

FOR SALE

BURGER KING

12262 S Il Route 47

Huntley, Illinois 60142



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- NNN Lease/Zero Landlord Responsibilities
- 1.5% Annual Increases
- Built in 2016
- Lease Guaranteed by Franchisee
- In close proximity to national retailers Walmart, O'Reilly Auto Parts, AT&T, 7-Eleven, Jiffy Lube, Popeye's, Mattress Firm, Walgreen's and more
- 2,584 square feet on 1.31 Acres of Land
- Over 18,000 Vehicles Per Day
- Average Annual Household Income exceeds \$101,000 within a 3 Mile Radius

PRICE:	\$2,892,800
CURRENT NOI:	\$159,104
INITIAL CAP RATE:	5.5%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	20 YEARS
INCREASES:	1.5% ANNUALLY

FOR MORE INFO CONTACT: STEVE SAGMANI/PREKTON PLLUMAJ

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INVESTMENT OFFERING

Exclusive Realty is pleased to present a 2,584 SF Burger King Restaurant located in Huntley, Illinois. The Tenant has a NNN Lease with zero Landlord Responsibility. The lease is guaranteed by Franchisee .

The subject property is located on one of the main retail corridors in Huntley making it highly visible and is in close proximity to national retailers Walmart, O'Reilly Auto Parts, AT&T, 7-Eleven, Jiffy Lube, Popeye's, Mattress Firm, Walgreen's and more ensuring the success of this Burger King.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the Tenant, one of the largest fast food hamburger chains in the World.

INVESTMENT SUMMARY

LIST PRICE:	\$2,892,800
CURRENT NOI:	\$159,104
INITIAL CAP RATE:	5.5%
BUILDING SIZE:	2,584 sq. ft.
LAND ACREAGE:	1.31 Acres
ZONING:	Commercial
YEAR BUILT:	2016
TENANT:	Burger King
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	20 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Tenant Responsibility
LEASE START DATE:	October 24, 2016
LEASE EXPIRATION DATE:	October 31, 2036
OPTIONS:	4 (5) Year Options
RENT BUMPS:	1.5% Annually
LEASE GUARANTOR:	TOMS King
TENANT WEBSITE:	www.bk.com

RENT ROLL - 1.5% ANNUAL INCREASES

YEAR	CAP RATE	NOI
2022-2023	5.50%	\$159,104.74
2023-2024	5.58%	\$161,491.31
2024-2025	5.67%	\$163,913.68
2025-2026	5.75%	\$166,372.39
2026-2027	5.84%	\$168,867.97
2027-2028	5.93%	\$171,400.99
2028-2029	6.01%	\$173,972.01
2029-2030	6.10%	\$176,581.59
2030-2031	6.20%	\$179,230.31
2031-2032	6.29%	\$181,918.77
2032-2033	6.38%	\$184,647.55
2033-2034	6.48%	\$187,417.26
2034-2035	6.58%	\$190,228.52
2035-2036	6.67%	\$193,081.95

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DISCLOSURE:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



Burger King (BK) is an American multinational chain of hamburger fast food restaurants. Headquartered in Miami-Dade County, Florida, the company was founded in 1953 as Insta-Burger King, a Jacksonville, Florida-based restaurant chain. After Insta-Burger King ran into financial difficulties in 1954, its two Miami-based franchisees David Edgerton and James McLamore purchased the company and renamed it “Burger King”. Over the next half-century, the company changed hands four times, with its third set of owners, a partnership of TPG Capital, Bain Capital, and Goldman Sachs Capital Partners, taking it public in 2002. In late 2010, 3G Capital of Brazil acquired a majority stake in the company, in a deal valued at US \$3.26 billion. The new owners promptly initiated a restructuring of the company to reverse its fortunes. 3G, along with partner Berkshire Hathaway, eventually merged the company with the Canadian-based doughnut chain Tim Hortons, under the auspices of a new Canadian-based parent company named Restaurant Brands International. As of December 31, 2018, Burger King reported it had 17,796 outlets in 100 countries. Of these, nearly half are located in the United States, and 99.7% are privately owned and operated, with its new owners moving to an almost entirely franchised model in 2013. Burger King has historically used several variations of franchising to expand its operations. The manner in which the company licenses its franchisees varies depending on the region, with some regional franchises, known as master franchises, responsible for selling franchise sub-licenses on the company’s behalf.

TENANT OVERVIEW

Company:	Burger King Corporation
Founded:	1954
Total Revenue:	\$1.970B
Number of Locations:	17,796
Headquarters:	Miami-Dade County, Florida
Website:	www.bk.com

TENANT HIGHLIGHTS

Burger King has two in-house national charitable organizations and programs. One is the Have It Your Way Foundation, and the other is the McLamore Foundation.

