



# BURGER KING

RENOVATED BURGER KING WITH LONG TERM LEASE BACKED BY SUCCESSFUL OPERATOR

KINGSFORD, MI



CAPITAL PACIFIC

# Contact the team

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# Investment Summary



## BURGER KING

575 S CARPENTER AVE KINGSFORD, MI 49802 

**\$2,278,764**

**PRICE**

**6.15%**

**CAP**

NOI:

**\$140,144**

LEASE TYPE:

**NNN**

LEASE TERM:

**15+ YEARS REMAINING**

LEASABLE AREA:

**4,077 SF**

LAND AREA:

**1.24 ACRES**

PARKING:

**86 SPACES**

YEAR REMODELED:

**2016**

**BURGER KING HAS OPERATED AT THIS LOCATION SINCE 1983, RENOVATED WITH A NEW 20-YEAR LEASE IN 2016**

# Investment Highlights

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## THE OFFERING

The offering is 4,077 SF Burger King with drive-thru situated on 1.24 acres. The absolute NNN lease features zero landlord maintenance or expense responsibilities, annual rent increases of 1.5% in the primary term, and four 5-year options. The property was fully renovated in 2016 and rent commenced on the new 20-year NNN lease on June 30, 2016. The franchisee, Cave Enterprises, Inc. operates approximately 160 locations under the Burger King brand.

The subject property is a proven location and has operated as a Burger King since 1983. The site is located on the signalized intersection of South Carpenter Street and Nelson Avenue with great visibility and access to both streets. South Carpenter Street has traffic counts of 17,000 VPD and turns into M-95 which connects Kingsford to Marquette. Within a half mile of the subject property are Family Dollar, Ace Hardware, Napa Auto Parts, Subway, Dairy Queen, and Kingsford High School. Ford Airport is also located nearby and provides access to and from central/northern Michigan with services through Delta Airlines to Minneapolis and Milwaukee.

## HIGHLIGHTS

- **Long term lease with 15+ years remaining and annual rental increases of 1.5% in the primary term and four 5-year options**
- **NNN Lease - zero Landlord maintenance or expense responsibilities**
- **Fully remodeled in 2016**

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# Income & Expense

<b>PRICE</b>	<b>\$2,278,764</b>	
<b>Capitalization Rate:</b>	<b>6.15%</b>	
Building Size (SF):	4,077	
Lot Size (SF):	1.24	
<b>STABILIZED INCOME</b>	<b>PER SQUARE FOOT</b>	
Scheduled Rent	\$34.37	\$140,144
Effective Gross Income	\$34.37	\$140,144
<b>LESS</b>	<b>PER SQUARE FOOT</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>EQUALS NET OPERATING INCOME</b>	<b>\$140,144</b>	



# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Burger King	4,077	06/30/16	06/29/17		\$11,003	\$132,041	\$2.70	\$32.39	
		06/30/17	06/29/18		\$11,169	\$134,022	\$2.74	\$32.87	
		06/30/18	06/29/19		\$11,336	\$136,032	\$2.78	\$33.37	
		06/30/19	06/29/20		\$11,506	\$138,072	\$2.82	\$33.87	
		<b>06/30/20</b>	<b>06/29/21</b>		<b>\$140,144</b>	<b>\$11,679</b>	<b>\$140,144</b>	<b>\$2.86</b>	<b>\$34.37</b>
		06/30/21	06/29/22		\$11,854	\$142,246	\$2.91	\$34.89	
		06/30/22	06/29/23		\$12,032	\$144,379	\$2.95	\$35.41	
		06/30/23	06/29/24		\$12,212	\$146,545	\$3.00	\$35.94	
		06/30/24	06/29/25		\$12,395	\$148,743	\$3.04	\$36.48	
		06/30/25	06/29/26		\$12,581	\$150,974	\$3.09	\$37.03	
		06/30/26	06/29/27		\$12,770	\$153,239	\$3.13	\$37.59	
		06/30/27	06/29/28		\$12,961	\$155,538	\$3.18	\$38.15	
		06/30/28	06/29/29		\$13,156	\$157,871	\$3.23	\$38.72	
		06/30/29	06/29/30		\$13,353	\$160,239	\$3.28	\$39.30	
		06/30/30	06/29/31		\$13,554	\$162,642	\$3.32	\$39.89	
		06/30/31	06/29/32		\$13,757	\$165,082	\$3.37	\$40.49	
		06/30/32	06/29/33		\$13,963	\$167,558	\$3.42	\$41.10	
		06/30/33	06/29/34		\$14,173	\$170,071	\$3.48	\$41.71	
		06/30/34	06/29/35		\$14,385	\$172,623	\$3.53	\$42.34	
		06/30/35	06/29/36		\$14,601	\$175,212	\$3.58	\$42.98	
<b>TOTALS:</b>	<b>4,077</b>			<b>\$140,144</b>	<b>\$11,679</b>	<b>\$140,144</b>	<b>\$2.86</b>	<b>\$34.37</b>	

Lease features four 5-year renewal options, with 1.5% annual increases.

