



BURGER KING

3102 Yorktown Drive - Bismarck, ND 58503

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,788 SF Burger King Located at 3102 Yorktown Drive in Bismarck, ND. This Deal Includes a 13-Year Absolute NNN Lease With Annual Percentage Rent Increases and Strong Dual Personal Guarantees. This Property is Supported By Strong Personal Guarantees From Two Experienced Operators With a Proven Financial History. These Guarantees Provide Added Security and Make This a Highly Stable Investment Opportunity, Providing For a Secure Investment.

Sale Price	\$1,503,190
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OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$90,191
Price / SF:	\$396.83
Guarantor:	Personal

BUILDING INFORMATION

Street Address:	3102 Yorktown Drive
City, State, Zip:	Bismarck, ND 58503
County:	Burleigh
Building Size:	3,788 SF
Lot Size:	1.03 Acres
Year Built:	2017



Actual Property Image



Actual Property Image

PROPERTY IMAGES

13-Year Absolute NNN Lease | Annual Percentage Rent Increases | Strong Dual Personal Guarantees:

- **Strong Dual Personal Guarantees:** This Property is Supported By Strong Personal Guarantees From Two Experienced Operators With a Proven Financial History; These Guarantees Provide Added Security and Make This a Highly Stable Investment Opportunity
- **Brand Strength:** As Part of the Internationally Recognized Burger King Brand, This Location Benefits From Burger King's Established Market Presence and Loyal Customer Base; The Brand's Strength Adds Significant Value and Stability to The Investment
- **13-Year Absolute NNN Lease:** The Property Features a 13-Year Absolute NNN Lease, Offering Investors Passive Income With Zero Landlord Responsibilities; Annual Percentage Rent Increases Ensure Consistent NOI Growth and Act As a Hedge Against Inflation

Prime Prime Bismarck, ND Location | Thriving Commercial Corridor:

- **Strategic Bismarck Location:** Located At 3102 Yorktown Drive, This Burger King is Positioned in One of Bismarck's Busiest Retail and Commercial Hubs; The Property Benefits From High Visibility and Accessibility, With Over 25,000 Vehicles Passing Daily, Contributing to Strong Customer Traffic and Sales

- **Proximity to Major Economic Drivers:** The Property is Located Near Key Economic Drivers, Including Bismarck State College (With Over 4,000 Students) and Sanford Health, a Major Employer With Over 10,000 Employees; These Nearby Institutions Generate Steady Customer Traffic, Further Supporting the Long-Term Performance of the Tenant
- **Established Retail Environment:** This Burger King is Surrounded By National Brands Such as Costco, Walmart and Kohl's, Which Drive Substantial Foot Traffic to the Area; The Surrounding Retail Environment Provides Consistent Visibility and Supports the Property's High Sales Performance

Strong Demographics | Affluent Trade Area:

- **Affluent and Growing Population:** The Bismarck Area Has a Population of Over 75,000 Residents Within a 5-Mile Radius, With an Average Household Income of Approximately \$75,000; These Strong Local Demographics Provide a Solid Foundation For Tenant Performance and Long-Term Investment Security



