



ACTUAL SITE

BURGER KING
3161 JOLIET AVENUE
MISSOURI VALLEY, IOWA 51555

OFFERING MEMORANDUM

Represented By:
JUSTIN ZAHN
justin@ciadvisor.com

Represented By:
JUSTIN CARLSON
jcarlson@ciadvisor.com

COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088 – Office | www.ciadvisor.com

In Association with Iowa Designated Broker:
Jessica Zahn Gibson | CIA Brokerage Company | Iowa License # B6728400

CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

BURGER KING
MISSOURI VALLEY, IOWA

BURGER KING

LOCATION	3161 Joliet Avenue Missouri Valley, Iowa 51555
MAJOR CROSS STREETS	On Joliet Ave, West of I-29
TENANT	BURGER KING CORP.
PURCHASE PRICE	\$1,195,000
CAP RATE	9.35%
ANNUAL RENT	\$111,776
GROSS LEASEABLE AREA	4,828 SF
RENTAL ESCALATIONS	1.50% Annually
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	1996
LOT SIZE	± 1.71 Acres
LEASE EXPIRATION	March 31, 2026
OPTIONS	Two 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Major retailers in Missouri Valley include Family Dollar, Food Land, NAPA Auto Parts, Victra, etc.; Dining & entertainment options include McDonalds, Burger King, Arby's, Subway, Pizza Ranch, & Godfather's Pizza; Omaha, Nebraska (closest metropolitan area - about 25 miles south of Missouri Valley) has major retailers such as Walmart, Target, Lowe's Home Improvement, Home Depot, Hobby Lobby, etc.

HIGHER EDUCATION: 28 miles from University of Nebraska Omaha (a public university in Omaha with a total enrollment of 10,863); 24 miles from Creighton University (a public university in Omaha with a total enrollment of 8,910)

HEALTH CARE: Less than 3 miles from CHI Health Missouri Valley (a 25-bed acute care facility that serves the residents of Harrison County for more than 50 years)

INVESTMENT HIGHLIGHTS

LEASE: 6 Years Remaining on Absolute NNN Lease with RARE 1.50% Annual Rental Escalations

TENANT: Burger King Corporation Operates **More than 18,830 Locations in More than 100 Countries and U.S. Territories**

COVID RESISTANT TENANT: Tenant Paying Full Rent Via ACH Wire (No Abatement Requested)!

SEASONED LOCATION: Successfully Open & Operating for Decades with Interior Kids Play Place!

TRAFFIC COUNTS | HIGHWAY LOCATION: Positioned on a Large ± 1.71-Acre Lot with Great Drive-By Visibility on Lincoln Hwy, Just West of I-29 (7,489 CPD) where Traffic Counts Exceed 8,190 CPD!

AFFLUENT DEMOGRAPHICS: Total Population (5-MI): 4,164 | **Average Household Income (1-MI): \$92,301**



FINANCIAL ANALYSIS

SUMMARY

TENANT	Burger King Corp.
PURCHASE PRICE	\$1,195,000
CAP RATE	9.35%
GROSS LEASEABLE AREA	4,828 SF
LEASE STARTS	July 17, 2008
LEASE ENDS	March 31, 2026
YEAR BUILT	1996
LOT SIZE	± 1.71 Acres
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

ANNUALIZED OPERATING DATA

LEASE STARTS	LEASE ENDS	ANNUAL BASE RENT	ANNUAL INVESTOR RETURN	RENTAL INCREASES
04/01/20	03/31/21	\$111,776	9.35%	Existing
04/01/21	03/31/22	\$113,453	9.49%	1.50%
04/01/22	03/31/23	\$115,154	9.64%	1.50%
04/01/23	03/31/24	\$116,882	9.78%	1.50%
04/01/24	03/31/25	\$118,635	9.93%	1.50%
04/01/25	03/31/26	\$120,414	10.08%	1.50%
AVERAGE BLENDED RETURN			9.97%	

BURGER KING | MISSOURI VALLEY, IOWA

TENANT OVERVIEW



2 FOR \$10*

rbi restaurant
brands
international

WHOPPER®

RESTAURANT BRANDS INTERNATIONAL

Type	Public
Traded As	NYSE: QSR
S&P Rating	BB (AS OF 02-APR-2020)
Industry	Restaurants - Food Service
# of Locations	27,000+ Locations in Over 100 Countries & U.S. Territories

<https://www.rbi.com>

Founded in 1954, the BURGER KING® brand is the second largest fast food hamburger chain in the world. Burger King menu items include the Whopper, Double Quarter Pound King™, Big King XL, Original Chicken, Big Fish, Chicken Fries, Double Croissan'wich®, BK™ Ultimate Breakfast Platter, French Fries, Onion Rings, Cini Minis, Spun Shakes, Pies, etc.

