



Burger King (Dark)

3726 N ILLINOIS ST | INDIANAPOLIS, IN 46208

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INVESTMENT HIGHLIGHTS



- » Value-Add Opportunity – An investor can collect rent at a much higher than the market return, and then repurpose the property for better use, providing more value to the investment. The property is currently “dark” meaning the tenant has vacated but is still paying rent and fulfilling its lease obligations.



- » Corporate Guaranty – Rental payments are backed by Burger King Corporate.



- » Drive-Thru Equipped – Drive-thrus have proven to increase sales, in certain cases as much as 70% for certain restaurant concepts.



- » Strong Demographics – There are over ±273,204 people within a 5-mile radius from the property. Ideally located off of 38th street – sees 20,000+ VPD



- » Absolute NNN Lease – The Tenant has roughly three years remaining on the initial lease term. There are zero landlord responsibilities, providing an investor with 100% passive income.

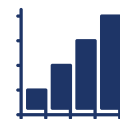


PROPERTY OVERVIEW

TENANT	Burger King
PROPERTY ADDRESS	3726 N Illinois St Indianapolis, IN 46208
YEAR BUILT	1999
GLA	±2,788 SF
LOT SIZE	±0.75 AC



\$1,300,000
LIST PRICE



8.31%
CAP RATE



\$108,000
ANNUAL RENT

FINANCIAL SUMMARY

LEASE TYPE	Absolute NNN
TENANT	Burger King Corporate
LEASE GUARANTOR	Burger King Corporate
ROOF & STRUCTURE	Tenant Responsible
RENT COMMENCEMENT DATE	7/9/2009
LEASE EXPIRATION DATE	11/30/2024
LEASE TERM	3 Years
RENTAL INCREASES	N/A
RENEWAL OPTIONS	N/A

ANNUALIZED OPERATING DATA

TERM REMAINING	ANNUAL RENT	CAP RATE
Years 1-3	\$108,000.00	8.31%





**DOLLAR
GENERAL**

SUBWAY

TARKINGTON PARK

**boost
mobile**

38TH ST.
± 20,166 VPD

**FAMILY
DOLLAR**

Crew
CARWASH®

**BURGER
KING**

bp

McDonald's

PNC

metro
by T-Mobile

N. ILLINOIS ST.
± 7,991 VPD



≈28.157 VPD

N. ILLINOIS ST.

38TH ST.

DOWNTOWN INDIANAPOLIS
≈4.7 MILES



TENANT OVERVIEW

BURGER KING

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.



NO. OF LOCATIONS

± 15,000



YEAR FOUNDED

1953



PARENT COMPANY TRADE NAME

Restaurant Brands International, Inc.



HEADQUARTERS

Miami, FL

AREA OVERVIEW

INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 864,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct culture districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	15,643	95,257	283,199
2021 Estimate	15,521	93,153	273,204
2010 Projection	14,376	85,164	248,223
2010-2021 Growth	7.96%	9.38%	10.06%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	3,617	26,421	80,256
2021 Estimate	3,602	26,017	78,145
2010 Projection	7,719	58,530	183,837
2010-2021 Growth	7.18%	7.25%	9.52%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,673	\$79,898	\$74,658



ECONOMY

As of 2021, three Fortune 500 companies are headquartered in Indianapolis: Anthem Inc., Eli Lilly, and Simon Property Group. Biotechnology, life science, and healthcare have played a major role in Indianapolis' economy. The North American headquarters for Roche Diagnostics and Dow AgroSciences are located in the city. Eli Lilly and Company have become the largest private employer in the city with over 11,000 workers.

The city is also home to the second-largest FedEx Express hub in the world. Indianapolis' location and extensive highway make the city an important logistics center. Indianapolis International Airport is ranked the sixth busiest U.S. airport by air cargo transport.

The hospitality industry is also an increasingly vital sector for the area. Indianapolis is in its fourth year of record growth, generating \$4.9 billion in the hospitality industry. Convention centers have also brought in profits with the Indiana Convention Center and Lucas Oil Stadium being two of the most popular sites for tourism.



INDIANAPOLIS TOURISM

Tourism and hospitality are an increasingly vital sector of the Indianapolis economy. The Indiana Convention Center is connected to 12 hotels and 4,700 hotel rooms, the most of any U.S. convention center. Beyond the conventions, there are many other reasons for visitors to visit Indianapolis. The city is home to dozens of annual festivals and events showcasing and celebrating Indianapolis culture. Notable events include the “Month of May” (a series of celebrations leading to the Indianapolis 500), Circle City IN Pride, Indiana Black Expo, Indiana State Fair, and Historic Irvington Halloween Festival.

From the legendary Indianapolis 500 to the Pacers and the Colts, the city offers ample opportunities to view professional and amateur sporting events, take part in athletic events and visit sports museums. At the Indianapolis Motor Speedway and Hall of Fame Museum, you can tour the famous track or visit the museum dedicated to automobiles and auto racing. Other sporty museums include the NCAA Hall of Champions. To get in on some of the action, visitors can head to SportZone which features six acres of indoor athletic facilities the whole family will enjoy.

BEST PLACES TO GO IN 2021 (CONDE NAST TRAVELER)

BEST PLACES TO TRAVEL IN 2021 (TRAVEL + LEISURE)

AIRBNB’S TOP DESTINATIONS FOR 2021 (USA TODAY)



INDIANA UNIVERSITY-PURDUE UNIVERSITY INDIANAPOLIS (IUPUI)

Located along White River and Fall Creek, Indiana University-Purdue University Indianapolis is a combination of two higher education institutions: Indiana University and Purdue University. IUPUI is a core campus of Indiana University that also offers degrees from Purdue University. Over 29,390 students enrolled at IUPUI in Fall 2020.

The university offers over 550 undergraduate, graduate, and professional programs from Indiana University and Purdue University. Popular areas of study include medicine and law, as both have highly competitive graduate programs. The university has a partnership with IU Health, the largest employer in Indianapolis, which is located near the campus in Downtown Indianapolis. The university also contains the first-ever school of philanthropy in the world. IUPUI is known for its commitment to research and community engagement. In FY 2019-2020, \$630 million in research funding and 2,097 research grants were awarded to the university. The campus contains about 100 research centers, 11 of which are Signature Centers. IUPUI works with more than 700 community organizations through research, service learning, volunteer projects, and experiential learning. The student body spends more than 1,000,000 hours each year engaging with community partners through their courses.



29,390
TOTAL STUDENTS



550+
PROGRAMS OFFERED



\$630M
IN RESEARCH FUNDING
FOR 2019-2020

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **3726 N Illinois St, Indianapolis, IN 46208** ("Property"). The 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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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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