

OFFERING MEMORANDUM

BURGER KING

801 SLUMBER LN | RICHMOND, MO 64085



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

LONG TERM STABILIZED INVESTMENT

- **Long-Term Lease** – There are ± 19 years remaining on the original 20-year lease with four (4), 5-year options for the tenant to extend
- **Strong Hedge Against Inflation** – There are 7.50% increases in rent every 5 years, allowing properties to keep up with rising market rents
- **Absolute NNN Lease** – Landlord has zero landlord responsibilities, the tenant takes care of insurance, real estate taxes, and maintenance
- **Latest Prototype** – Brand new 2019 construction

EXCELLENT LOCATION IN STRONG RETAIL AREA

- **Main Retail Corridor** – Nearby national tenants include Walmart Supercenter, Sonic Drive-In, O'Reilly Auto Parts, Taco Bell, Subway, Pizza Hut, KFC, Dollar Tree, amongst others
- **Stop-and-Go Location** – Burger King is conveniently located off off Fourth St and and Bremer Ave which see over 27,000 of combined vehicles per day
- **Close Proximity to Schools** – Burger King is within 1-mile of both Richmond High School and Richmond Middle School

SEASONED OPERATOR OF AN 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

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FINANCIAL OVERVIEW



LIST PRICE

\$2,350,000



CAP RATE

5.60%



TERM REMAINING

± 19 Years



LAND AREA

± 1.15 AC (± 50,091 SF)



GLA

± 2,977 SF



YEAR BUILT

2019

ANNUALIZED OPERATING DATA

Year	Monthly Rent	Annual Rent	RPSF	Cap Rate
Year 1-5	\$10,981	\$131,766	\$44.26	5.60%
Year 6-10	\$11,804	\$141,648	\$47.58	6.03%
Year 11-15	\$12,689	\$152,272	\$51.15	6.48%
Year 16-20	\$13,641	\$163,692	\$54.99	6.97%
Option 1	\$14,664	\$175,969	\$59.11	7.49%
Option 2	\$15,764	\$189,167	\$63.54	8.05%
Option 3	\$16,946	\$203,355	\$68.31	8.65%
Option 4	\$18,217	\$218,606	\$73.43	9.30%

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	8/26/2019
Rent Commencement Date	12/1/2019
Lease Expiration Date	11/30/2039
Term Remaining on Lease	±19 Years
Increase	7.50% Every 5 Years
Options	4, 5-Year Options

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



SURROUNDING TENANTS



SURROUNDING TENANTS



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	1,967	6,903	7,543
2020 Estimate	1,963	6,892	7,532
2010 Census	2,010	7,050	7,707
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	825	2,888	3,134
2020 Estimate	820	2,864	3,109
2010 Census	832	2,871	3,121
INCOME	1-Mile	3-Mile	5-Mile
Average Household Income	\$65,216	\$67,341	\$68,247

KANSAS CITY

Kansas City, Missouri, lies on the western edge of Missouri. Among the 100 largest cities in the United States, it is the most centrally located in the lower 48 states. This central location makes it very competitive for employment involving transportation, communication, and distribution.

