



INTERACTIVE  
OFFERING MEMORANDUM



1201 E. RIDGE ROAD | GRIFFITH, IN 46319



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# INVESTMENT HIGHLIGHTS

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- **Corporate Lease** – The subject property is leased to corporate Burger King, providing an investor with a substantial worth backing the lease.
- **World Renowned Brand** – Burger King first opened in 1954 and now has 15,000+ locations in over 100 countries.
- **Strong Rent-To-Sales Ratio** – Contact broker for details.
- **Absolute NNN Lease** – The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Ideal Demographics** – There are approximately 175,135 people within a 5-mile radius of the property and 525,296 within a 10-mile radius.
- **Highly Trafficked Location** – E Ridge Rd sees  $\pm 23,146$  cars per day.
- **Chicago MSA** – The subject property is located within the Chicago (MSA). Chicago has a current population of approximately 8.9 million residents and has been steadily increasing for the last few years.



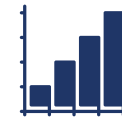


## PROPERTY OVERVIEW

TENANT	Burger King
PROPERTY ADDRESS	1201 E Rdge Rd
CITY, STATE ZIP	Griffith, IN 46319
YEAR BUILT/RENOVATED	1975/2018
GLA	±2,860 SF
LOT SIZE	±1.07 AC



**\$1,400,000**  
LIST PRICE



**5.50%**  
CAP RATE



**\$77,000**  
ANNUAL RENT

## LEASE SUMMARY

TENANT TRADE NAME	Burger King
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	20 Years
LEASE COMMENCEMENT DATE	10/31/1986
RENT COMMENCEMENT DATE	10/31/1986
LEASE EXPIRATION DATE	5/12/2029
TERM REMAINING ON LEASE	±6.5 Years
RENT INCREASES	10% Every 5-Years
OPTIONS	Six, 5-Year Options
ROFR	Yes

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Current - 5/12/2024	\$6,416.67	\$77,000	10.00%	5.50%
5/13/2024 - 5/12/2029	\$7,058.33	\$84,700	10.00%	6.05%
Option 1	\$7,764.17	\$93,170	10.00%	6.66%
Option 2	\$8,540.58	\$102,487	10.00%	7.32%
Option 3	\$9,394.64	\$112,735.70	10.00%	8.05%
Option 4	\$10,334.11	\$124,009.27	10.00%	8.86%
Option 5	\$11,367.52	\$136,410.20	10.00%	9.74%
Option 6	\$12,504.27	\$150,051.22	-	10.72%









boostmobile



DOLLAR TREE

Sears

Public Storage



Advance Auto Parts

AutoZone

Domino's

CVS

FURNITURE WORLD

H&R BLOCK

BURGER KING

PARK WEST APARTMENTS

Match Point Sports & Fitness Center

Luke Oil

RIDGE ROAD ± 25,000 VPD







# 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

## GRIFFITH, IN

Created through the 19th century expansion, Griffith, Indiana is the epitome of a historic railroad town. With history museums, attractions, and sprawling prairie land, this suburb is a history and nature buff's paradise. The Oak Ridge Prairie & Oak Savannah Trail offer pristine natural prairie land where you can hike nature trails, bird watch, fish on the ponds, or picnic with family and friends on open land. Griffith also houses part of the Hoosier Prairie State Nature Preserve and the Griffith-Merrillville Airport.

Situated in the northwest corner of Indiana, Griffith is just minutes from the banks of Lake Michigan and only 32 miles southeast of Downtown Chicago. Immerse yourself in Chicago's bustling commercial districts, while still appreciating Griffith's affordable apartment rentals and suburban charm.

Griffith's community is tight-knit, and the city shows its support for the community through festivals and special events held in Central Park.



## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	9,793	54,667	176,208
2022 Estimate	9,795	54,849	175,979
2010 Census	9,953	56,617	182,759
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	4,109	22,425	71,545
2022 Estimate	4,047	22,148	70,317
2010 Census	4,006	22,195	70,757
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$63,204	\$72,502	\$74,278







## CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



# CHICAGO ECONOMY

Chicago has one of the world’s largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. It is a center for business and finance, with considered as one of the world’s top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald’s, after 47 years in Oak Brook, moved its headquarters to Chicago’s West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing space and centralized locations within the Midwest

Since its founding, near a portage between the Great Lakes and the Mississippi River watershed, Chicago has remained a major hub for industry, telecommunications and infrastructure, with O’Hare International Airport being the second busiest airport, in terms of traffic movements, in the world.

