1/2021	2/28/2022	\$35,030	\$2,919
3/1/2022	2/28/2023	\$35,556	\$2,963





# TENANT OVERVIEW

TOMS King owns and operates over 100 BURGER KING® restaurants across Illinois, Ohio, North Carolina, Pennsylvania and Virginia, with more than 3,000 team members and have grown to become one of the Top 10 largest BURGER KING® franchisees.

TOMS King is well regarded in the industry and has many of the highest performing units in the Burger King® system. They pride themselves on providing exceptional service to all their customers to be your number one choice for fast food your way.



## TENANT PROFILE

<b>TENANT TRADE NAME</b>	Burger King
<b>OWNERSHIP</b>	Private
<b>TENANT</b>	TOMS King, Limited Liability Company (LLC)
<b>LEASE GUARANTOR</b>	TOMS King, Limited Liability Company (LLC)
<b>NUMBER OF LOCATIONS</b>	120 Locations
<b>HEADQUARTERED</b>	Palatine, Illinois
<b>WEB SITE</b>	<a href="http://www.tomsking.com">www.tomsking.com</a>





# BURGER KING - BROOK PARK, OHIO



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
2000 Population	7,343	38,430	80,449	2000 Households	3,042	13,442	31,710	2018 Average HH Income	\$64,762	\$74,553	\$72,407
2010 Population	8,509	45,400	92,930	2010 Households	3,730	16,337	36,692	2018 Median HH Income	\$44,409	\$48,401	\$48,887
2018 Population	9,684	50,933	104,465	2018 Households	4,230	18,622	41,519	2018 Per Capita Income	\$28,288	\$27,258	\$28,778



# BURGER KING - ELYRIA, OHIO



## Property Address

827 Cleveland St, Elyria,  
OH 44035, USA

	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile
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# ABOUT CLEVELAND

Cleveland's location on the Cuyahoga River and Lake Erie has been key to its growth. The Ohio and Erie Canal coupled with rail links helped the city become an important business center. Steel and many other manufactured goods emerged as leading industries.

The city diversified its economy in addition to its manufacturing sector. In 2007, Cleveland's commercial real estate market experienced rebound with a record pace of purchases, with a housing vacancy of 10%.

The Cleveland Clinic is the city's largest private employer with a workforce of over 37,000 as of 2008. It carries the distinction as being among America's best hospitals with top ratings published in U.S. News & World Report. Cleveland's healthcare sector also includes University Hospitals of Cleveland, a renowned center for cancer treatment, MetroHealth medical center, and the insurance company Medical Mutual of Ohio. Cleveland is also noted in the fields of biotechnology and fuel cell research, led by Case Western Reserve University, the Cleveland Clinic, and University Hospitals of Cleveland. The city is among the top recipients of investment for biotech start-ups and research. Case Western Reserve, the Clinic, and University Hospitals have recently announced plans to build a large biotechnology research center and incubator on the site of the former Mount Sinai Hospital, creating a research campus to stimulate biotech startup companies that can be spun off from research conducted in the city.

City leaders promoted growth of the technology sector in the first decade of the 21st century. Mayor Jane L. Campbell appointed a "tech czar" to recruit technology companies to the downtown office market, offering connections to the high-speed fiber networks that run underneath downtown streets in several "high-tech offices" focused on the Euclid Avenue area.





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*IN CONJUNCTION WITH:*

**BROKER OF RECORD**

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**SAB**

*of RPS Capital Management LLC*