The original HOME OF THE WHOPPER®, the BURGER KING® system **operates more than 18,838 locations in more than 100 countries and U.S. territories with approximately \$23 billion in system sales.** Almost 100 percent of BURGER KING® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

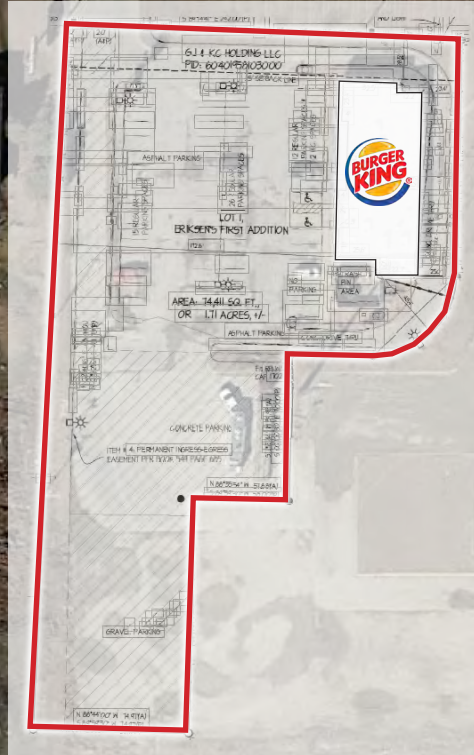
<https://www.bk.com>

Restaurant Brands International Inc. ("RBI") is one of the world's largest quick service restaurant companies with **approximately \$34 billion in annual system-wide sales and over 27,000 restaurants in more than 100 countries and U.S. territories.**

RBI owns three of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 45 years.

BURGER KING | MISSOURI VALLEY, IOWA

SITE PLAN



LOT SIZE
±1.71 Acres
GLA
4,828 SF

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

AERIAL



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AERIAL METRO VIEW



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LOCATION OVERVIEW



Missouri Valley is a city in Harrison County, Iowa. Missouri Valley was laid out in 1867 when the Chicago and North Western Railway was extended to that point. The city was named after the valley of the Missouri River and has a total area of 3.13 square miles. Missouri Valley, Iowa is nestled along the Loess Hills Scenic Byways, the historic Lincoln Highway and at the intersection of I-29 and Highway 30. It is 25 miles north of Omaha, NE and Council Bluffs, IA and is the largest city in Harrison County.

The community of Missouri Valley and the surrounding rural area educational needs are met by the **Missouri Valley Community School District**. The district has an elementary, middle and high school with over 870 students enrolled.

CHI Health Missouri Valley is an acute inpatient hospital under the CHI Health Network. As a community hospital, its ongoing commitment is to keep residents in good health. Through the years, CHI Health Missouri Valley has strived to improve the health status of southwest Iowa residents – children, teens, adults, senior citizens, friends and neighbors. CHI Health Missouri Valley is proud to offer healthcare services – close to home – within this community.

Missouri Valley is a part of the Omaha Metropolitan Area, officially known as the Omaha-Council Bluffs, NE-IA Metropolitan Statistical Area. It is an urbanized region centered on the city of Omaha, Nebraska. The region extends over a large area on both sides of the Missouri River in Nebraska and Iowa, in the American Midwest.

Omaha is the largest city in and the county seat of Nebraska's Douglas County. Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, and transportation, Omaha's economy has grown dramatically since the early 1990s. Omaha is the home to the headquarters of **five Fortune 500 companies**: packaged-food giant **ConAgra Foods**; the U.S.'s largest railroad operator, **Union Pacific Corporation**; insurance and financial firm **Mutual of Omaha**; one of the world's largest construction companies, **Kiewit Corporation**; and mega-conglomerate **Berkshire Hathaway**.

2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	91	3,132	4,164
DAYTIME POPULATION	72	2,503	3,329
AVERAGE HOUSEHOLD INCOME	\$95,301	\$72,058	\$79,626

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN

Vice President
O +1 480 718 5555
C +1 402 730 6021
justin@ciadvisor.com

JUSTIN CARLSON

Senior Investment Advisor
O +1 480 214 5089
C +1 480 580-8723
jcarlson@ciadvisor.com

JESSICA ZAHN GIBSON

Iowa Designated Broker
IA License # B67284000

