

# Burger King

115 Broad St, Bridgewater, MA 02324





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## OFFERING SUMMARY



Listing Price  
**\$1,759,000**



CAP Rate  
**5.40%**



Lease Expiration  
**06/01/2036**

### FINANCIAL

Listing Price	\$1,759,000
NOI	\$95,000
Cap Rate	5.40%
Price/SF	\$603.28
Rent/SF	\$33.15

### OPERATIONAL

Lease Type	Absolute Net
Guarantor	Franchisee
Lease Expiration	06/01/2036
Rent Escalations	\$5,000 every 5 years
Rentable SF	2,866 SF
Lot Size	0.98 Acres (42,602 SF)
Year Built	1928



# PROPERTY OVERVIEW // Burger King

## PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present a unique Burger King property located at 115 Broad St in Bridgewater, MA. The property features an Absolute NNN lease in place with 14 years remaining in the current term. The tenant has been in place at this location since 1996 and signed a new 20-year lease in 2016, signaling their ongoing commitment to this location. Scheduled rent escalations every five years guarantee a new owner a substantial increase in the value of the property, and a percentage rent clause in the lease provides visibility into sales and potential upside to the landlord.

Burger King is an internet-proof, recession-proof and pandemic-proof tenant. This particular franchisee is an exceptionally experienced regional Burger King operator with more than 40 locations across New England and a 25-year operational history at this site.

The property is located on a highly trafficked intersection that sees more than 24,800 vehicles per day and is in close proximity to Bridgewater State University as well as Bridgewater-Raynham High School. There are over 64,000 residents within a 5-mile radius of the site. Bridgewater is an easily commutable town to both Boston and Providence. This unique building is a converted train depot and features a drive-thru option for customers.



## BURGER KING RENT SCHEDULE

Lease Years	Annual Rent	Monthly Rent	CAP Rate
2021 - 2026	\$95,000*	\$7,916.66	5.40%
2026 - 2031	\$100,000*	\$8,333.33	5.68%
2031 - 3036	\$105,000*	\$8,750.00	5.97%

\*Base rent is the rent shown in the table above. In addition, tenant pays percentage rent in the amount of 3% of annual gross sales between \$1.1 million and \$1.6 million; plus 5% of annual gross sales in excess of \$1.6 million.

## PROPERTY HIGHLIGHTS

- Absolute NNN lease with zero landlord responsibilities
- Tenant has 25-year history at the site and signed a 20-year lease extension in 2016
- Percentage rent component in lease provides potential upside
- Guaranteed by strong regional franchisee with 40+ locations
- Historically significant stone building is a converted train depot
- Scheduled rent increases every 5 years



## Burger King // TENANT OVERVIEW

### TENANT OVERVIEW

Company:	Burger King
Founded:	1954
Locations:	18,625
Total Revenue:	\$4.97 Billion
Lease Type:	Absolute Net
Guarantor:	Franchisee
Headquarters:	Miami, FL
Website:	<a href="http://www.bk.com">www.bk.com</a>

### ABOUT THE TENANT

Burger King is owned by the parent company Restaurant Brands International (NYSE: QSR), which also owns other fast food chains including Tim Hortons, Popeyes, and Firehouse Subs. Burger King was founded in and is now headquartered in Miami, Florida. The company was founded in 1954 and is now the second largest hamburger chain in the world. Worldwide, Burger King sees more than 11 million customers everyday.

### BURGER KING RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalations
2021	\$95,000*	\$7,916.66	-
2022	\$95,000*	\$7,916.66	-
2023	\$95,000*	\$7,916.66	-
2024	\$95,000*	\$7,916.66	-
2025	\$95,000*	\$7,916.66	-
2026	\$100,000*	\$8,333.33	\$5,000
2027	\$100,000*	\$8,333.33	-
2028	\$100,000*	\$8,333.33	-
2029	\$100,000*	\$8,333.33	-
2030	\$100,000*	\$8,333.33	-
2031	\$105,000*	\$8,750.00	\$5,000
2032	\$105,000*	\$8,750.00	-
2033	\$105,000*	\$8,750.00	-
2034	\$105,000*	\$8,750.00	-
2035	\$105,000*	\$8,750.00	-
2036	\$105,000*	\$8,750.00	-

\*Base rent is the rent shown in the table above. In addition, tenant pays percentage rent in the amount of 3% of annual gross sales between \$1.1 million and \$1.6 million; plus 5% of annual gross sales in excess of \$1.6 million.