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

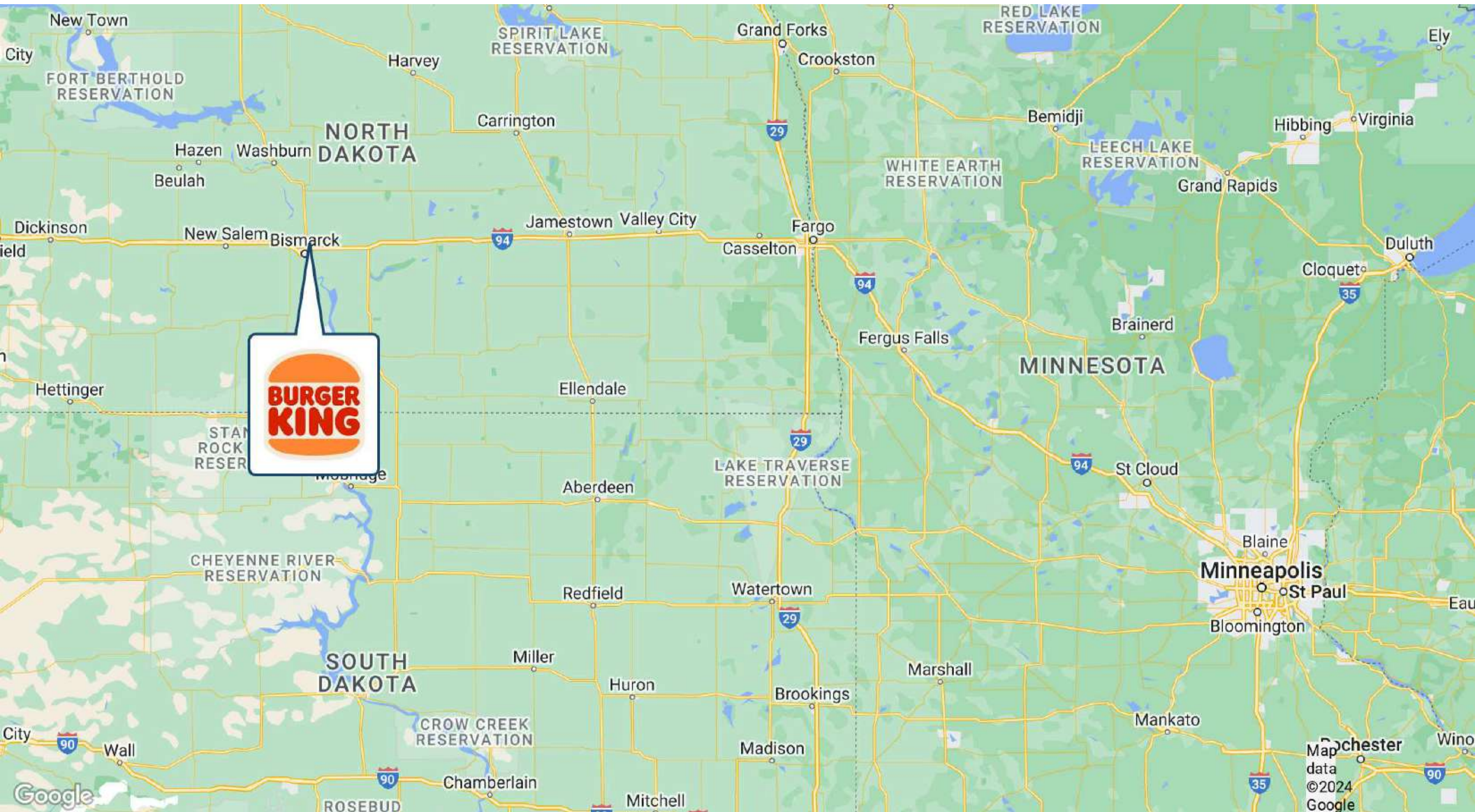
Tenant:	Burger King
Premises:	3,788 SF
Base Rent:	\$90,191
Rent Per SF:	\$23.80
Lease Commencement:	01/26/2024
Rent Commencement:	02/15/2024
Lease Expiration:	12/31/2037
Lease Term:	13 years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	Annual Gross Sales Percentage
Lease Type:	Absolute Triple Net (NNN)
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Personal