# Site Plan



4,077  
RENTABLE SF



1.24  
ACRES



86  
SPACES



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# Tenant Overview



## ABOUT BURGER KING

Burger King Holdings operates the world's #2 hamburger chain (behind McDonald's) with more than 17,800 restaurants in the U.S. and more than 70 other countries. In addition to its popular Whopper sandwich, the chain offers a variety of burgers, chicken sandwiches, salads, and breakfast items.

More than 1,300 Burger King locations are company-owned, while the rest are owned and operated by franchisees.

17,800+

BURGER KING  
LOCATIONS IN 70  
COUNTRIES AND U.S.  
TERRITORIES

In 2014, Burger King Corporation purchased Canadian restaurant brand, Tim Horton's. After the deal, Burger King Corporation was renamed Restaurant Brands International (RBI). RBI is one of the world's largest quick service restaurant companies with \$34 billion in 2019 system-wide sales and over 27,000 restaurants in 100 countries.

\$34 B+

2019 RBI  
SYSTEM-WIDE  
SALES

## ABOUT THE FRANCHISEE

Cave Enterprises currently operates approximately 160 Burger King restaurants throughout Wisconsin, Michigan, Illinois, Indiana, Minnesota, and South Dakota and has been apart of Burger King since 1999.

As a ten unit restaurant operator with an exceptional operations record, Cave Enterprises was given the opportunity in early 2006 to significantly expand their portfolio by acquiring additional restaurants from financially distressed operators.



# Zoomed-In Aerial



HAMILTON AVENUE

HOMETOWNE LUMBER

CITY OF KINGSFORD

RangeBank

Kingsford High School

KINGSFORD NATURAL FOODS

NELSON DRIVE

Iron Mountain - Kingsford Community Federal Credit Union



SUBWAY

MARQUETTE GENERAL HEALTH SYSTEM

ShopKo

ACE Hardware

Payless SHOESOURCE

NAPA

EAST BOULEVARD

HAMILTON AVENUE

FedEx Authorized Ship Center

DIMCO BAKERIES USA

FIRST BANK

COFFEE CABOOSE

The Nelson Paint Company

FAMILY DOLLAR

HONG KONG BUFFET

S CARPENTER AVENUE

DQ

MPG

DETROIT



PROTECH LUBE CENTER AND CAR WASH

95

SCOTTY'S MUFFLER AND BRAKE SHOP

PIZZA OVEN

E BREITUNG AVENUE

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# Zoomed-Out Aerial



WALKER STREET

PINE GROVE COUNTRY CLUB

W FLESHIEM STREET

IRON MOUNTAIN SENIOR HIGH SCHOOL

GOODYEAR

NORTH ELEMENTARY

2

Hardt's

WESTWOOD AVENUE

YMCA

95

Walgreens

MIDTOWN MALL  
Super 1 Foods  
ANY TIME FITNESS  
McDonald's

COMMUNITY SCHOOL

DCH SYSTEM  
DICKINSON COUNTY HEALTHCARE SYSTEM

THE HOME DEPOT

E H STREET

CARQUEST

VA Health Care

LJ-HAUL

verizon wireless  
SUBWAY

Advance Auto Parts

DOLLAR TREE

Arbys

WOODWARD AVENUE

DICKINSON-IRON INTERMEDIATE

KINGSFORD HIGH SCHOOL

slumberland FURNITURE

econofoods

SHOE DEPT. maurices

ShopKo  
Payless



FAMILY DOLLAR

ACE Hardware  
NAPA

TSC TRACTOR SUPPLY CO  
SALLY BEAUTY  
9

Walmart Supercenter

W BREITUNG AVENUE

95

E BREITUNG AVENUE

DETROIT

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# Demographics



## POPULATION

	1-MILE	3-MILES	5-MILES
2019	3,899	14,757	19,281
2024	3,826	14,522	18,965



## 2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$57,155	\$66,543	\$68,438

## DICKINSON COUNTY TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Dickinson Health Care System	861
Department of Veterans Affairs Hospital	585
Northern Star Industries	513
Verso	500
Grede Foundries	363



**THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$68K**

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# KINGSFORD, MICHIGAN



**KINGSFORD** is centrally located on the southern border of Michigan's Upper Peninsula, within the IronMountain, MI-WI Micropolitan Statistical Area. One of the area's youngest communities, Kingsford originated from the industrial expansion of Henry Ford in 1920, building an automobile support plant closer to the raw materials of the Upper Peninsula. Although Ford Motor Company no longer operates a plant in Kingsford, the city continues to thrive, offering a family and business friendly community with superb schools, diverse industries, businesses and a progressive climate for economic growth—all in an area that offers a wide array of recreational opportunities with a friendly neighborhood atmosphere.

