

Offering Memorandum

Burger King

899 Carpenter Road | Milton, PA 17847



Representative Property

New 20-Year Lease • Full Triple Net (NNN) • Brand New Construction

www.hutchinsondevelopment.com

Offering Memorandum

CONFIDENTIAL MEMORANDUM

This offering memorandum is intended solely for your own limited use to determine whether you wish to express any further interest in the property. This Confidential Memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Hutchinson Companies, LLC., primarily from information supplied by the owner. Although the information contained herein has been reviewed by representatives of the owner, it does not propose to be all-inclusive nor does it contain all the information which a prospective purchaser may require. Neither the owner nor any of its officers, directors, employees, agents and Hutchinson Companies, LLC., makes any representation or warranty, expressed or implied, as to the accuracy of this Confidential Memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently. The owner reserves the right to change any of the information contained herein and may choose to withdraw the property from the market at anytime, without notice. This Confidential Memorandum shall not serve as an indication as to the current state of the property or of the owner. By accepting this Confidential Memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Hutchinson Companies, LLC.

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Offering Memorandum

Offering Details & Highlights

Purchase Price: **\$2,619,000**

Cap Rate: **5.25%**

Hutchinson Companies, LLC. is pleased to present for sale the opportunity to purchase a brand new 20 year Burger King lease located at 899 Carpenter Road, Milton, PA 17847. This location is leased to the franchisee, GDK Development, LLC.

This property is a 1.244 acre parcel with a newly constructed 2,900 sq. ft. building developed specifically for Burger King. This store shall operate under a 20 year commercial lease. The lease also offers 1 five year extension with 3% annual rent increase and 1 four year, eleven month extension with an additional 3% annual rent increase.

20-Year Commercial Lease

Construction completed and rent commenced November, 2018

Rent Increases

2% annual rent increase beginning in the 9th year of the Lease

Full Triple Net Investment

True NNN lease

Brand New Construction

New building, new parking lot, curbs, new utilities

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Lease Abstract

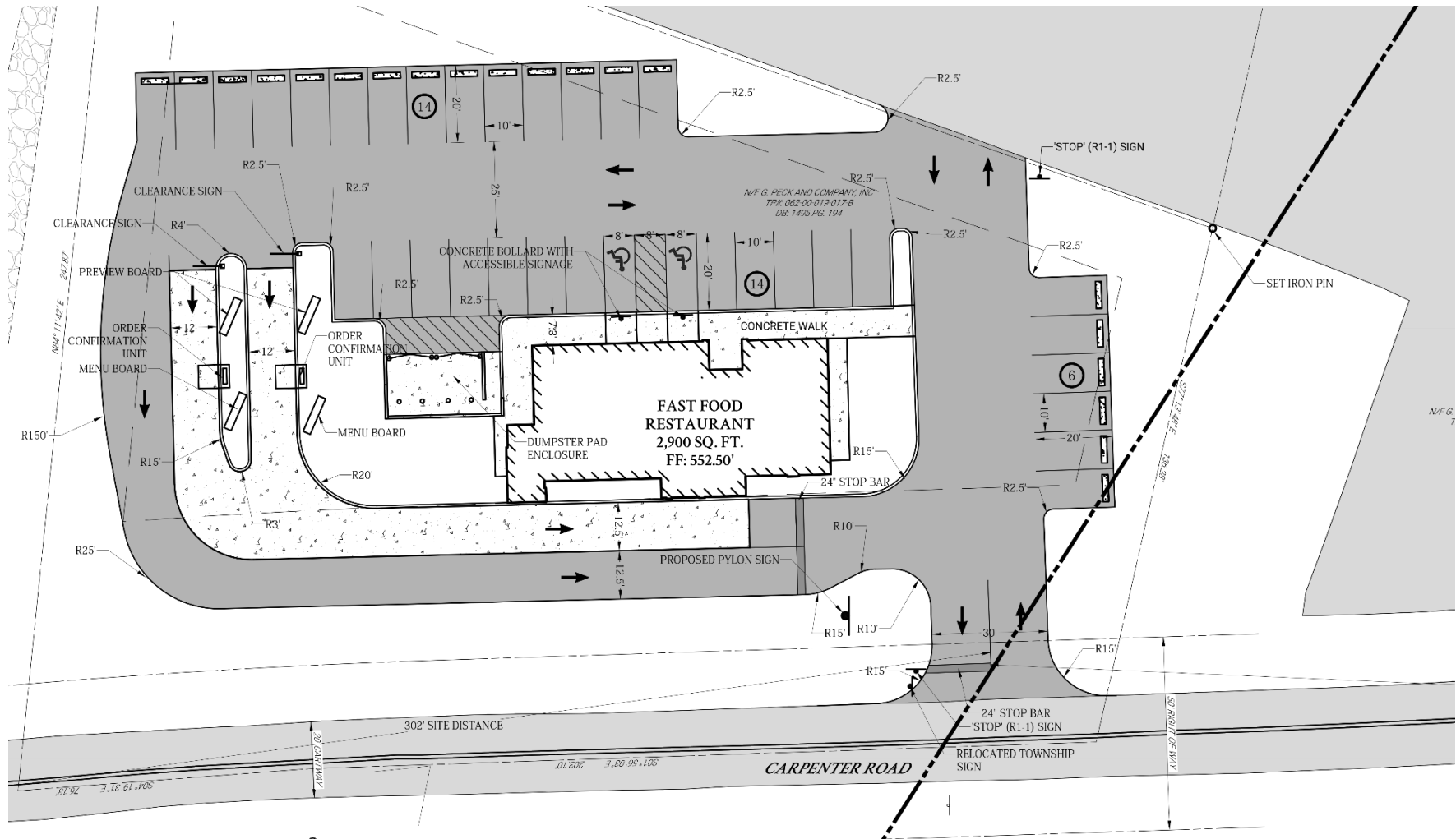
Tenant:	Burger King
Guarantor:	GDK Development, LLC
Address:	899 Carpenter Road, Milton, PA 17847
Building Size (SF):	2,900 (+/-) sq. ft.
Lot Size (Acres):	1.244 (+/-) acres
Year Built:	2018
Lease/Rent Commencement:	November, 2018
Base Lease Term:	Twenty (20) years
Annual Base Rent:	\$137,503
Rent Increases:	2% annually after the first 8 years
Renewal Options:	One (1) five year options & one (1) four year, 11 month option
Lease Type:	Full triple net commercial lease
Landlord Responsibilities:	NNN
Drive-thru:	Yes
Parcel ID:	062-00-019-017-B
ROFR:	Yes