EMPLOYERS	EMPLOYEES
Advocate Aurora Health	19,513
University of Chicago	17,345
Amita Health	16,231
United Continental Holdings Inc.	14,582
Amazon	14,018
JP Morgan Chase & Co.	13,795
Walgreens Boots Alliance Inc.	12,311
Walmart Inc.	11,420
Northwestern University	10,865
Jewel-Osco	10,376
Abbot Laboratories	9,860
University of Chicago Medicine	9,737
Rush University Medical Center	9,628
American Airlines	9,520
AT&T	9,240
Employco USA Inc.	7,778
Allstate Corp.	7,450
Health Care Services Corp.	6,450

Source: chicagobusiness.com, 2020



**ILLINOIS HAS THE 3RD MOST FORTUNE 500 CORPORATE HEADQUARTERS**  
(37 COMPANIES) IN THE US. (FORTUNE 500, 2020)

**#1 ON BEST BIG CITIES IN THE U.S. FOR THE FOURTH CONSECUTIVE YEAR**  
(CONDE NAST TRAVELER READERS' CHOICE AWARDS, 2020)

**TOP METRO AREA FOR CORPORATE INVESTMENT**  
(CHICAGO SUN-TIMES, 2020)



# CHICAGO

## MAJOR DEVELOPMENTS

1

### LINCOLN YARDS

55 ACRE MIXED-USE CAMPUS CONTAINING 4.5 MILLION-SQUARE-FEET OF HIGH RISE BUILDINGS PROVIDING 23,000 FULL-TIME JOBS AND 6,000 RESIDENTIAL UNITS AS WELL AS 21 ACRES OF PARKLAND, THREE NEW BRIDGES AND AN EXTENSION OF THE 606 TRAIL.

2

### THE 78

62 ACRE MIXED-USE PLAN CONTAINING 13 MILLION SQUARE FEET OF BUILDINGS WHICH WILL HOUSE 10,000 RESIDENTIAL UNITS AND 24,000 WORKERS.

3

### THE RIVER DISTRICT

30 ACRES OF TRIBUNE MEDIA OWNED LAND TO BE TRANSFORMED INTO A 8.5 MILLION SQUARE FOOT PROJECT CONTAINING 14 MIXED-USE BUILDINGS THAT WILL INCLUDE 4,100 RESIDENTIAL UNITS AND 19,000 JOBS.

4

### RIVERLINE AND SOUTHBANK

14 ACRES OF VACANT LAND PLANNED TO CONTAIN 3,700 RESIDENCES SPREAD ACROSS EIGHT WATERFRONT TOWERS AND BLOCKS OF TOWNHOUSES, COMMERCIAL RETAIL SPACE, A PUBLIC RIVERWALK AND WATER TAXI STOPS.

5

### ONE CENTRAL

\$20 BILLION PROPOSAL WHICH INCLUDES CAPPING THE TRAIN TRACKS WEST OF SOLDIER FIELD AND BUILDING SKYSCRAPERS, A TRANSIT HUB, AND PARKS. IT IS A 34 ACRE PLAN THAT WOULD INCLUDE A "CHI-LINE" TRAMWAY THAT WOULD USE THE SUNKEN BUS LANES BETWEEN MILLENNIUM PARK AND MCCORMICK PLACE.

6

### BURNHAM LAKEFRONT

FARPOINT DEVELOPMENT IS PLANNING TO REVITALIZE THE LONG-VACANT 100 ACRE MICHAEL REESE HOSPITAL SITE. PHASE ONE OF THE PLAN WILL INCLUDE AFFORDABLE HOUSING, A RESEARCH FACILITY, PUBLIC ART, PARKS, AND PLAZAS.

