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Burger King

w/15 Years Remaining

- NOI $126,875
- Total 2,959 sf – Newly Built in 2020
- Strong NNN Tenant thru Apr. 2041
- 20 Year Lease – Four 5-Year Options
- Zero Landlord Obligations
- Experienced Operator with 49 units
- Excellent demographics



5.76% CAP

2212 S. 4th Street, Chickasha, OK 73018

Andrew Ostrander
480-229-6999
AndrewOAZ@cox.net

Robert Skubiak
480-395-5770
RobSkubiak@kw.com

$2,200,000

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The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it. No liability of any kind is to be imposed on the broker or agent herein.

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Rare Burger King deal with a long term NNN lease thru April, 2041 with zero landlord obligations and rent increases of 1.5% each April. This location is one of 49 units owned by this experienced operator. Huge traffic count and excellent visibility due to frontage and signage at Interstate exit ramp. Newly built in 2020, this is a super busy corridor with many other major franchise tenants.

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Tenant Summary





OVERVIEW

Company:	Burger King
Founded:	1953
Locations:	19,380+
Total Revenue:	$1.30 Billion (2023)
Headquarters:	Miami-Dade County, Florida
Website:	bk.com

TENANT HIGHLIGHTS

- Operates Over 19,000 Restaurants in More Than 100 Countries
- Subsidiary of Restaurant Brands International | NYSE: QSR
- Serves Over 11 Million Guests Per Day

TENANT OVERVIEW

Burger King is an American-based 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. Today the Burger King Corporation, its affiliates and its franchisees collectively operate more than 19,000 restaurants in more than 100 countries and U.S. territories, serving over 11 million guests per day.

The Burger King® brand is owned by Restaurant Brands International Inc. ("RBI"), which owns three of the world's iconic quick service restaurant brands – Burger King®, Tim Hortons®, and Popeyes Louisiana Kitchen®. The company is the fifth-largest operator of fast food restaurants in the world behind Subway, McDonald's, Starbucks and Yum! Brands.

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LEASE ABSTRACT

ANNUALIZED OPERATING DATA

LEASE TERM

Tenant	Square Feet	Lease Start	Lease End	Options	Increase
Burger King	2,959 SF	03/11/2021	04/30/2041	4, 5-Year Options	1.50% Annually Starting in Year 6

TENANT SUMMARY

Tenant:	Switchgrass-III, LLC
Lease Type:	NNN - Zero Landlord Responsibilities
Original Lease Term (Years):	20 Years
Rent Commencement Date:	03/11/2021
Lease Expiration Date:	04/30/2041
Increases:	1.50% Annually Starting Year 6
Options:	Four (4), Five (5) Year Options

RENTAL RATES

Year 6	$126,875	$10,573	1.50%
Year 7	$128,778	$10,732	1.50%
Year 8	$130,710	$10,892	1.50%
Year 9	$132,670	$11,056	1.50%
Year 10	$134,661	$11,222	1.50%
Year 11	$136,680	$11,390	1.50%
Year 12	$138,731	$11,561	1.50%
Year 13	$140,812	$11,734	1.50%
Year 14	$142,924	$11,910	1.50%
Year 15	$145,068	$12,089	1.50%
Year 16	$147,244	$12,270	1.50%
Year 17	$149,452	$12,454	1.50%
Year 18	$151,694	$12,641	1.50%
Year 19	$153,969	$12,831	1.50%
Year 20	$156,279	$13,023	1.50%
Date	Annually	Monthly	Rent Escalation
Year 1 - 5	$125,000	$10,417	1.50%

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