# BURGER KING





Mastoran Corporation is a regional Burger King franchisee and real estate development company headquartered in Waltham, MA. The company was started in 1985 by husband-and-wife team Larry and Paige Kohler. Larry was previously executive vice president of restaurant operations and new concept development for Burger King Corporation, providing him with the knowledge and experience to make him the ideal Burger King franchisee.

The Kohlers started the company with the idea that they wanted to create a sustainable business that created jobs, provided customer service and gave back to their community. The company now has over 900 employees and is primarily operated by Larry and Paige's son Brek Kohler, with the original founders still in the CEO and treasurer positions.

Today, the company operates 43 Burger King restaurants throughout New England. Mastoran also owns and operates several multi-tenant commercial properties across the region, and their internal in-house construction handles the development, maintenance and renovation of these properties.

### ABOUT THE FRANCHISEE



43 Burger King locations across New England



Second generation management



More than 900 employees



Established in 1985, over 35 years in the business



In-house maintenance and construction team







## SURROUNDING AREA // Burger King

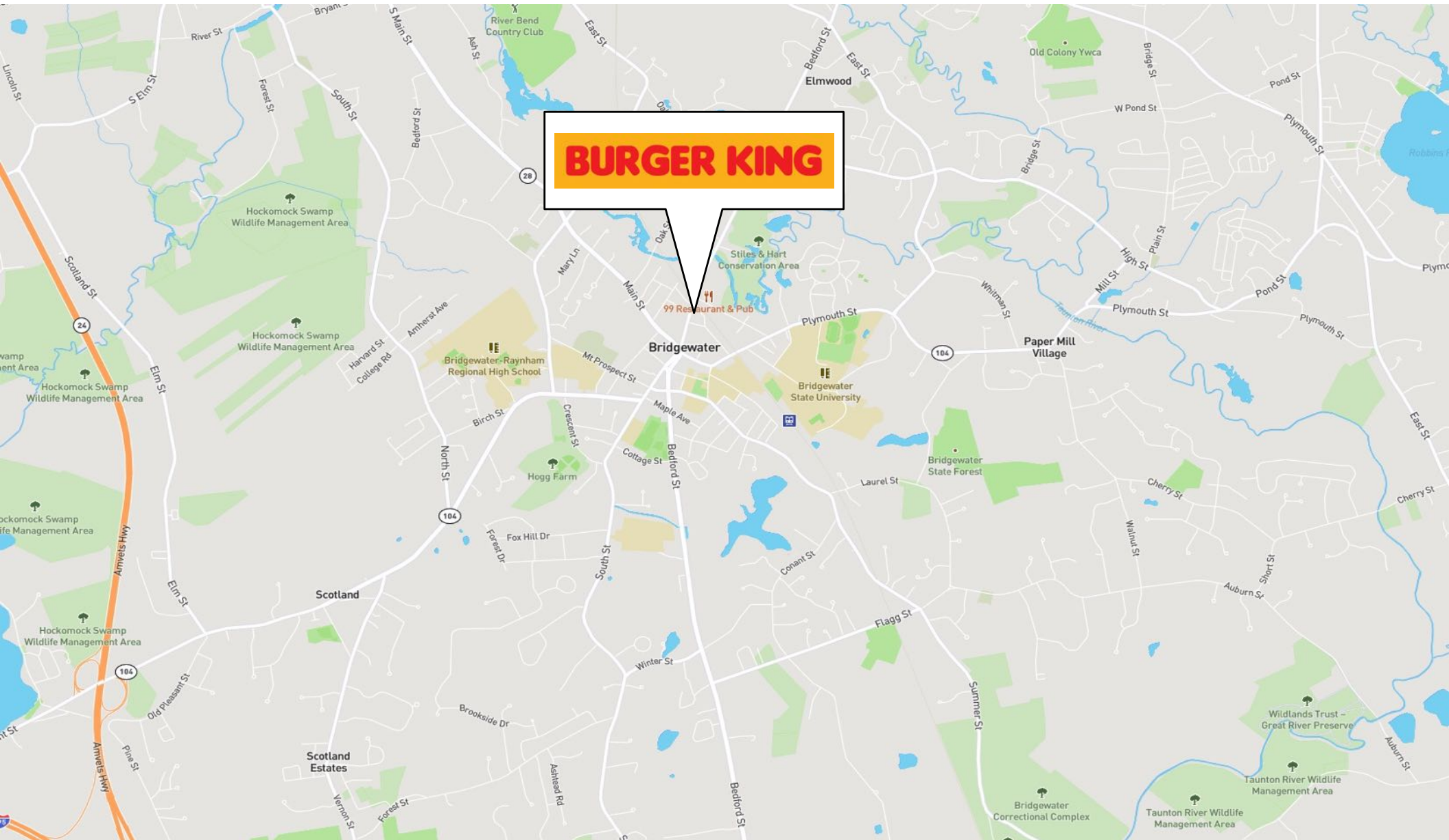








