

BURGER KING

URBANA, IL

BERKELEY
CAPITAL ADVISORS



IN COOPERATION WITH
PARASELL INC.
ILLINOIS RE LICENSE NO.
478027307

ACTUAL SITE

BERKELEY

CAPITAL ADVISORS

BERKELEYCAP.COM

949-506-2500

CONTACTS

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IN COOPERATION WITH

SCOTT REID & PARASELL INC.

ILLINOIS RE LICENSE NO.: 478027307

949.942.6585

BROKER@PARASELLINC.COM



LOCATION MAP



1708 Philo Road
Urbana, IL 61802



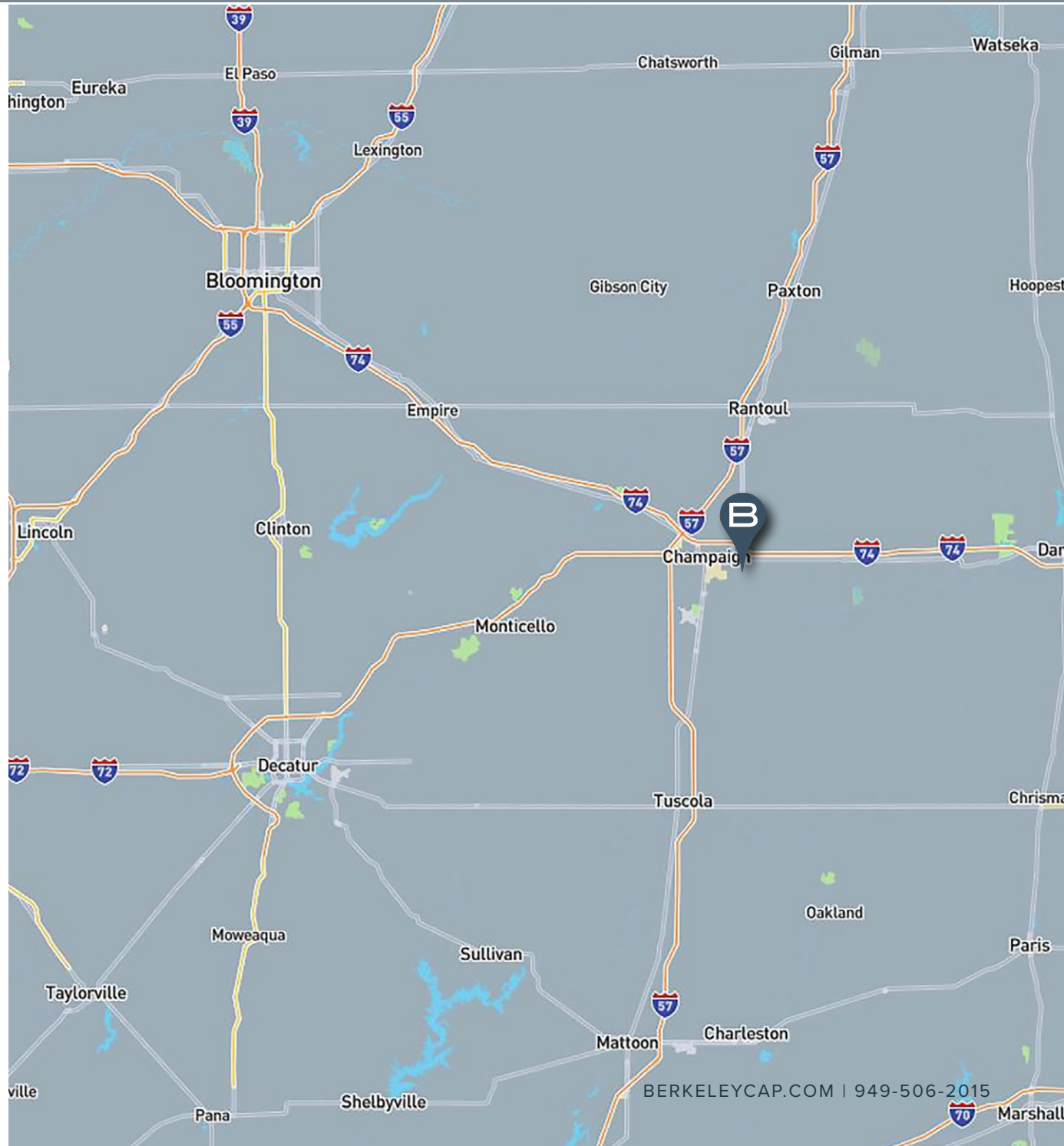
44K

The site is located just 5 minutes from
the University of Illinois with 44,000
students.

