



OFFERING MEMORANDUM

## BURGER KING

3 6 2 7 S O U T H L I N C O L N A V E N U E | Y O R K , N E 6 8 4 6 7

Exclusively Marketed By:

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# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Tenant	Burger King
Property Address	3627 S Lincoln Ave York, NE 68467
Property Type	Single Tenant Fast Food
Price	\$1,800,000
Price/SF/Bldg	\$449.33
Net Operating Income	\$100,968
CAP Rate	5.61%
Net Operating Income (July 2021)	\$108,540
CAP Rate (July 2021)	6.03%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee
Lease Term Remaining	17.0 Years
Occupancy	100%
Building Size	4,006 SF
Land Size	70,567 SF
Year Built / Renovated	1994
APN	93013776
Zoning	Commercial

## INVESTMENT HIGHLIGHTS

- Single Tenant NNN Investment leased to Burger King with 16,859 locations worldwide
- Scheduled 7.5% rent increase in less than 2 years takes CAP rate to over 6% and will still have 15 years remaining on the term
- Strong franchisee. Meridian Restaurants has 137 restaurants with 2 top-tier brands, Burger King and Chili's Bar & Grill, spread across 11 states.
- Absolute NNN; No Landlord responsibilities
- Surrounded by major national retailers including Walmart, Dollar Tree, KFC, Taco Bell, Arby's, Starbucks, Wendy's and McDonald's



# RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Burger King	4,006	100%	\$8,414	\$2.10	\$100,968	\$25.20	7/1/2016	6/30/2036	7.5% every 5 Yrs	NNN	Four 5-Year Options
<b>TOTAL</b>	<b>4,006</b>	<b>100%</b>	<b>\$8,414</b>		<b>\$100,968</b>						



# TENANT INFO



**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.

For more information, please visit [www.bk.com](http://www.bk.com)

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NASBAQ : BKC	16,859	1.375 Billion	Miami, FL