## LOCAL MAP // Burger King







**Bridgewater** is a city located in southeastern Massachusetts in Plymouth County. The Boston suburb is located at the junction of Route 24, I-495, and Route 44, a few of the busiest roads in the area, and sits along the Taunton River. Bridgewater is situated between two major cities, about 25 miles south of Boston and 35 miles east of Providence, RI.

Settled in 1656, Bridgewater originated as a section of Duxbury within Plymouth Colony. Some of Bridgewater's economic staples in the mid 20<sup>th</sup> century included Bridgewater State Hospital and Bridgewater State University, which is a college known for its degrees in business, education and nursing. The town is also home to a former ironworks factory, boot & shoe factory, and several paper and sawmills. While some are still operational, some have been converted into retail and office space and parks.

Bridgewater is located along the Middleborough-Lakeville MBTA Commuter Rail line, with a stop on the southern end of Bridgewater State University's campus. The town is considered a reasonably affluent community and is home to mostly young professionals and families. During the school year, Bridgewater State University welcomes and houses around 10,000 students.



### EDUCATION CENTERED AREA

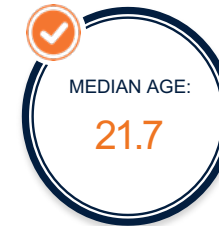
Bridgewater State University houses around 10,000 students each year and employs just under 700 individuals, contributing to the town's education and economy.