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

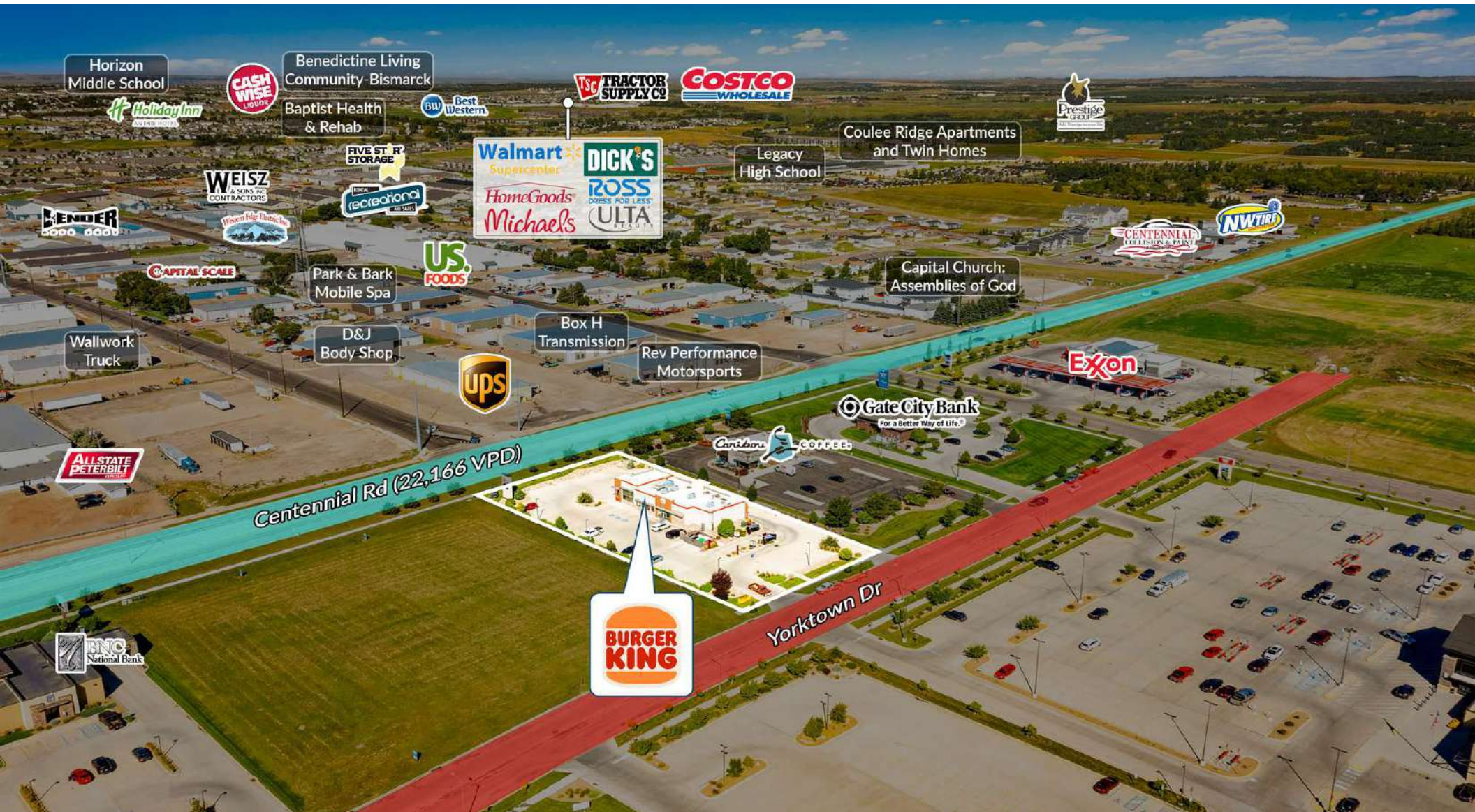


Actual Property Image

AERIAL MAP



AERIAL MAP



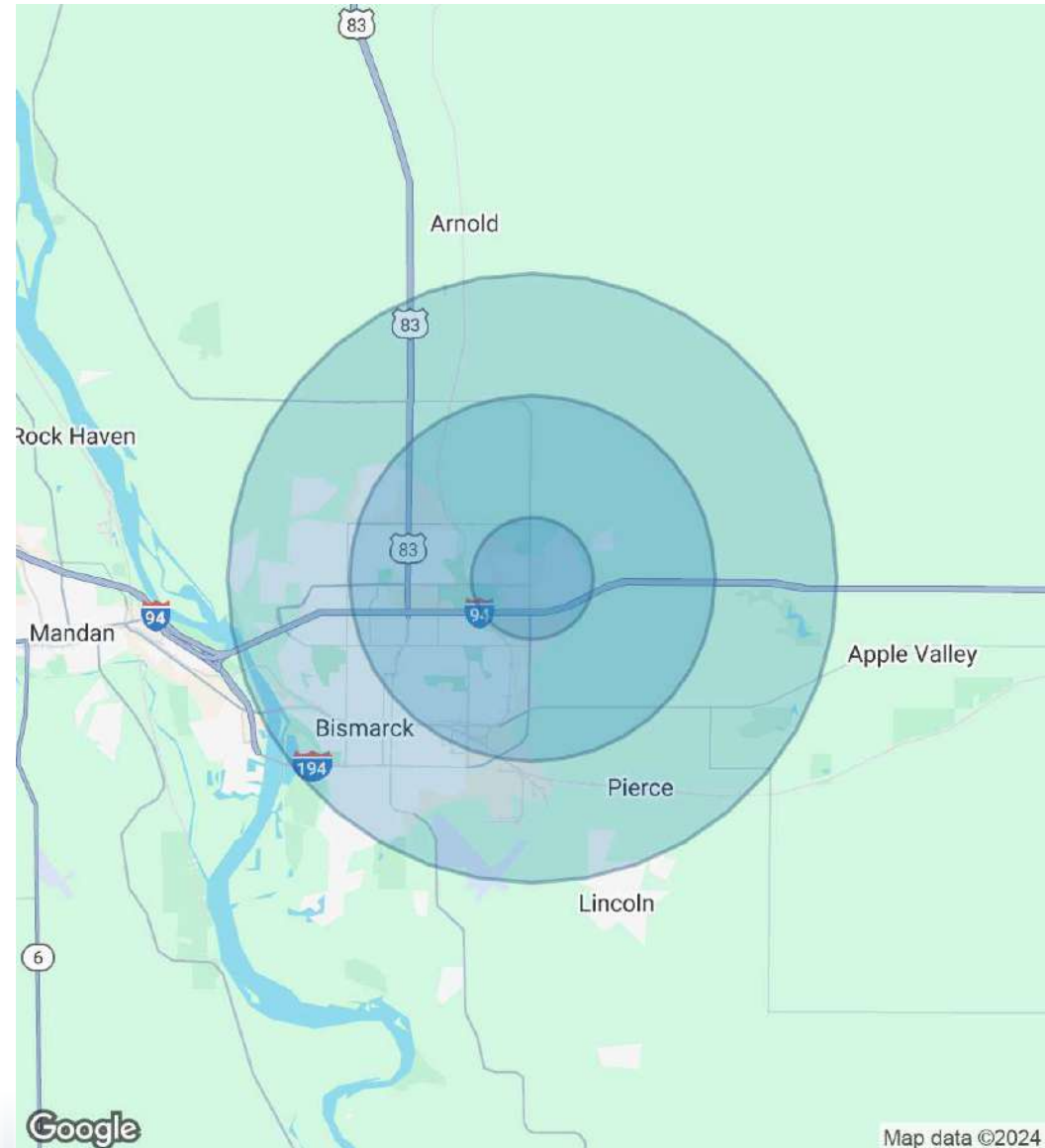
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,520	38,015	77,670
Average Age	39	41	41
Average Age (Male)	38	40	39
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,505	16,219	32,802
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$102,488	\$87,788	\$94,980
Average House Value	\$285,924	\$298,974	\$313,673

