



Burger King

1399 N.E. Douglas Street
Lee's Summit (Kansas City),
Missouri 64086



Investment Highlights

- Rare 2.00% annual increases
- 7+ Years Remain on 20 year Absolute NNN Lease
- Low rental rate of \$23.16/SF
- Large building size 4,000 SF
- Oversized Lot 1.51 Acres
- Successful 17+ Year Operating Location
- #3 Largest Burger QSR 15,000 restaurants
- Backed by Tasty King, LLC with 68 Units
- Busy 20,000+ VPD Traffic Counts
- Signalized Hard Corner Location
- 1,000 Feet to St Lukes Hospital with 140 Beds
- Kansas City is 30th largest MSA in the US
- Dense 5 Mi Pop 91,373 - Affluent AHHI \$91,948

Property Name	Burger King
Property Address	1399 N.E. Douglas Street Lee's Summit (Kansas City), Missouri 64086
Price	\$ 1,531,305
Cap Rate	6.05%
Building Size/SF	4,000
Price/SF	\$ 383
NOI Starting 06.23.20*	\$ 92,644
Rent/SF	\$ 23.16
Lot Size/AC	1.51
Year Built	1999
Lease Type	Absolute NNN
Lease Term Remaining	7.2
Rent Increases	2%/Annually
Renewal Options	4 x 5yrs

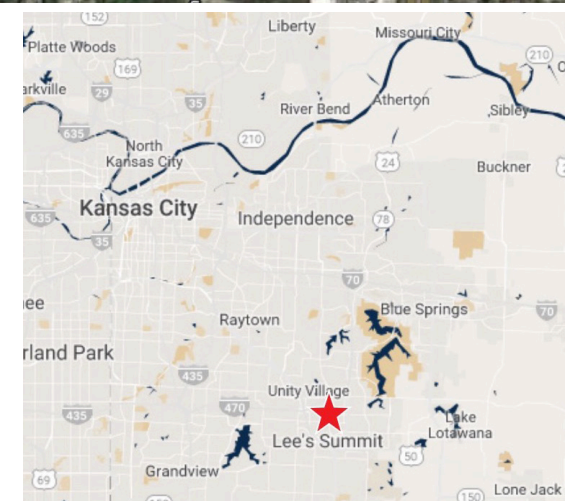
* Seller to credit rent variance from close to 06.23.20



Location Highlights

- Signalized Hard Corner
- Busy 20,000+ VPD Traffic Counts
- St Lukes Hospital 1,000 Feet from Subject
- 4th Best City to Live in the Midwest
- Dense 5 Mi Pop 91,373 - Affluent AHHI \$91,948

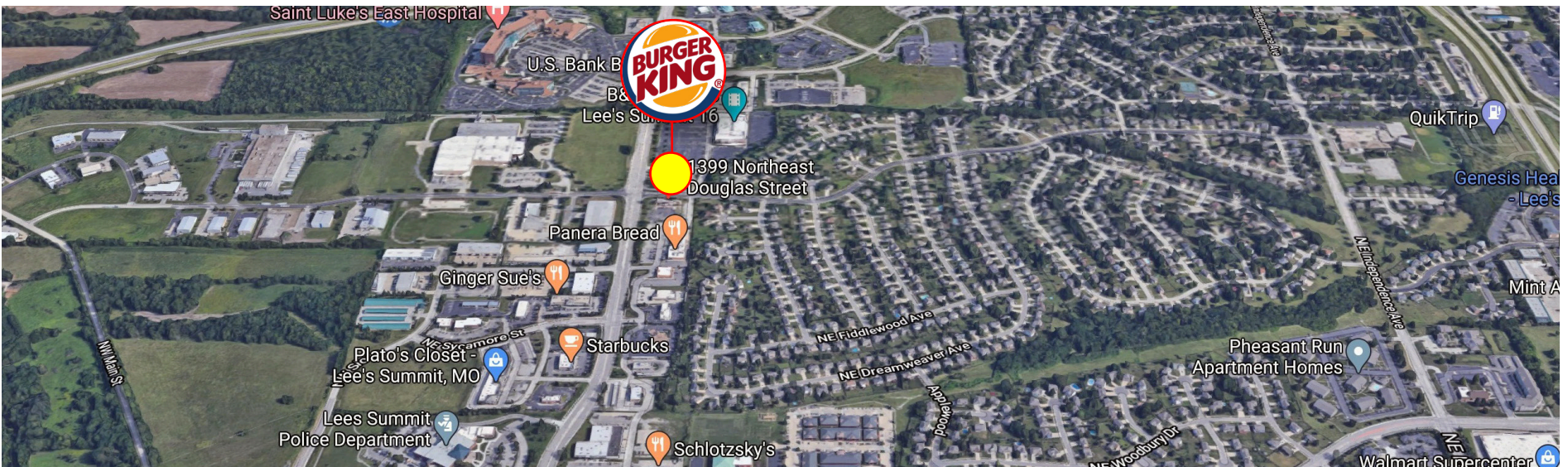
Lee's Summit, only 26 miles from Kansas City, is becoming one of the busiest centers in the Kansas City metro region and is home to over 90,000 residents. This upscale suburb has been voted among the Top 10 Happiest Places in Missouri.





Intersection	NE Douglas St, & NE Victoria Dr.
Market	Kansas City
County	Jackson
Parcel APN	52-910-15-01

Zoning	Commercial
Lot Size/AC	1,51
Building Size/SF	4,000
Parking	69 Surface Spaces



Burger King

- Restaurant Brands Int'l. NYSE:QSR
- Over 15,000 locations
- Credit Rating B+
- Headquarters Miami, FL

Burger King has been remodeling restaurant interiors and modernizing technology, thus positioning the company for future growth. Its goal is to have 50% of Burger King restaurants in the US and Canada on a modern image by the end of 2020. The company has also been steadily refranchising locations with the goal of a 100% franchised business model eventually.



Tasty King, LLC, Lee's Summit, MO

- Tasty King, LLC was Founded in 2018
- Locations in 3 States
- Total 68 Units Guarantee
- Company HQ in Same City as Subject

Tasty King, LLC is a Missouri-based Burger King franchisee. Tasty King currently operates 68 Burger Kings in the three-state region of Missouri, Kansas and Iowa.

Tasty King is on an aggressive plan of new restaurant growth and remodels which provides great opportunities for career growth.

Tenant Name	Burger King
Ownership	Leased Fee
Lease Guarantor	Tasty King, LLC
Guarantor HQ	Lee's Summit, MO
# Units Backing	68
Lease Commencement	June 23, 2006
Lease Expiration Date	June 26, 2027
Lease Term	20 Yrs
Remaining Term	7.2 Yrs
Lease Type	Absolute NNN
Current NOI*	\$ 92,644
Rent Increases	2% Annually
Options	4 x 5 Yrs

*Seller to credit rent variance from close to 06.23.20



Exclusively
Listed By:

B. Quentin Foster
CRC Income Properties
323- 822-7000 / quentin@crcincome.com