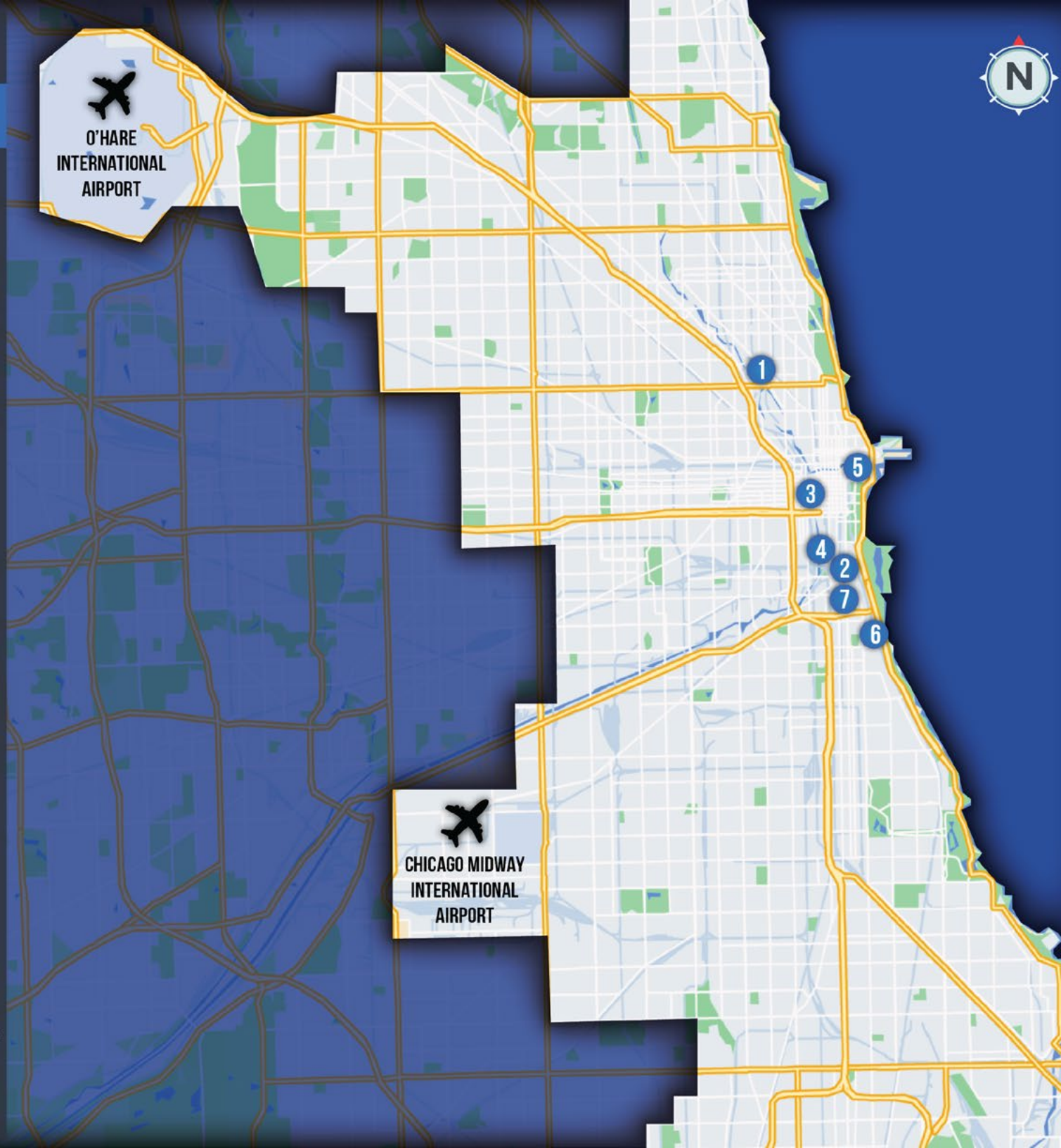
7

### SOUTH BRIDGE

11 ACRE REDEVELOPMENT IN THE PREVIOUS LOCATION OF HAROLD L. ICKES PUBLIC HOUSING COMPLEX. IT WILL INCLUDE 900 MIXED INCOME RESIDENCES SPREAD ACROSS CLUSTERS OF TOWNHOUSES, SIX-STORY APARTMENT BUILDINGS, AND A MID-RISE TOWER.