TRAFFIC COUNTS

Centennial Rd	22,166 VPD
Century Ave	16,350 VPD
State St	40,450 VPD
I-94	34,778 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Bismarck, ND



Sanford Health

BISMARCK, ND

Incorporated in 1875, Bismarck is the State of North Dakota's (the State) capitol and located in the center of the State in Burleigh County, bounded on the west by the Missouri River. The city currently has a land area of 34.91 square miles. Bismarck is a preferred destination for people who enjoy living, learning, working, and playing in a city with an enduring community pride. In 2020, Forbes magazine ranked Bismarck as the seventh fastest-growing small city in the United States. The City of Bismarck is the 2nd largest city in North Dakota with a population of 76,423 as of July 1, 2024.

Although the area's largest industry is farming, the city is a major medical center for the region. Bismarck's major economic strengths include agriculture, agri-business, energy, development, and health services. Bismarck's medical community is one of the premier medical communities in a multi-state area. Primarily due to manufacturing, health care and retail businesses, Bismarck is recognized as the economic nucleus of south-central North Dakota. This medical community currently employs over 4,000 persons providing state of the art health care services to residents of western North Dakota, northern South Dakota and eastern Montana. Western North Dakota's energy production is a major economic generator for the state. Bismarck is the corporate headquarters for a majority of the major energy companies working in North Dakota. Bismarck is within 85 miles of twelve coal-fired electrical generating facilities producing over 4000 megawatts of electricity. In addition, Bismarck is the corporate headquarters for Dakota Gasification, the owners and operators of North America's only commercial lignite coal to synthetic natural gas production facility. Principal employers in the city include: State of ND, Bismarck Public Schools, Sanford Health, Bobcat/Doosan Company and CHI St. Alexius among the top.

The North Dakota Heritage Center & State Museum, an enduring monument to North Dakota's past, has been constructed on the Capitol Grounds, including a main gallery with approximately 22,000 feet of exhibit space. Bismarck has approximately 50 parks administered by the Bismarck Park District, comprising 2000 acres of scenic and historic lands. Dakota Zoo, one of the finest open-air zoos in the Midwest, features native, exotic and domestic animals. The state capitol (occupied 1935) is a 19-story skyscraper; on its grounds are the governor's mansion and the North Dakota Heritage Center, a historical museum. Bismarck is also known as a site on the Lewis and Clark National Historic Trail.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



Company:	Subsidiary
Founded:	1953
Locations:	6,729
Headquarters:	Miami-Dade County, FL
Website:	bk.com

BURGER KING

Founded in 1954, the Burger King® brand is a global quick service hamburger chain known for food quality and value and being the only place guests can get the iconic flame-grilled Whopper® sandwich. The Burger King system operates more than 18,700 locations in more than 100 countries and U.S. territories. Almost 100 percent of Burger King restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades. The original Home of the Whopper, our commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined brand for more than 50 successful years. There are 6,729 Burger King locations in the United States as of January 10, 2024.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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