# FRANCHISEE INFO



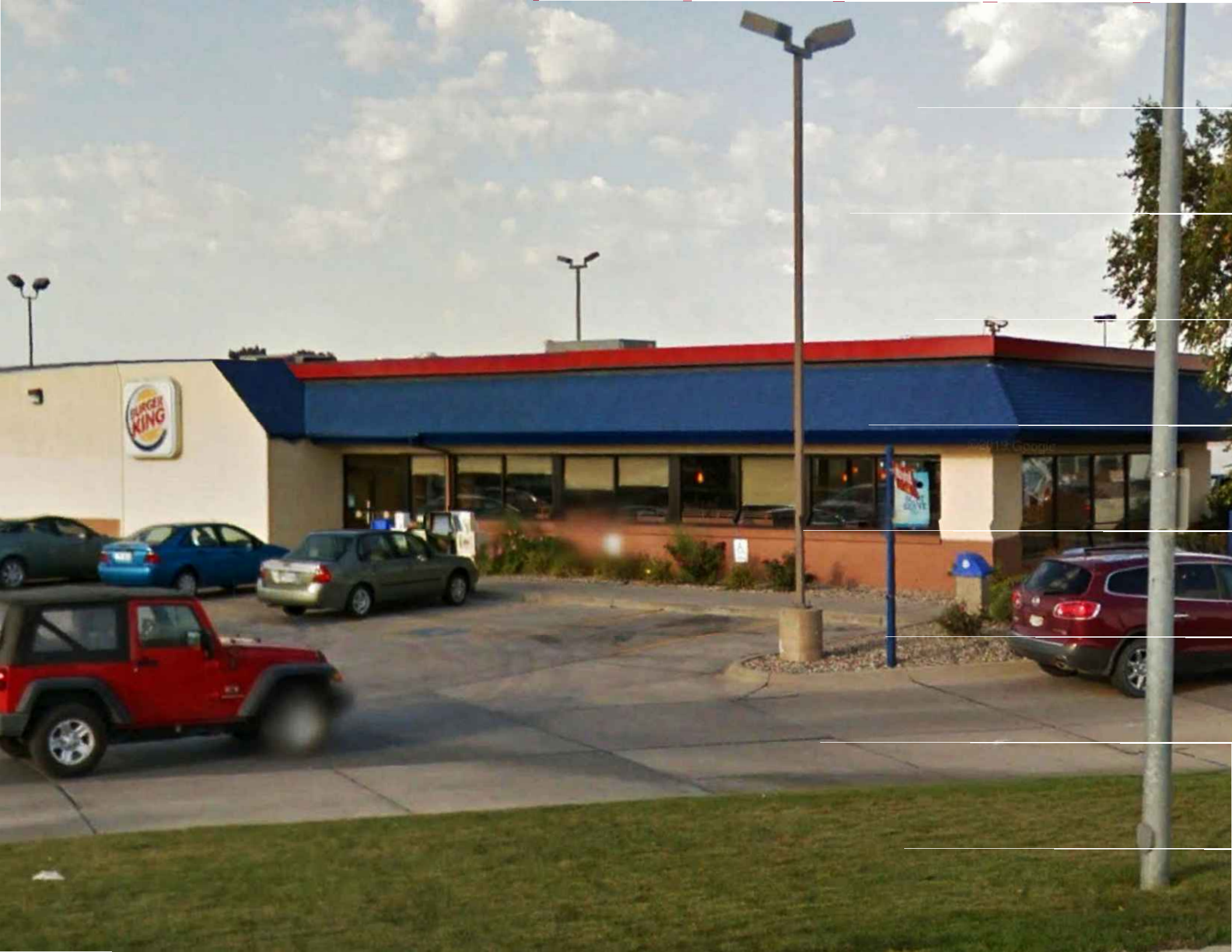
Meridian Restaurants was founded in 2002 with 14 restaurants. It currently has 137 restaurants with top-tier brands, Burger King and Chili's Bar and Grill, spread across 11 states.

According to the franchisee, the Meridian Restaurants name was chosen to represent what the company stands for - "Meridian" is defined as the pinnacle, the best . . . striving for Excellence. Its purpose as a company is to make a positive difference in people's lives - the lives of its team members, its guests and its communities.

The franchisee states that it works every day to live its mission of LOVELOUD! through its Core Values and a Culture of Accountability. It pursues accountability in a positive and principled manner, where self-accountability is taught and fostered.

For more information, visit [www.meridianrestaurantsunlimited.com](http://www.meridianrestaurantsunlimited.com).





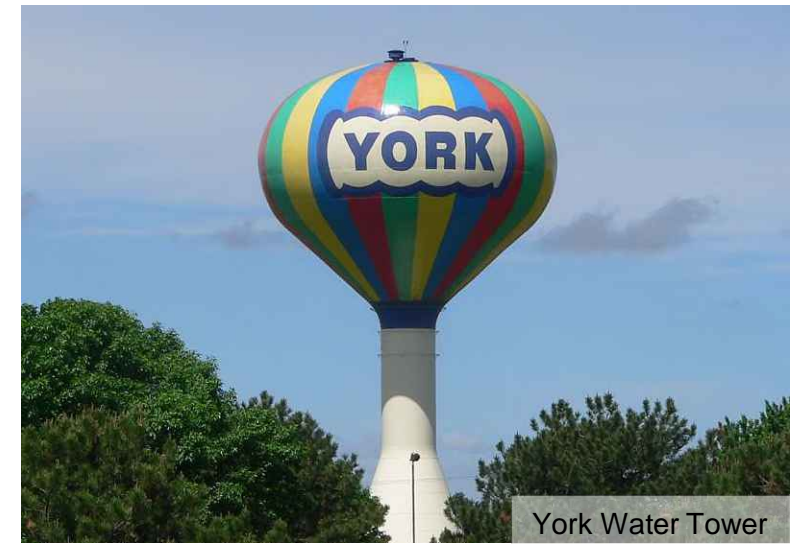
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# AREA OVERVIEW

## York, NE

York is a city in, and the county seat of, York County, Nebraska, United States. It is the home of York College and the Nebraska Correctional Center for Women.