**IRON MOUNTAIN** is the gateway to the Upper Peninsula of Michigan from Wisconsin, Illinois, and Indiana. It is 2 hours from Green Bay, 3 1/2 hours from Milwaukee, and 5 hours from Chicago.

Iron Mountain is one of the largest cities in the Upper Peninsula. The town of Iron Mountain began in 1879 with the discovery of the Chapin Mine, now considered one of the greatest iron mines in the world. Additionally, Iron Mountain, is home to Pine Mountain Ski Resort, containing one of the largest ski jumps in the world, the Pine Mountain Ski Jump.

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25,293



**DICKINSON COUNTY  
POPULATION  
(ESTIMATED)**



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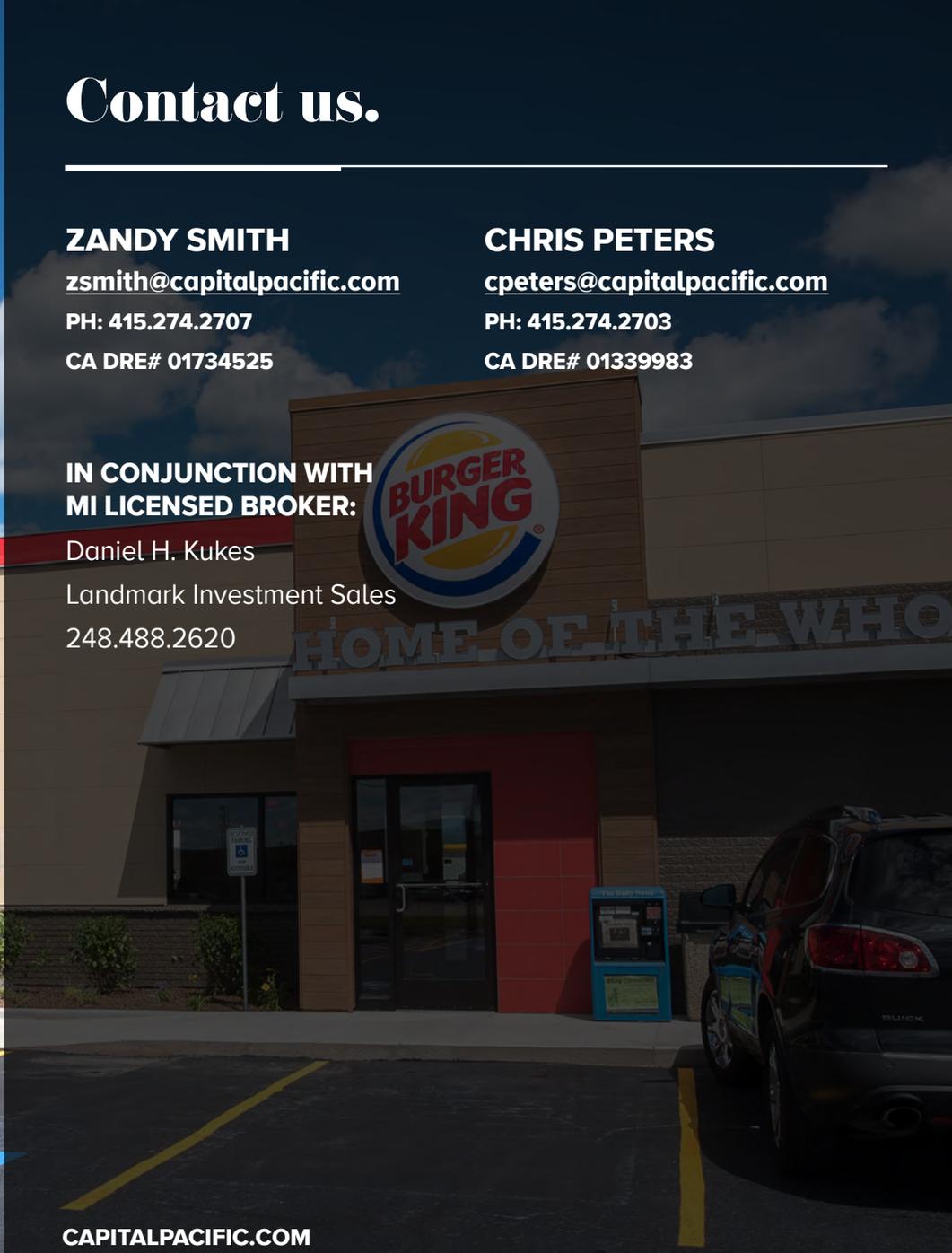
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