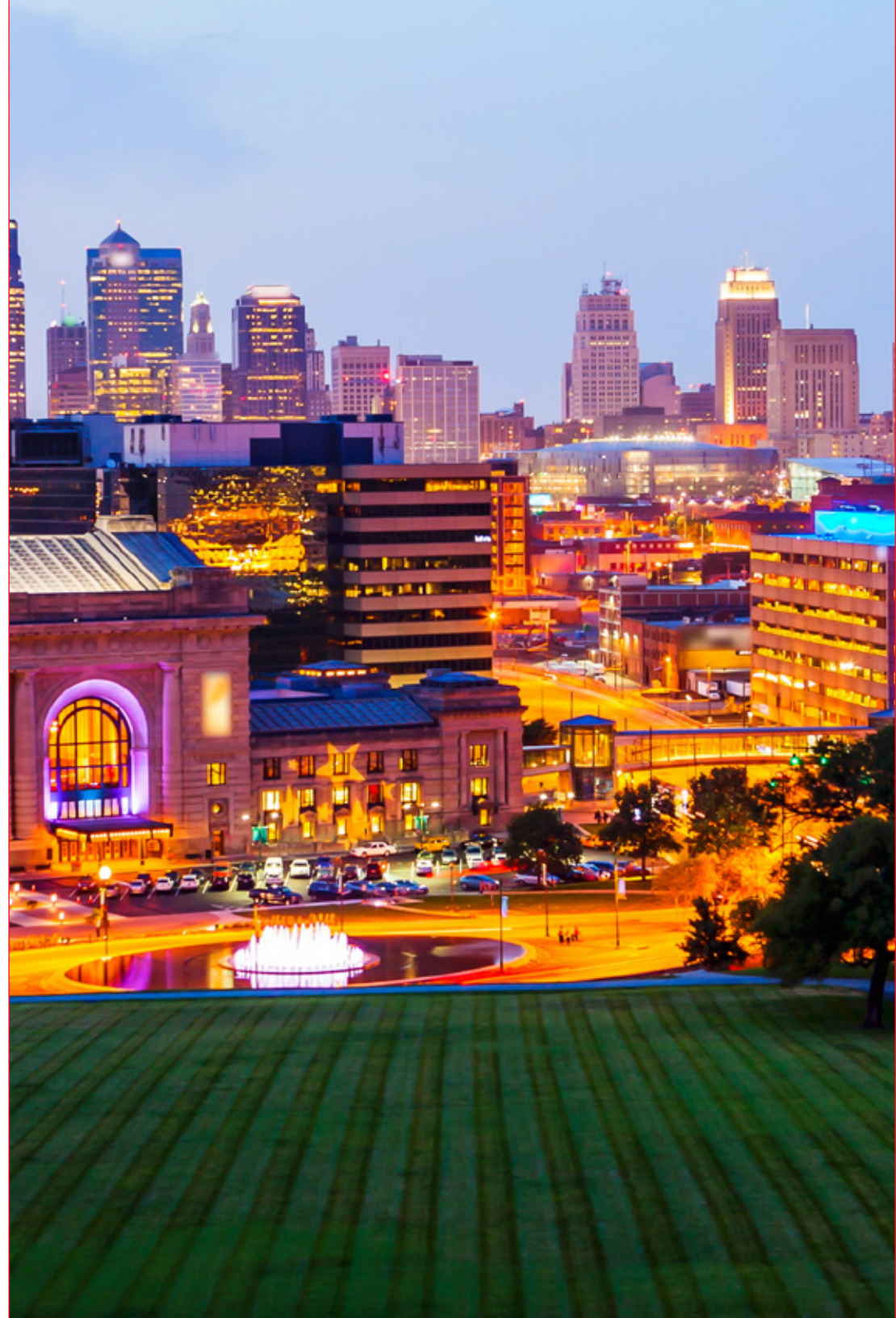
Kansas City covers 319 square miles and is home to approximately 464,000 residents, making it the largest city in Missouri, both in the area and in population. Its area is the 11th largest among United States cities that are not consolidated with counties. Its population is the 37th largest in the United States.

Kansas City is a regional headquarters of the Federal Reserve Bank and contains the headquarters for Hallmark Cards, DST, Russell Stover Candies, Kansas City Southern Railway, H&R Block, Boulevard Brewing, and American Century Investments.

Kansas City has the most freeway lanes per capita of any United States city. It is one of only six cities in the nation with four primary interstate highways within its City limits (I-70, I-35, I-29, and I-49).

Kansas City is a large, prosperous, self-sufficient and culturally rich city located astride the Missouri River. For the past 20 years, the big growth has been on the Kansas side to the southwest in suburbs like Overland Park, Lenexa, and Shawnee.

The attractive downtown boasts museums and architectural attractions, including modern buildings and restorations of older sites such as the 1914 Union Station. More recently, a major urban redevelopment and renewal effort have taken hold, anchored by a new Federal Reserve and IRS complex expected to employ 7,000 and a new headquarters for financial services giant H&R Block, plus a new entertainment district. These developments and more renovations of attractive older buildings are adding life to the area, and there is also a significant push towards residential units in the city.





KANSAS CITY CHIEFS

The Kansas City Chiefs are a professional American football team who compete in the National Football League (NFL). The team originally called Dallas Texas home, but relocated to Kansas City in 1963. The Chiefs have won three AFL championships and became only the second AFL team to defeat an NFL team in the AFL-NFL World Championship game. The Chiefs play at Arrowhead Stadium which recently underwent a \$375 million renovation.

A study commissioned by the NFL and conducted by Washington-based Edgeworth Economics placed the average economic effect of NFL teams on local communities at \$160 million, or \$20 million per game for an eight home-game season. This takes into account the money spent at near-by restaurants, hotels, retail, entertainment and transportation during the season. Those numbers go up if the Chiefs lock in a home playoff game.



KANSAS CITY ROYALS

The Kansas City Royals are a professional baseball team that compete in Major League Baseball (MLB). The Royals play at Kauffman Stadium, formerly known as Royals Stadium. The MLB team has been to the world series four times, winning twice, once in 1985 and again recently in 2015.

The Royals have an economic impact on the region in the same way the Chiefs contribute to the economy through near-by restaurants, hotels, retail, entertainment and transportation. The Chiefs and Royals combined bring anywhere from \$250 million to \$300 million annually to the area.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **801 Slumber Ln, Richmond, MO 64085** (**“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.



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