\$\$

74K+

The average household income within
one mile of the subject property is
\$74,011.



INVESTMENT OVERVIEW

TENANT	Burger King
GUARANTOR	Maruti Gagan Management LLC / Group 2029 Inc. (22 Units)
ADDRESS	1708 Philo Road Urbana, IL 61802
NOI	\$85,000
RENT INCREASES	7.50% Every 5 years
RENT COMMENCEMENT	At Close of Escrow
RENT EXPIRATION	10 Years from Close of Escrow
LEASE TYPE	Absolute Net
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	10 Years
OPTIONS	Four, 5-Year
RIGHT OF FIRST REFUSAL	Yes - 7 Days

Note: Building received a \$300,000 update in 2020 (see Agent for details)

Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.

PROPERTY DETAILS



2,860
Square Feet



0.69
Acres



'09/'20
Year Built/Renovated



28
Parking Spaces

RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-5	\$7,083.33	\$85,000	-	5.75%
YEARS 6-10	\$7,614.58	\$91,375	7.50%	6.18%
OPTION 1	\$8,185.68	\$98,228	7.50%	6.65%
OPTION 2	\$8,799.60	\$105,595	7.50%	7.14%
OPTION 3	\$9,459.57	\$113,515	7.50%	7.68%
OPTION 4	\$10,169.04	\$122,028	7.50%	8.26%

ASKING PRICE

\$1,478,000
5.75% CAP RATE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Newly remodeled | 2020 | \$300K update
- Experienced operator with personal guaranty | 22 locations with plans to open 4+ new locations over the next 4 years | Senior Leadership team of Operator includes 5 executives with 130+ combined years of experience
- Desirable lease term | 10 years | 7.50% Rent Increases every 5 Years
- Absolute Net lease | No landlord responsibilities
- Great visibility and convenient access from Philo Rd | $\pm 15,600$ VPD
- 5 minutes from the University of Illinois | $\pm 44,000$ students
- Strong population density within a 5-mile radius | 122,537 people
- 3 miles from the State Farm Center | 15,500+ seat indoor arena that hosts the men's and women's University of Illinois basketball teams among other events
- 2 miles from Carle Foundation Hospital | 433 beds
- Strategically located within a large presence of off-campus student housing
- Destination retailers in the area | Walmart Supercenter, Meijer, CVS, Walgreens, AutoZone, McDonalds, Starbucks, Wendy's, Dunkin', & others

DEMOGRAPHIC SNAPSHOT

FOR DETAILED DEMOGRAPHICS, PLEASE CLICK [HERE](#)

122,537

2020 Population
Within Five Miles

\$74,011

2020 Average Household
Income Within One Mile





PHILO RD - 15,600 VPD





meijer

U-HAUL

CVS



DOLLAR TREE

Walgreens
DRUG STORES



PHILO RD - 15,600 VPD



TENANT OVERVIEW



BURGER KING 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.

FRANCHISEE OVERVIEW

Maruti Gagan Management LLC/Group 2029 Inc. is a Burger King franchise with 22 stores throughout Central Illinois and is actively growing. They are opening a new location in Lincoln, IL this year and plan on opening 4+ more over the next four years. Senior leadership of the franchise consists of five executives with 130+ combined years of experience.



