



TRINITY

REAL ESTATE INVESTMENT SERVICES



CORPORATE BURGER KING - 6+ YEAR NNN LEASE

3161 JOLIET AVE, MISSOURI VALLEY, IA 51555

\$1,292,208

8.65% CAP

TRINITYREIS.COM

Actual Property



MISSOURI VALLEY, IA

\$1,292,208 | 8.65% CAP

- Corporately Guaranteed Burger King - Missouri Valley, Iowa
- 6 Years Remaining on Absolute NNN Lease
- Attractive 1.5% Annual Rent Increases
- Above Average Parcel Size - 1.70 Acre Lot
- Omaha MSA - Direct Route to Omaha Via I-29 (12K+ VPD)
- Direct On/Off Access to Interstate 29 - Major North/South Interstate in Midwest
- 3% Byside Commision

EXCLUSIVELY MARKETING BY:

BRANSON BLACKBURN

682.233.5223 | b.blackburn@trinityreis.com

CHANCE HALES

806.679.9776 | chance@trinityreis.com

THOMAS MORGAN, CCIM

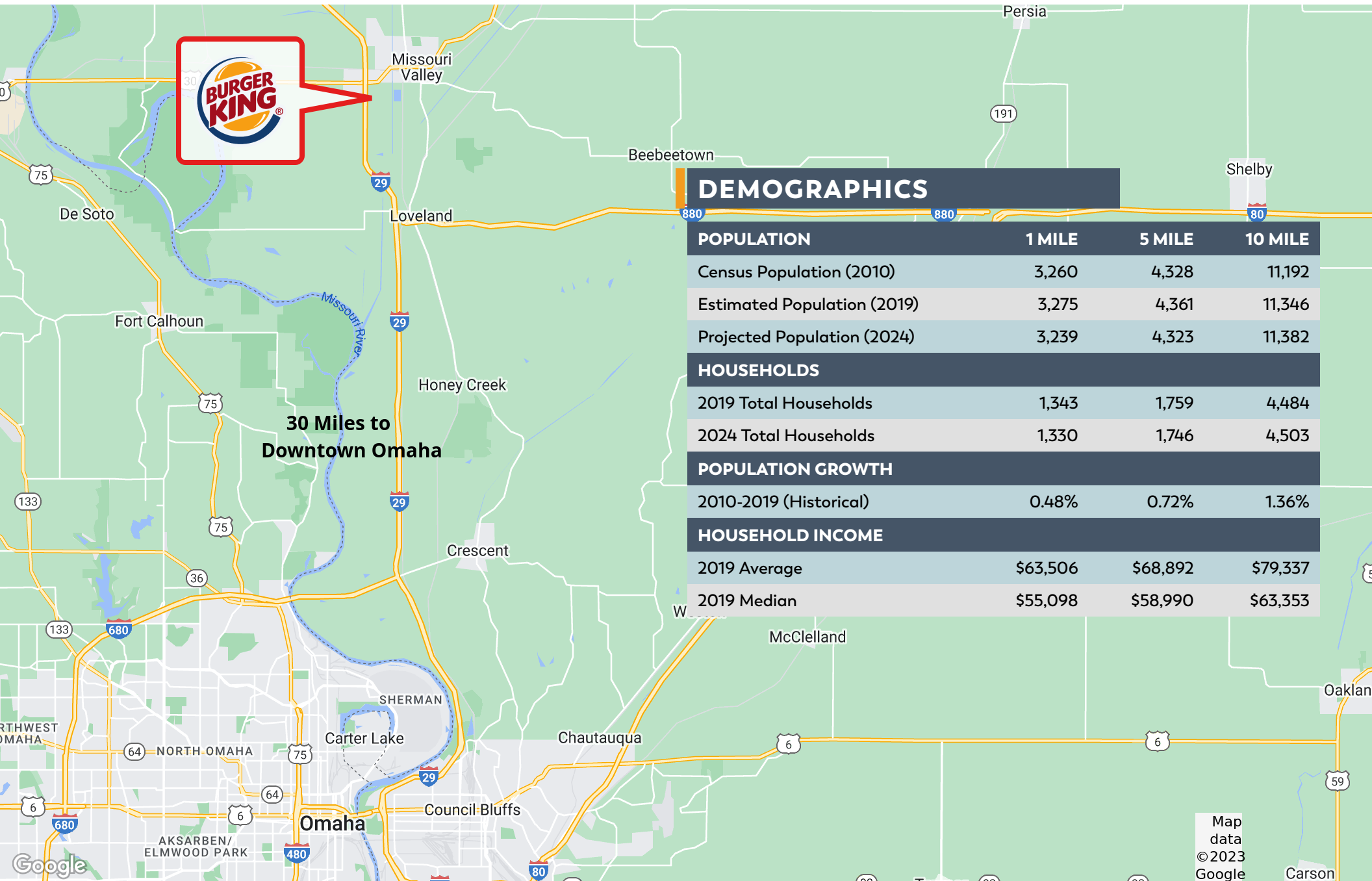
| morgan@andrusmorgan.com

PROPERTY DETAILS:

Building Area:	4,828 SF
Land Area:	1.71 AC
Year Built:	1996
Guarantor:	Corporate
Price (Psf):	\$267.65

LEASE OVERVIEW:

Remaining Lease Term:	6 Years
Rent Commencement:	2006
Lease Expiration:	3/31/2026
Base Annual Rent:	\$111,776
Lease Type:	NNN
Scheduled Rent Increases:	1.5% Annually Effective in April
Options & Increases:	Two (2), 5-Year
Insurance & Property Taxes:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
HVAC:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
Co-Broker Fee:	3%



DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
Census Population (2010)	3,260	4,328	11,192
Estimated Population (2019)	3,275	4,361	11,346
Projected Population (2024)	3,239	4,323	11,382
HOUSEHOLDS			
2019 Total Households	1,343	1,759	4,484
2024 Total Households	1,330	1,746	4,503
POPULATION GROWTH			
2010-2019 (Historical)	0.48%	0.72%	1.36%
HOUSEHOLD INCOME			
2019 Average	\$63,506	\$68,892	\$79,337
2019 Median	\$55,098	\$58,990	\$63,353

Map
data
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Google



RETAILER MAP

3161 JOLIET AVE | MISSOURI VALLEY, IA



Actual Property





Actual Property



Actual Property



Actual Property

TENANT SUMMARY

Every day, more than 11 million guests visit Burger King restaurants around the world. They do so because Burger King restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original home of the Whopper, their commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined their brand for more than 50 successful years.

STRATEGY

In 2014, Restaurant Brands International formed to serve as the indirect parent of Tim Hortons and Burger King Worldwide. Since 2010, the Burger King brand has increased annual net restaurant growth by approximately four times, from adding 173 new units in 2010, to 735 new restaurants in 2016. This growth has made Burger King one of the fastest growing QSRs in the world. Burger King has implemented a modernization plan, and it will offer incentives to franchisees who remodel their stores in the new modern format.



TENANT DETAILS:

Tenant Name:	Burger King
Tenant Type:	Quick Service Restaurant
Parent Company Trade Name:	Corporate
Ownership:	Public
No. of Locations:	17,800+ (as of January 2020)
Website:	burgerking.com
Year Founded:	1954
Credit Rating (S&P):	BB-
No. of Employees:	34,200+ (as of January 2020)
Headquartered:	Miami, FL

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BROKER OF RECORD

BRAD LONG

KW Commercial Realty Des Moines

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