

OFFERING MEMORANDUM

BURGER KING

1215 ANSBOROUGH AVE | WATERLOO, IA 50701



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES
2020 REMODEL REPRESENTATIVE PHOTO

EXCLUSIVELY LISTED BY



GARY CHOU

EVP & Senior Director

Gary.Chou@matthews.com

DIR (310) 919-5827

MOB (714) 928-8016

LIC # 01911222 (CA)

ADAM MAREK

Broker of Record

FIRM # S44830000 (IA)



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

PASSIVE LONG-TERM INVESTMENT

- Long-Term Lease – Tenant to sign a brand new 20-year lease with four (4), 5-year options at close of escrow
- Growing Cash Flow – The lease has 7.50% increases every 5 years providing investors with an excellent hedge against inflation
- Absolute NNN – Tenant is responsible for Taxes, Insurance, Maintenance, Roof and Structure – Ideal for passive investors
- Strong Remodel Pipeline – Plans to renovate each site after close of escrow – Contact broker for details

PREFERRED OPERATORS OF EXCELLENT BRAND

- Growth Focused Operator – The franchisee is a 65+ unit operator with a significant presence in Iowa, Kansas and Missouri – Franchisee has track record of growing organically as well as through acquisition
- Preferred Burger King Partner – The franchisee is a ‘strategic partner’ of Burger King Corporation, which allows them to acquire smaller operators within their territories and support from Burger King to go after opportunities in adjacent markets
- Extensive Operational Experience – The executive and operating team have decades of successful restaurant experience in a number of brands such as Dunkin Donuts, McDonald’s, Taco Bell, Arby’s, etc.
- Iconic Brand – Established in 1954, Burger King has grown to over 15,000 units worldwide

LOCATION HIGHLIGHTS

- Established Location – In operation since 1988
- Highest Traffic Counts in Town – Located just off of US-218 with average daily traffic counts exceeding 46,000 cars per day
- Main Retail Corridor – Nearby tenants include Domino’s Pizza, Dairy Queen, Walgreens, Tractor Supply Store, Papa John’s Pizza, amongst others

REPRESENTATIVE PHOTO

1215 ANSBOROUGH AVE | WATERLOO, IA

EXECUTIVE SUMMARY

Property Name	Burger King
Address	1215 Ansborough Ave Waterloo, IA 50701
GLA	± 3,236 SF
Land Area	± 0.99 AC / 43,124 SF
Year Built	1988/2020R

TENANT SUMMARY

Tenant Trade Name	Burger King
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	20 Years
Lease Commencement Date	COE
Rent Commencement Date	COE
Lease Expiration Date	20 Years from COE
Term Remaining on Lease	+/- 20 Years
Increase	7.50% Every 5 Years
Options	4, 5-Year Options

FINANCIAL OVERVIEW



LIST PRICE

\$1,941,000



CAP RATE

5.80%



TERM REMAINING

± 20 Years

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Year 1-5	\$9,384	\$112,602	5.80%
Year 6-10	\$10,087	\$121,047	6.24%
Year 11-15	\$10,844	\$130,126	6.70%
Year 16-20	\$11,657	\$139,885	7.21%
Option 1	\$12,531	\$150,376	7.75%
Option 2	\$13,471	\$161,655	8.33%
Option 3	\$14,482	\$173,779	8.95%
Option 4	\$15,568	\$186,812	9.62%

TENANT OVERVIEW

TENANT OVERVIEW

Burger King Worldwide operates the world's #2 hamburger chain by sales with almost 15,000 restaurants in the US and more than 100 other countries. Every day, more than 11 million guests visit Burger King Restaurants around the world and they do so because Burger King is known for serving high-quality, great-tasting and affordable food. In addition to its popular Whopper sandwich, the chain offers a selection of burgers, chicken sandwiches, salads, and breakfast items, along with beverages, desserts, and sides. Burger King's menu has expanded from a basic offerings of burgers, French fries, sodas, and milkshakes to a larger and more diverse set of products. Many of the eateries are stand-alone locations offering dine-in seating and drive-through services; the chain also includes units in high-traffic locations such as airports and shopping malls. Burger King Worldwide is owned and operated by Restaurant Brands International.

GEOGRAPHIC OUTREACH

Burger King has restaurant locations throughout the US and more than 100 other countries. The US and Canada are responsible for about 65% of revenues. Like most other giants of the fast-food industry, Burger King has expanded its nationwide and international presence primarily through franchising. But the company has reduced its domestic expansion efforts recently. Burger King has used joint ventures to expand in countries like China, Mexico, Russia, and Singapore.



PARENT COMPANY TRADE NAME

Restaurant Brands International, Inc.