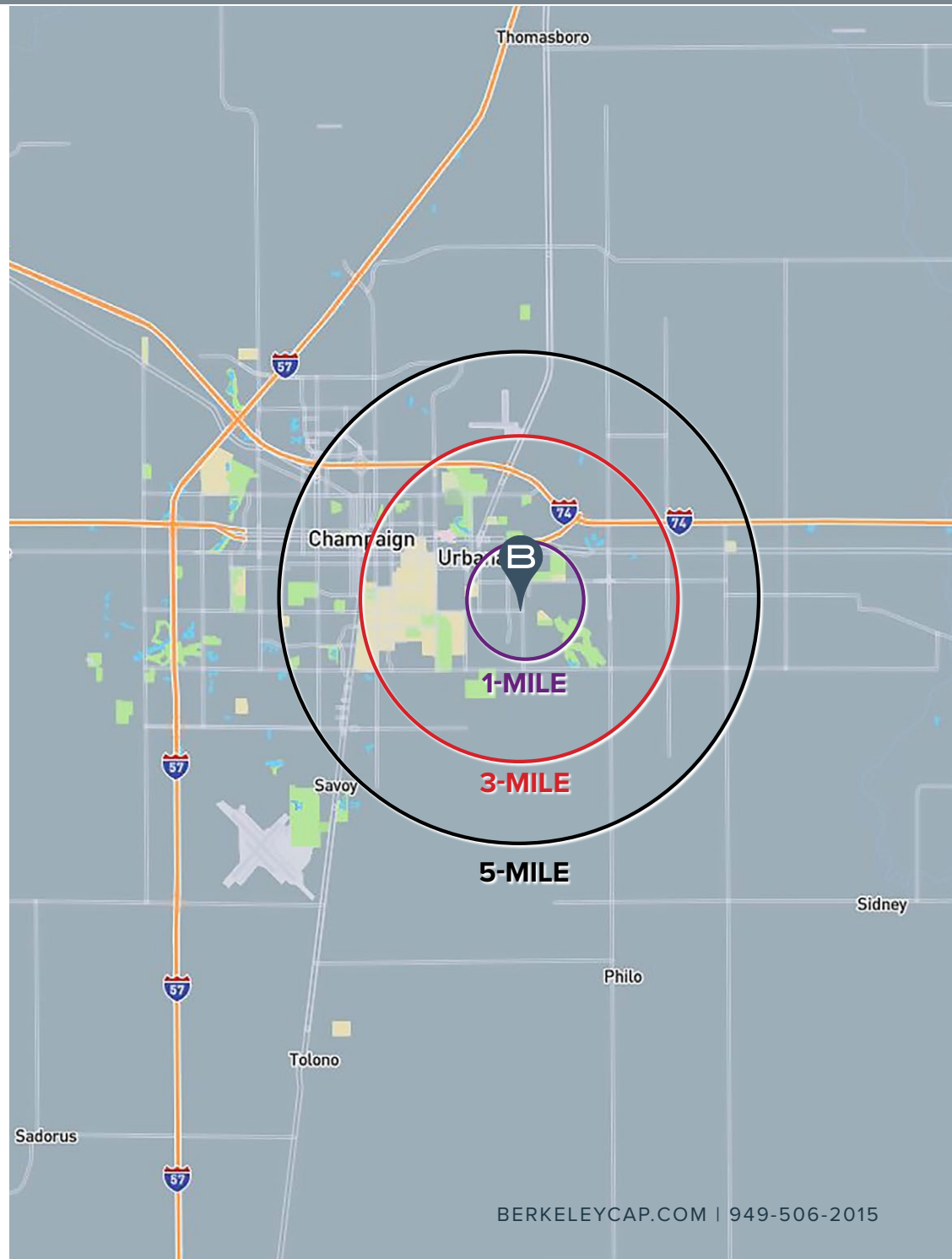
DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	13,884	75,728	126,066
2020 Population	13,735	73,781	122,537
2010 Census	13,611	69,695	115,731
2000 Census	12,663	62,956	105,288
2020-2025 Annual Rate	0.22%	0.52%	0.57%
2010-2020 Annual Rate	0.09%	0.56%	0.56%
2000-2010 Annual Rate	0.72%	1.02%	0.95%
HOUSEHOLDS			
2025 Total Households	6,359	28,955	52,319
2020 Total Households	6,288	28,025	50,539
2010 Households	6,223	26,176	47,287
2000 Households	5,836	23,257	42,390
2020-2025 Annual Rate	0.22%	0.66%	0.69%
2010-2020 Annual Rate	0.10%	0.67%	0.65%
2000-2010 Annual Rate	0.64%	1.19%	1.10%
2020 AVG. HH INCOME	\$74,011	\$50,939	\$64,388



TRAFFIC
COUNTS

15,600 VPD
ON PHILO ROAD



CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC (“BCA”) has been authorized by the owner of the subject property (the “Seller”) to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker’s involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or “broadcast facsimile” communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT’S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all “material facts” which the agent knows or reasonably should know. A fact is “material” if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller’s agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a “listing agreement” with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller’s property to other agents who are members of the service. Some of those agents may be working with buyers as buyers’ agents; others will be working with buyers but still representing the sellers’ interests as an agent or “subagent”. When the buyer’s agents and seller’s subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller’s permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer’s agent), or may work with an agent or firm that represents the seller (as a seller’s agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer’s agent to represent him in purchasing a property, the buyer should enter into a “buyer agency agreement” with the agent. The buyer agency agreement should state how the buyer’s agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer’s agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer’s agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller’s agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller’s behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a “Seller’s Agent” during the course of this offering, and as such are solely representing the interests of the Seller.

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