O'HARE  
INTERNATIONAL  
AIRPORT

CHICAGO MIDWAY  
INTERNATIONAL  
AIRPORT

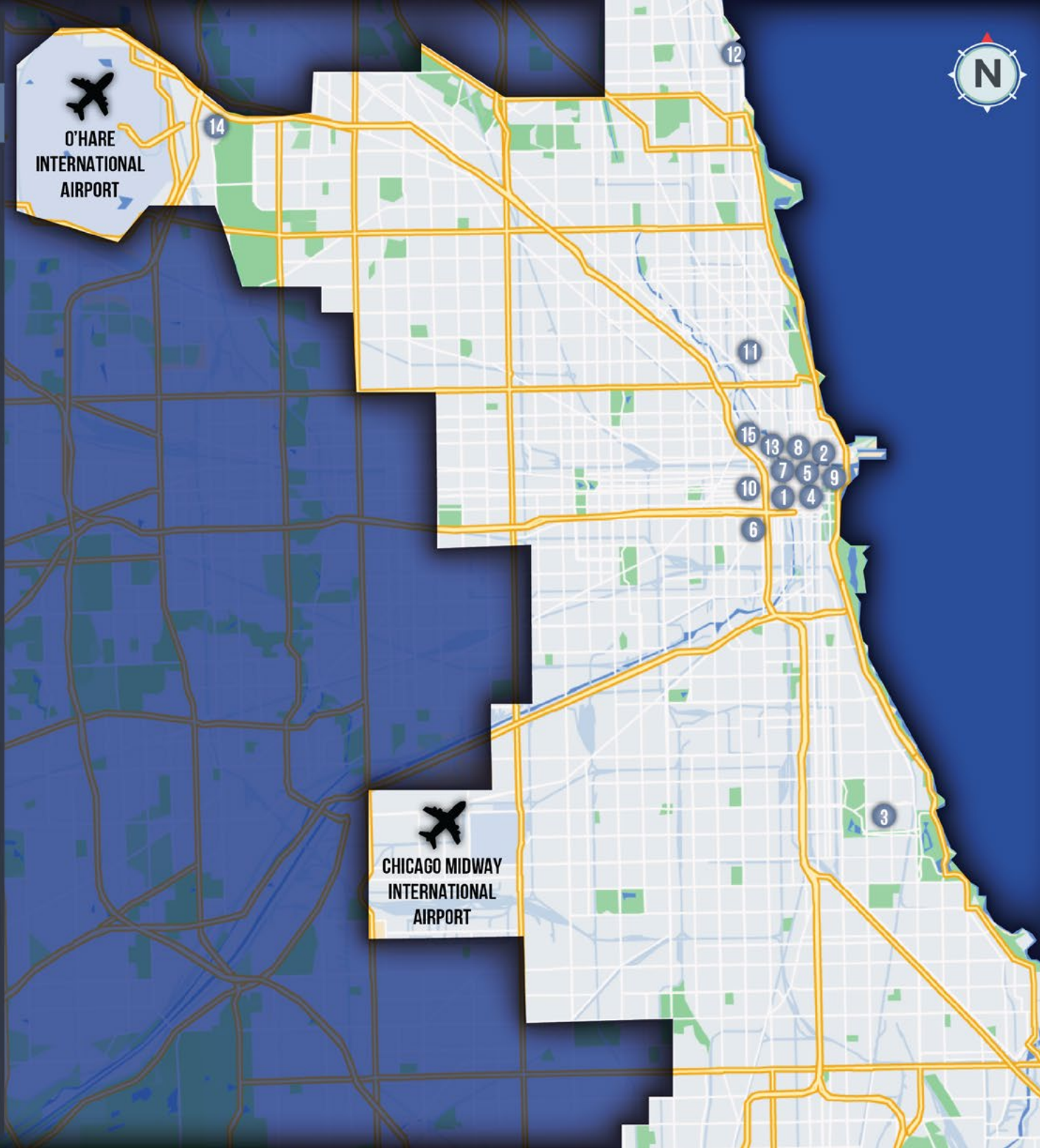




# CHICAGO

## MAJOR EMPLOYERS

- 1 **AMAZON.COM INC.**  
± 27,000 EMPLOYEES
- 2 **NORTHWESTERN MEMORIAL HEALTHCARE**  
± 24,000 EMPLOYEES
- 3 **UNIVERSITY OF CHICAGO**  
± 20,000 EMPLOYEES
- 4 **JPMORGAN CHASE & CO.**  
± 14,000 EMPLOYEES
- 5 **UNITED CONTINENTAL HOLDINGS INC.**  
± 13,000 EMPLOYEES
- 6 **UNIVERSITY OF ILLINOIS**  
± 13,000 EMPLOYEES
- 7 **CATERPILLAR**  
± 12,000 EMPLOYEES
- 8 **W. W. GRAINGER**  
± 3,000 EMPLOYEES
- 9 **KRAFT HEINZ**  
± 2,000 EMPLOYEES
- 10 **MCDONALD'S**  
± 2,000 EMPLOYEES
- 11 **DEPAUL UNIVERSITY**  
± 1,000 EMPLOYEES
- 12 **LOYOLA UNIVERSITY CHICAGO**  
± 1,000 EMPLOYEES
- 13 **MOTOROLA SOLUTIONS**  
± 1,000 EMPLOYEES
- 14 **US FOODS**  
± 1,000 EMPLOYEES
- 15 **BOEING**  
± 500 EMPLOYEES





# CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Burger King** located at **1201 E. Ridge Road, Griffith, IN 46319** ("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.

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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.

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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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