York, a city of over 8,000 population, offers all of the character of a small town with the advantages of a more populated city. Strategically located at the intersection of Highway 81, a major north-south 4-lane expressway that stretches from South America to Canada, and Interstate 80 that traverses the Atlantic to the Pacific. York is the heart of the nation.



York provides numerous amenities found only in larger more metropolitan cities, cutting edge health care technologies and facilities, a vibrant hospitality industry ready to serve the needs of visitors and residents alike, progressive educational institutions including a four-year college and a full range of support services for families and businesses.

York's transportation arterials and location allow easy access to Lincoln, the home of state government, the University of Nebraska, and the Lied Center for Performing Arts. Connected can also be used to describe the telecommunications infrastructure York citizens enjoy. You can do business with anyone, anywhere, from York, Nebraska.

An excellent workforce, quality of life, and low cost of living combine to make York one of the most attractive locations to live or work in the United States.









David Drive

S Lincoln Avenue







David Drive



S Lincoln Avenue



S 35th Street





TRAFFIC COUNTS CARS PER DAY	
S Lincoln Avenue	12,960
US Highway 81	6,465
Interstate 80	24,910



Walmart

Hampton Inn

Comfort Inn  
CHOICE HOTELS

Holiday Inn Express

Wendy's

Starbucks Coffee

Taco Bell

Burger King

Taco John's

AutoZone

Dollar Tree

US 81

S Lincoln Avenue

US 81

INTERSTATE 80

INTERSTATE 80

Chevrolet

DQ

Days Inn  
BY WYNDHAM

McDonald's

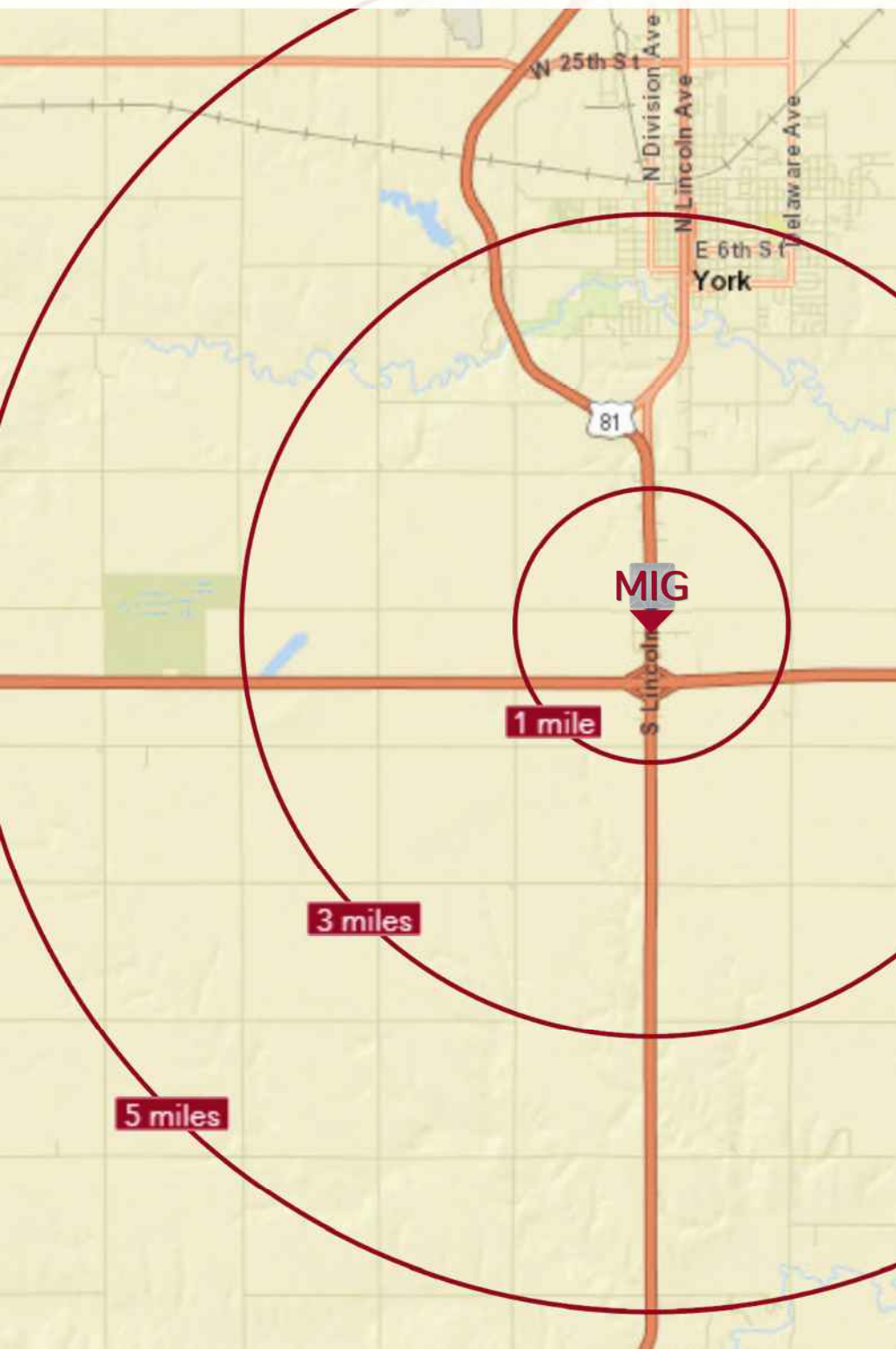
Arby's

Super 8  
BY WYNDHAM