Rent Schedule

Years	Annual Rent	Monthly Rent	% Increase
1-8	\$137,503	\$11,458	-
9	\$140,716	\$11,726	2%
10	\$143,530	\$11,960	2%
11	\$146,401	\$12,200	2%
12	\$149,329	\$12,444	2%
13	\$152,315	\$12,692	2%
14	\$155,362	\$12,946	2%
15	\$158,469	\$13,205	2%
16	\$161,638	\$13,469	2%
17	\$164,871	\$13,739	2%
18	\$168,168	\$14,014	2%
19	\$171,532	\$14,294	2%
20	\$174,962	\$14,580	2%

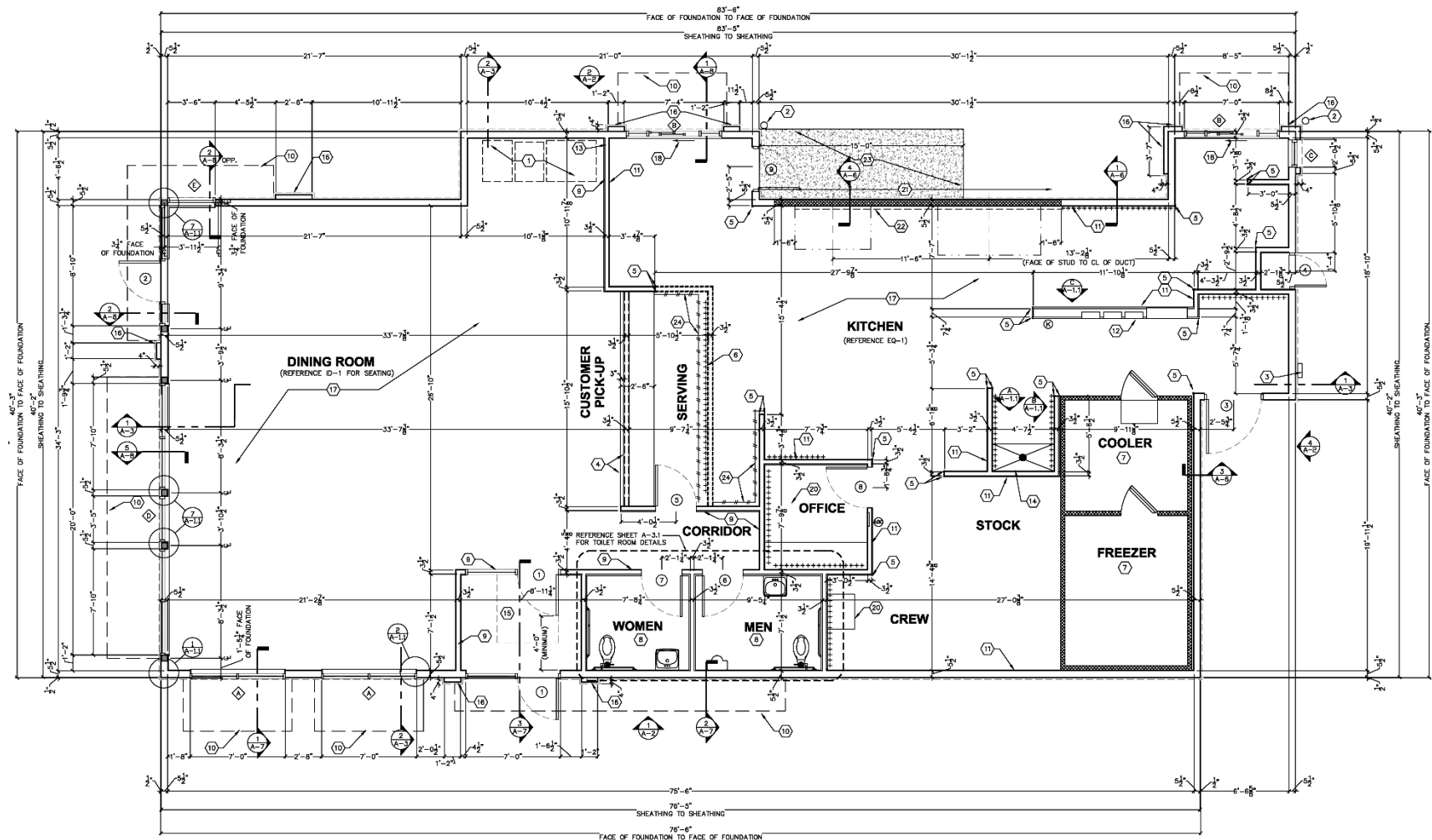
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Site Plan



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Floor Plan



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Aerial