NO. OF LOCATIONS

± 15,000



HEADQUARTERED

Miami, FL



WEBSITE

www.bk.com



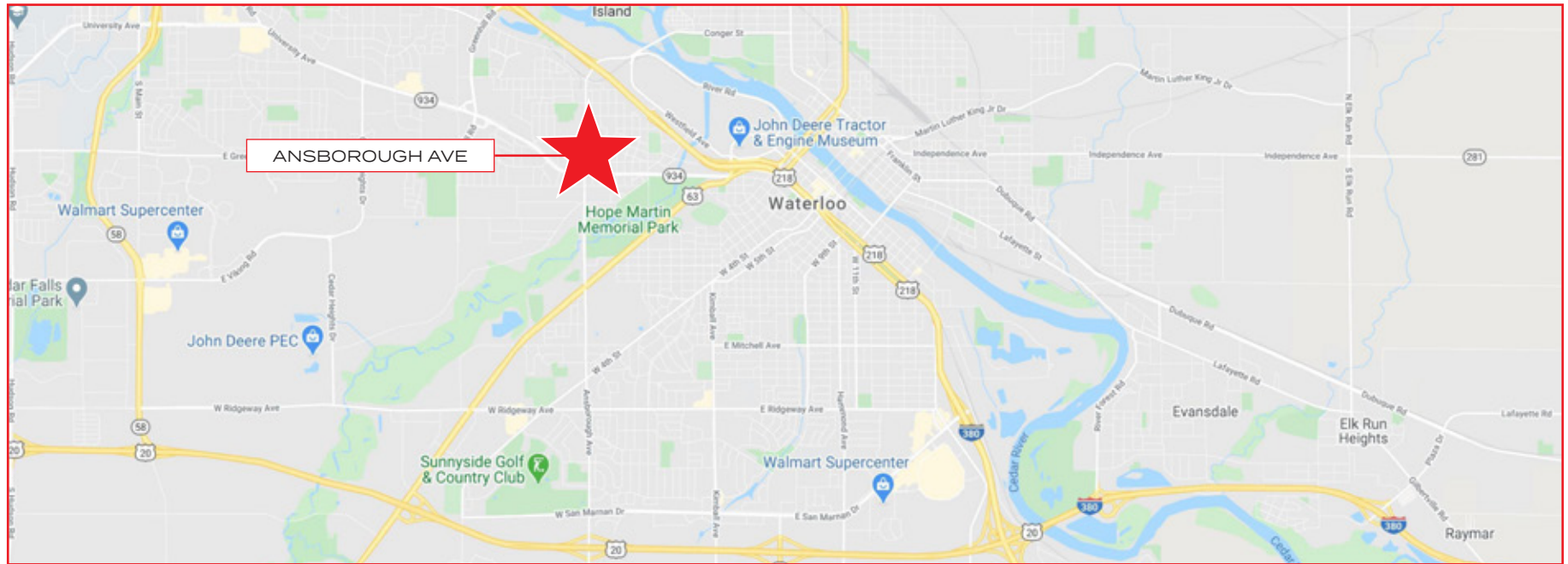
YEAR FOUNDED

1953

SURROUNDING TENANTS



AREA OVERVIEW



WATERLOO, IA

Situated along the banks of the Cedar River, Waterloo is located in Black Hawk County in northern Iowa. The city is known for its diverse population and is recognized as one of Iowa's historic cities. It is part of the Cedar Falls MSA and is the most populated of the two cities. The active community is constantly working on the growth and progress of their town. There are events throughout the year that help different organizations throughout the area. With the population growing, the city, as a whole, positively progresses.

AREA DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	7,042	58,833	95,992
2020 Estimate	7,072	58,752	95,472
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	3,120	25,573	40,196
2020 Estimate	3,114	25,348	39,581
INCOME	1-Mile	3-Mile	5-Mile
Average Household Income	\$62,158	\$66,267	\$67,013



ECONOMY

Waterloo's economy is primarily built on the industrial sector. Recently, more businesses have chosen to build their headquarters and plants in Waterloo, which has created 5 new industrial parks throughout the area. One of the more established industrial sites is the John Deere Tractor Assembly Plant. The surrounding county has a long history of manufacturing and plan on investing in bringing more advanced manufacturing and food processing corporations to help support the Iowa workforce. They have also seen tremendous growth in the Information Technology Sector in the last decade.



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **1215 Ansborough Avenue, Waterloo, IA 50701 (“Property”)**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

2020 REMODEL REPRESENTATIVE PHOTO

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

BURGER KING

1215 ANSBOROUGH AVE | WATERLOO, IA 50701



EXCLUSIVELY LISTED BY



GARY CHOU

EVP & Senior Director

Gary.Chou@matthews.com
DIR (310) 919-5827
MOB (714) 928-8016
LIC # 01911222 (CA)

ADAM MAREK

Broker of Record

FIRM # S44830000 (IA)