### EASY TRANSPORTATION

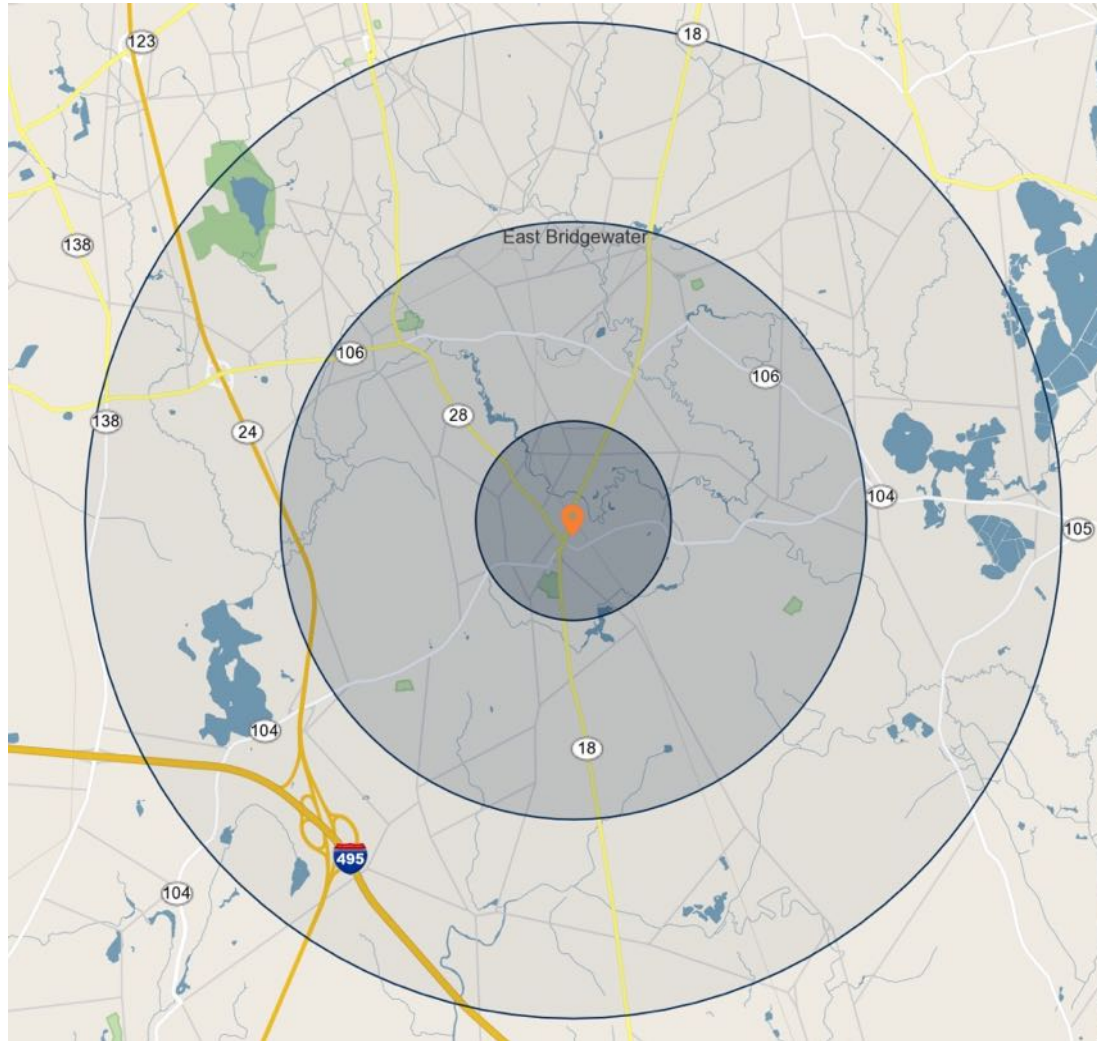
Bridgewater is a commutable distance from both Boston and Providence, situated about an hours drive from each city. The town also has its own stop along the MBTA Commuter Rail, allowing for easy access to Boston.

### BRIDGEWATER BY THE NUMBERS





## DEMOGRAPHICS // Burger King



<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Projection	10,056	30,981	66,465
2020 Estimate	9,853	30,071	64,618
2010 Census	9,413	28,143	60,693
2000 Census	7,758	26,288	57,046
<b>HOUSEHOLD INCOME</b>			
Average	\$99,377	\$127,651	\$123,437
Median	\$80,466	\$102,786	\$100,033
Per Capita	\$36,390	\$45,693	\$43,976
<b>HOUSEHOLDS</b>			
2025 Projection	3,412	10,889	23,403
2020 Estimate	3,284	10,451	22,528
2010 Census	2,983	9,496	20,600
2000 Census	2,928	8,967	18,835
<b>HOUSING</b>			
Median Home Value	\$337,307	\$371,238	\$356,505
<b>EMPLOYMENT</b>			
2020 Daytime Population	16,911	33,141	61,669
2020 Unemployment	10.67%	7.91%	7.09%
Average Time Traveled (Minutes)	32	35	35
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	30.1%	29.4%	31.0%
Some College (13-15)	17.8%	18.1%	18.6%
Associate Degree Only	10.0%	10.3%	10.0%
Bachelor's Degree Only	23.4%	23.2%	21.4%
Graduate Degree	13.8%	14.7%	12.4%



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