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# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2019 Population	74	4,545	8,941
2024 Population	74	4,541	9,003
2010-2019 Annual Rate	0.00%	-0.04%	0.23%
2019-2024 Annual Rate	0.00%	-0.02%	0.14%
2019 Male Population	47.3%	46.2%	47.3%
2019 Female Population	52.7%	53.8%	52.7%
2019 Median Age	45.0	41.0	40.5
<b>Median Age</b>			
The median age in this area is 45.0, compared to U.S. median age of 38.5.			
<b>Race and Ethnicity</b>			
2019 White Alone	90.5%	87.5%	89.6%
2019 Black Alone	2.7%	3.3%	2.5%
2019 American Indian/Alaska Native Alone	1.4%	1.2%	0.8%
2019 Asian Alone	1.4%	1.4%	1.3%
2019 Pacific Islander Alone	0.0%	0.0%	0.0%
2019 Other Race	2.7%	4.6%	3.5%
2019 Two or More Races	1.4%	2.0%	2.1%
2019 Hispanic Origin (Any Race)	5.4%	8.0%	7.0%
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	0.0%	12.0%	12.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$58,170	\$55,912	\$53,745
2024 Median Household Income	\$59,296	\$58,870	\$56,718
2019-2024 Annual Rate	0.38%	1.04%	1.08%
<b>Average Household Income</b>			
2019 Average Household Income	\$71,922	\$65,887	\$65,302
2024 Average Household Income	\$77,568	\$72,236	\$71,882
2019-2024 Annual Rate	1.52%	1.86%	1.94%
<b>Data for all businesses in area</b>			
Total Businesses:	75	401	594
Total Employees:	671	3,302	7,115
Total Residential Population:	74	4,545	8,941

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to OMNE Partners, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due OMNE Partners in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including OMNE Partners, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and OMNE Partners and may be used only by parties approved by the Seller and OMNE Partners. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.





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