#97 on Forbes List of World’s Most Valuable Brands 2020

The second largest fast food hamburger chain in the World

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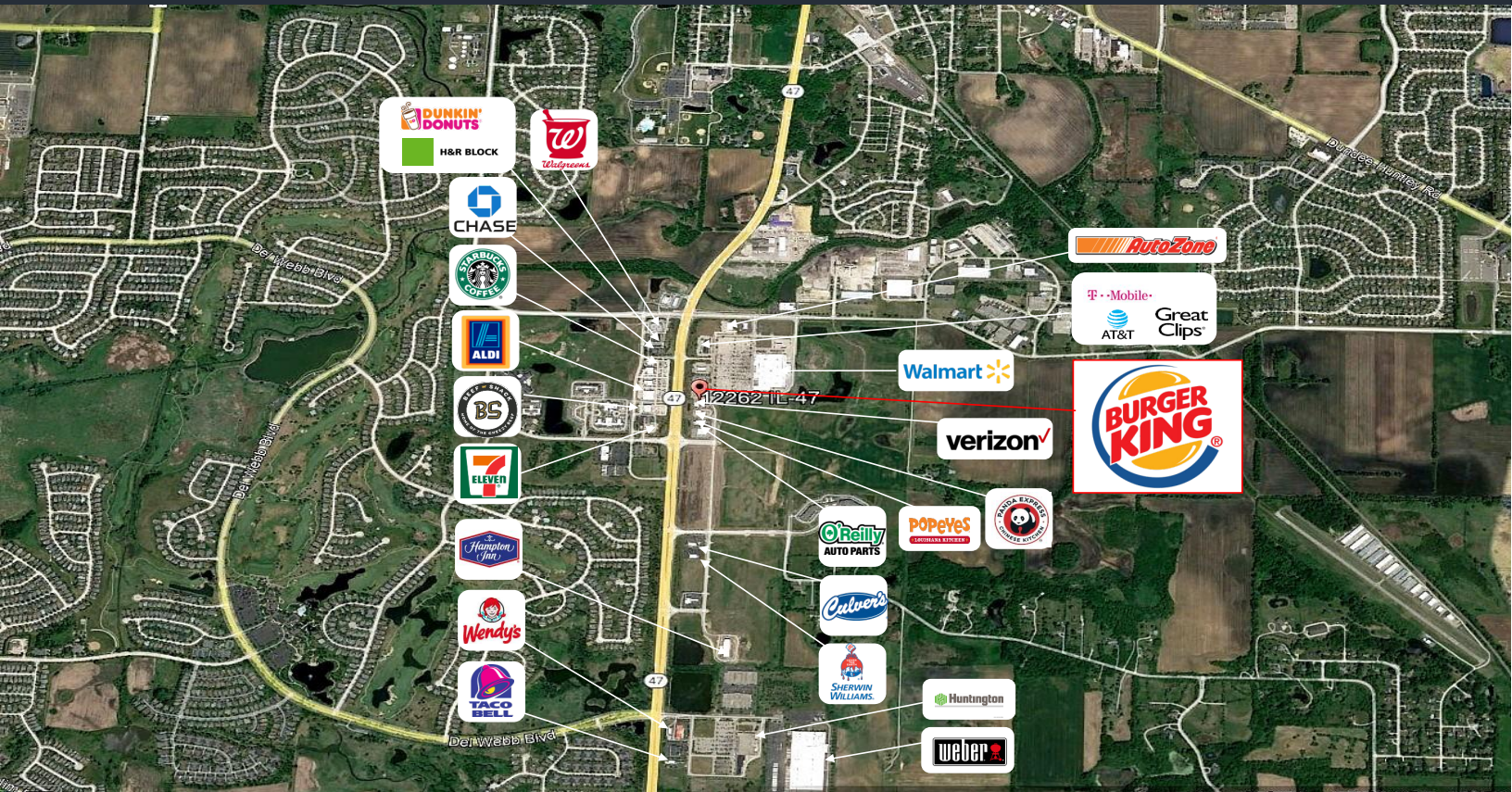
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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
State Rte 47 & Kreutzer Rd N	18,967	Total Population	29,113	74,045	268,244
State Rte 47 & Princeton Dr N	18,210	Total Households	11,534	25,881	92,640
State Rte 47 & Dean St NE	18,501	Average HH Income	\$101,017	\$120,090	\$113,028

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Huntley is in the southern part of McHenry County and the northern part of Kane County, 48 miles (77 km) northwest of the Chicago Loop. Neighboring communities are Lake in the Hills to the northeast, Algonquin to the east, Gilberts to the southeast, Pingree Grove to the south, and Hampshire to the southwest. Unincorporated Union is to the northwest. The Village of Huntley, founded in 1851, is a rapidly growing community located in southern McHenry County and northern Kane County. Huntley is bisected by Illinois Route 47 north and south, the Union Pacific Railroad northwest and southeast, and bordered on the south by Interstate 90.

Huntley's motto, "The Friendly Village with Country Charm," may be outgrowing some of its parameters, but residents hope the village will always retain the attributes of friendliness and charm.



Illinois Railway Museum

The Illinois Railway Museum is the largest railroad museum in the United States. It is located in the Chicago metropolitan area at 7000 Olson Road in Union, Illinois, 55 miles northwest of downtown Chicago. The museum welcomes anyone, 18 years or older, who is interested in trains or history, or is looking for a hobby or a place they can make a difference.



Deicke Park

The Huntley Park District's main founders, Edwin Deicke and his wife Lois, donated \$35,000 to purchase part of Donahue's Woods, and donated 28 acres to create the park district. There's a baseball diamond, sand volleyball courts, basketball courts, four picnic shelters, an over-sized pond, two playground areas, a jogging paths, and a log cabin.



Exner Marsh Conservation Area

McHenry County Conservation District owns or manages 25,754 acres of open space and provides wildlife habitat preservation, educational opportunities and recreational amenities for the citizens of McHenry County to appreciate and enjoy.



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